



# City of Terrace **2023 ANNUAL REPORT**

*Includes financial statements for the year ended December 31, 2023*

City of Terrace, British Columbia, Canada



# Canadian Award for Financial Reporting

Recipient of GFOA Award for Excellence in Financial Reporting



Government Finance Officers Association

## Canadian Award for Financial Reporting

Presented to

**City of Terrace  
British Columbia**

For its Annual  
Financial Report  
for the Year Ended

**December 31, 2022**

A handwritten signature in black ink that reads "Christopher P. Morrill".

Executive Director/CEO

Government Finance Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to the City of Terrace for its annual financial report for the fiscal year ended December, 31, 2022.

The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.

In order to be awarded a Canadian Award for Financial Reporting, a government unit must publish an easily readable and efficiently organized annual financial report, whose contents conform to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments, and address user needs.

A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Canadian Award for Financial Reporting program requirements, and we are submitting it to GFOA to determine its eligibility for another award.



# 2023 Annual Report and Financial Statements

Includes financial statements for the year ended December 31, 2023  
City of Terrace, British Columbia, Canada

Prepared and submitted by: Finance Department and  
Administration Department, City of Terrace

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**We acknowledge that it is an honour to live, work, and play on the Laxyuubm Tsimshian, Kitsumkalum and Kitselas, toyaxsuut nuusm.**





# INTRODUCTORY INFORMATION



# MESSAGE FROM THE MAYOR

◆  
**Sean Bujtas**

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It is with great pride and a sense of collective achievement that, on behalf of all of Council, I present the Annual Report for the City of Terrace. This document encapsulates the milestones we have reached, the challenges we have overcome, and the initiatives we have embarked upon over the past year. Through the dedicated efforts of our community members, municipal staff, and local businesses, we have continued to build a vibrant, sustainable, and inclusive city. As we reflect on our progress, we also set our sights on future aspirations, committed to fostering a thriving environment for all.

Since the general local election in the fall of 2022, Council has had the opportunity to work together as a team and get to know one another. These interactions have fostered a sense of unity and trust that is essential for effective governance. As a result, our discussions are more dynamic, our decisions are more informed, and our actions are more coordinated. As a united council, we are better equipped to advocate for our community's needs, develop inclusive policies, and implement programs that reflect the values and aspirations of all our residents.

At the annual Union of British Columbia Municipalities convention in September of 2023, Council participated in a series of successful meetings with representatives of senior government and other agencies where we made headway in advocating for improved services in the Terrace area.

Throughout 2023, the City has continued work on several projects with an aim to improve the quality of life of residents. These include the canopy removal on the 4600 block of Lakelse Avenue, installation of a new washroom at George Little Park, the Lakelse Gateway Connection project, and the implementation of a before- and after-school care program.

I am proud of the progress that we continue to make as a City. As we look toward 2024 and beyond, we maintain our commitment to reconciliation efforts through nurturing the City's relationships with our First Nations neighbours and partners, improving organizational strength and cultural awareness. We will also continue our focus on responsible asset management, growing revenues and economic development, developing an even more livable community, and continuing to improve community wellness.



SEAN BUJTAS  
**Mayor**



**Above:** The orange flag is raised at City Hall from September 1 to 30 in recognition of the National Day for Truth and Reconciliation, held annually on September 30. The orange flag is a symbol of our ongoing commitment to Truth and Reconciliation.

# MESSAGE FROM THE CITY MANAGER

♦  
**Maggie Hall**

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On behalf of staff at the City of Terrace, I am honoured to present the City's 2023 Annual Report. Leading the organization through the evolving landscape of services and programs that the City provides has been an enormous privilege over the past year, and one that is truly made possible by the dedication to public service seen by City staff.

## **Our Team**

City staff are an exceptional group of individuals, committed to transparency, accountability, and responsibility. Staff go above and beyond to deliver high-quality programs, services, and projects that the community relies on, and I could not be more grateful for their dedication to their work.

Over the course of the year, we filled a number of open positions that have built upon existing successes and have led to new and innovative ways of working. We welcome all of our new staff, and extend congratulations to staff who have moved positions within the organization. The City is a positive and progressive place to work, where we do business among people with shared values. If you think this might be the place you'd like to work, reach out to us any time.

## **Our Work**

The City has been working hard to continue to deliver the services that community members expect, and 2023 was host to some major accomplishments.

We replaced the 30-year-old roof at the main arena, installed a climbing wall at the TDAC, installed a brand-new washroom at George Little Park, and so much more. Notably in 2023, the City opened before- and after-school child care programming, a much-needed addition to the community.

In 2023, we completed the bulk of the Lakelse Gateway Connection program, which added almost a kilometre of new multi-use pathway off of the Old Bridge, strengthening that area as an active transportation corridor. With additional funding from the Province, staff worked collaboratively with various agencies to



complete work remediating the old landfill site, which has been a major undertaking. These are just snapshots of some of the many projects that were undertaken in 2023.

Along with the more visible and exciting projects that the community sees, the City continued to work hard to provide the services that community members expect. We hosted fitness and cultural programming for residents and visitors of all ages. We processed permits and applications. We maintained and reported on a balanced budget. We repaired and maintained kilometres of roads, sidewalks, and underground utilities. I am consistently in awe of the breadth of work that City staff do, only an iota of which is noted here.

### Our Future

As we look forward into 2024, community members can expect to continue to see open and transparent communication, forward-thinking policies and programs, and strong planning and capital work that provides Mayor and Council with the information they need to make good decisions. We will continue to support the community in public safety and emergency management, and to improve the efficiency and effectiveness of our services wherever possible.

As with most small communities, we are sometimes limited by what we can undertake and how much it costs, but with high-quality visioning from Council and the dedication of innovation-focused staff, I know that the City will continue to accomplish great things.

  
MAGGIE HALL  
City Manager



Above: In October 2023, the City of Terrace finalized and recognized a generous land donation from the Pousette family by holding a brief event at a new memorial bench placed in John Pousette's honour. The land donation was for a parcel on the escarpment slope between Skeenaview Drive and Howe Creek. The memorial bench is located on the Howe Creek Trail, next to Parkside School at the northwest corner of Christie Park.



Above: In December 2023, Terrace Community Forest presented the City of Terrace with a cheque for \$1.5 million, which represents the revenue generated from their 2022 commercial thinning and retention harvesting program. These funds will be placed in the Terrace Community Reserve Fund, which is jointly managed by the City of Terrace and Terrace Community Forest (TCF).

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## CITY COUNCIL

### WHO REPRESENTS THE CITIZENS OF TERRACE?

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City Council is a legislative body representing the citizens of Terrace. Council provides leadership and establishes policies and priorities for the community.

The City of Terrace holds council meetings in the Municipal Council Chambers at City Hall on the second and fourth Monday of each month. Want to take part? There are many ways to keep informed about what's happening with your local government:

- Attend a council meeting in person at 7:30 pm—they are open to the public.
- Join the Teams meeting to participate virtually.
- Watch the webcast live on our Webcasts page.
- Watch the webcast live (or later on) on our Facebook page.
- Read the minutes—which are a summary of the actions of Council during the meeting.

Learn more about public participation and find a link to the Council portal at [terrace.ca/participate](https://terrace.ca/participate).

## COUNCILLORS' AREAS OF RESPONSIBILITY IN 2023

Every year City Councillors serve as liaisons between various committees, community organizations, and City departments. The Councillors attended meetings for these groups and relayed information between Council and their respective organizations. Below is a list of each Councillor's areas of responsibility for 2023.



### **Mayor Sean Bujtas**

- Government – Federal, Provincial, Municipal, and First Nations
- Regional District of Kitimat-Stikine
- Terrace Community Foundation
- Terrace-Kitimat Airport Society



### **Councillor Chris Apps**

- Kermodei Tourism Society
- Educational Services (SD#82/NWCC/UNBC)



### **Councillor Brian Downie**

- Housing Committee
- Northern Development Initiative Trust (alternate)
- Skeena Roundtable
- Northern Medical Programs Trust



### **Councillor James Cordeiro**

- Regional District of Kitimat-Stikine
- Terrace Public Library



### **Councillor Dave Gordon**

- Northern Development Initiative Trust
- Regional District of Kitimat-Stikine (alternate)
- Terrace Downtown Improvement Area (TDIA)
- Kitimat Airshed Group



### **Councillor Inder Dhillon**

- Healthy Communities Committee



### **Councillor Sarah Zimmerman**

- Housing Committee
- Regional District of Kitimat-Stikine (alternate)
- Terrace & District Museum Society



# COUNCIL ACTIVITIES



**Left:** City of Terrace staff and Council participated in cultural awareness training at the Sportsplex. With Mayor Sean Bujtas moderating, participants heard from Sharon, Isabelle, and Verna, who each shared stories and experiences about growing up in the region and how Residential Schools and cultural identity affected and continue to affect their lives.

**Below:** Premier David Eby (left) shows Mayor Sean Bujtas his Northwest BC Resource Benefits Alliance pin at the annual UBCM Conference in Vancouver.

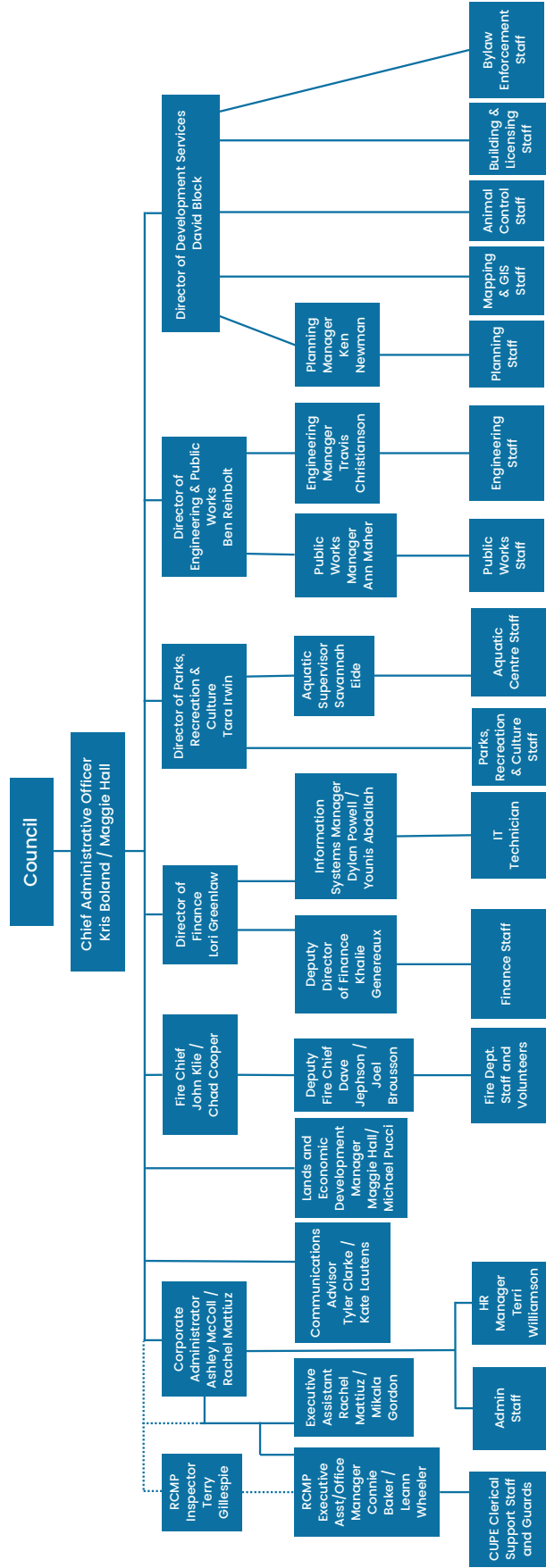


**Middle left:** Municipal Affairs Minister Anne Kang (left) was in Terrace on March 16 to announce provincial funding of \$5 million for the City of Terrace and \$3 million for the Regional District of Kitimat-Stikine to deal with waste disposal, namely the closure of the landfill and the ongoing costs associated with that process. Also pictured are RDKS Chair Phil Germuth (middle) and Terrace Mayor Sean Bujtas (right).

**Below left:** Members of Council take a tour of the LNG Canada facilities in Kitimat in May 2023 to stay up to date on the project progression.



# ORGANIZATIONAL CHART



# STRATEGIC PLANNING

In January 2023, Council and City staff met to develop the 2023–2026 Corporate Strategic Plan. This plan builds on the work of previous plans and guiding documents and policies of the City.

Council identified five strategic focus areas for the 2023–2026 term of office. These are areas Council considers key priorities for the near and longer term.

- Grow revenues and economic development
- Responsible asset management
- Livable community
- Community wellness
- Organizational strength and cultural awareness

The full strategic plan is available at [terrace.ca/strategic-plan](https://terrace.ca/strategic-plan)

## Our Vision

Terrace will prosper from its surrounding natural abundance through access to outdoor recreation, sustainable resource-based industry and full use of its agricultural potential. Terrace will be a dynamic city with a diverse economy and will maintain a small-town feel. Compact development and prominent pedestrian paths and bikeways will connect people in their daily travels and excursions. Local businesses will thrive, and support Terrace as a business and retail destination. We will celebrate our diversity in heritage and culture and the social strength that comes from all ages and walks of life working together to create an inclusive, affordable, and vibrant city. We will strive to meet the health and educational needs of residents and visitors alike, achieving community vitality.

## Our Mission

The City of Terrace provides services and good governance while maintaining City assets and fostering economic, environmental, and social wellbeing.

## CITY OF TERRACE

## Corporate Strategic Plan 2023-2026



### Our Values

The work and decision making of the City of Terrace is guided by the following values:

- Fiscal responsibility
- Reconciliation
- Climate resilience
- Equity, diversity, inclusion, & justice

### Our Mission

The City of Terrace provides services and good governance while maintaining City assets and fostering economic, environmental, and social wellbeing. (BC Community Charter Sec. 7)

### Our Vision

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## Strategic Focus Areas

### Grow Revenues and Economic Development

- Increase City revenues

### Livable Community

- Address housing gaps and needs
- Improve community accessibility
- Continue to improve Terrace downtown
- Improve active transportation opportunities
- Review and update OCP
- Enhance communications to the public

### Responsible Asset Management

- Ensure City infrastructure is maintained and replaced into the future

### Community Wellness

- Facilitate and coordinate the provision of services to meet social and health needs in the community
- Promote a healthy community
- Support equity, diversity, and inclusion in the community

### Organizational Strength and Cultural Awareness

- Be an employer of choice
- Ensure alignment and implementation of City policies.
- Strong relationships with government partners
- Support reconciliation efforts



# DEPARTMENT REPORTS

## 2023 DEPARTMENT HEADS

City Manager

Economic Development Officer /  
Lands and Economic Development Manager

Corporate Officer

Director of Finance

Fire Chief

Officer In Charge, Terrace RCMP Detachment

Director of Parks, Recreation & Culture

Director of Engineering & Public Works

Director of Development Services

Kris Boland / Maggie Hall

Maggie Hall / Michael Pucci  
Ashley McColl / Rachel Mattiuz

Lori Greenlaw

John Klie / Chad Cooper

Inspector Terry Gillespie

Tara Irwin

Ben Reinbolt

David Block



The following pages include the department reports outlining how activities in 2023 related to one or more of the five strategic focus areas.





## ADMINISTRATION DEPARTMENT

[terrace.ca/City-Hall](http://terrace.ca/City-Hall)

The Administration Department provides legislative, statutory, and procedural support to the organization. The Administration Department organizes events on behalf of Council throughout the year and manages leases for City-owned properties.

The Administration Department also maintains the records of the City and provides access to information. In 2023, the Administration Department included Communications, Economic Development, Human Resources, Legislative Services, and RCMP Municipal Support.

*Daily duties can include coordinating Council's schedule, preparing agendas and minutes, recording official minutes, certifying bylaws, executing legal documentation, handling Freedom of Information requests, and managing municipal agreements and policies. Frontline operational and administrative support is provided for RCMP members and the public. The Department also manages and supports all employees of the organization and drives revenue growth for the organization of the City of Terrace.*

## STRATEGIC FOCUS AREAS IN 2023

### LIVABLE COMMUNITY

- Arranged meetings during the Union of BC Municipalities (UBCM) convention with:
  - » The Premier: To discuss support for critical infrastructure related to housing and support to reduce high-crime rate in Terrace.
  - » Minister of Mental Health & Addictions: To discuss support for detox, treatment, and rehabilitation in the Northwest and Terrace.
  - » Minister of Jobs, Economic Development & Innovation: To discuss funding supports for downtown revitalization.
  - » Minister of Public Safety & Solicitor General: To discuss RCMP shortage in Terrace.
  - » Minister of Tourism, Arts, Culture & Sport: To discuss support for a cultural installation at the community entrance roundabout in Thornhill.
  - » Minister of Transportation & Infrastructure: To discuss support for Sande Overpass pedestrian safety improvements and need for additional pedestrian overpass.
  - » Minister of Health: To discuss physician/health care worker shortage, in particular with the opening of the new hospital in Terrace.
  - » BC Lottery Corporation (BCLC): To discuss usage levels of slot machines in Terrace.
  - » CEO and Board Chair of Northern Health: To discuss the doctor and nurse shortages in the area, rural locum program, senior facilities and senior care, and detox treatment in the Northwest.

ADMINISTRATION FOCUS AREAS (CONT'D)

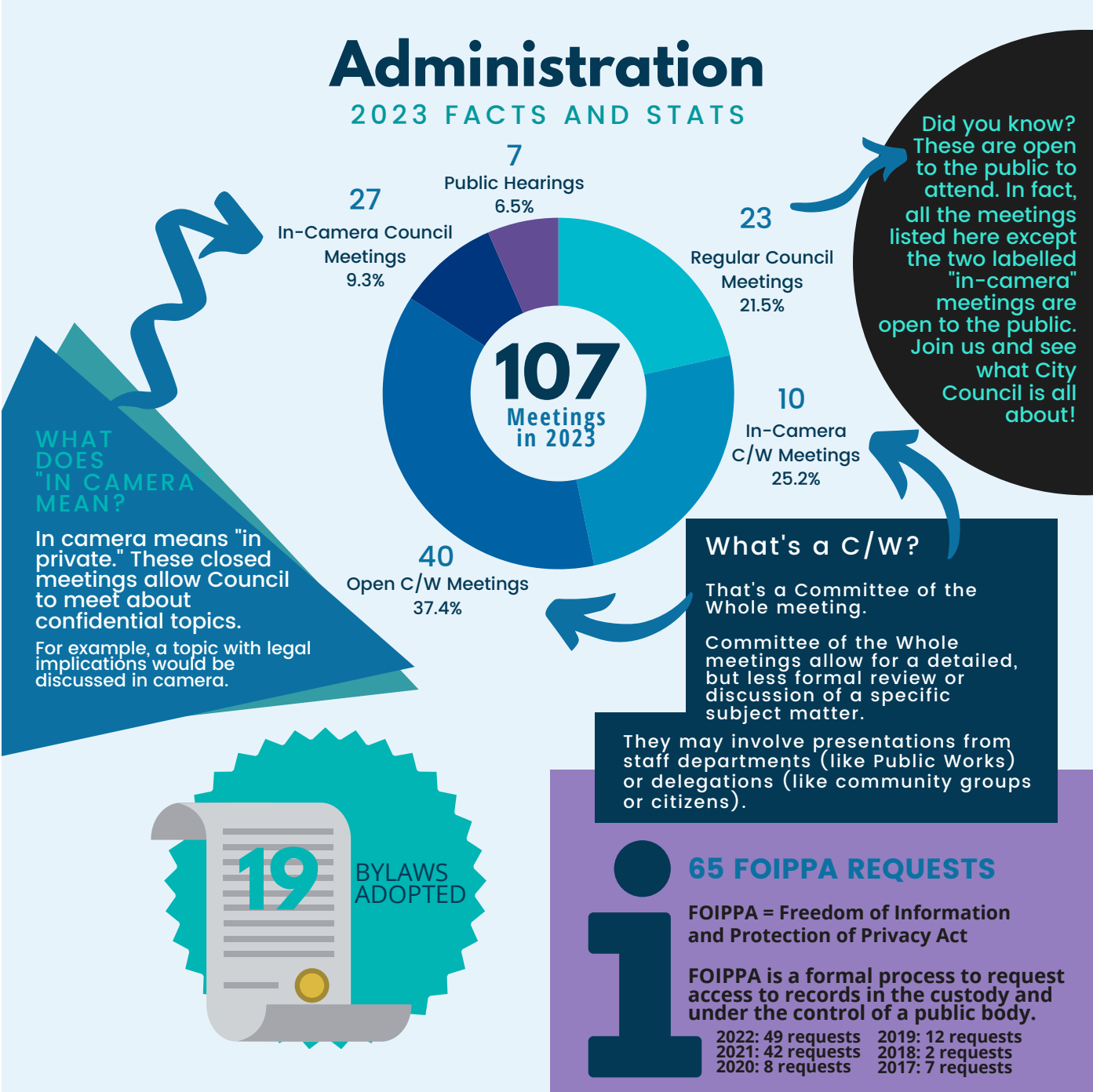
COMMUNITY WELLNESS

- Organized annual Volunteer Appreciation Dinner, an event hosted by Mayor and Council to recognize the volunteers that work with the City.
- Organized the Riverboat Days Opening Ceremonies and Council's Annual Pancake Breakfast in George Little Park.
- Participated in the Moose Hide Campaign by facilitating an organization-wide walk along the Xpilaxha (Charles and Emma Nelson) Trail to end violence.

- The Joint Accessibility Advisory Committee is active; its first focus is "Information and Communications." In 2023 the Committee completed its Accessibility Action Plan.

ORGANIZATIONAL STRENGTH AND CULTURAL AWARENESS

- Conducted a citizen satisfaction survey with the Finance Department.
- All City staff took part in Equity, Diversity & Inclusion Training.
- All City staff took part in Cultural Awareness Training.





## STRATEGIC FOCUS AREAS FOR 2024

### **Grow Revenues and Economic Development**

- Continue to negotiate lease renewals as they arise. Please see the Economic Development section for additional details.

### **Livable Community**

- Continue to provide support for Council's strategic priorities when advocating to other levels of government by arranging meetings, writing correspondence, and preparing presentations.

### **Community Wellness**

- Continue to recognize volunteers during National Volunteer Week.
- Continue to organize the Riverboat Days Opening Ceremonies and Council's Annual Pancake Breakfast in George Little Park.

### **Organizational Strength and Cultural Awareness**

- Continue staff training and growth in Equality, Diversity and Inclusion (EDI) and cultural awareness training through the HR department.

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## Economic Development - Administration Department

**Economic Development develops and implements projects, programs, and policies that assist with the stimulation of the local economy through business attraction, retention, and expansion.**

*Economic development is a diverse and dynamic field where no day is the same. Day-to-day work can range from liaising with investors, site selectors, and contractors, to managing marketing campaigns, policy reviews, and software implementation. Our work is defined by the common objective to make Terrace a great place to live, work, and do business.*

## STRATEGIC FOCUS AREAS IN 2023

### GROW REVENUES AND ECONOMIC DEVELOPMENT

- Signed three real estate agreements totalling approximately \$6 million.

### RESPONSIBLE ASSET MANAGEMENT

- Renewed tenancies at Kwinitza and George Little House.
- Developed promotion strategy for Skeena Industrial Development Park.
- Facilitated redevelopment of City-owned brownfield sites: Co-Op property on Greig Avenue and Keith Avenue/Kenney Street property.

## Economic Development

## STRATEGIC FOCUS AREAS FOR 2024

### **Grow Revenues and Economic Development:**

- Explore new and existing opportunities for new businesses to enter Terrace.
- Recruit Edison Motors to Terrace.
- Pursue hydrogen development and related activities at Skeena Industrial Development Park.
- Investigate sustainable green energy alternatives for Terrace, including production opportunities at Skeena Industrial Development Park.

### **Responsible Asset Management**

- Develop and review an economic development strategy and land plan.
- Review space use at City Hall.
- Remediate site on Greig Avenue.

### **Livable Community**

- Continue valued work with Tourism Terrace on establishing Terrace as desired retirement community.
- Identify key opportunities of locations that could be enhanced by redevelopment.
- Support the Junior All Native Basketball Tournament (Canada's largest basketball tournament).
- Actively participate in the Official Community Plan process.
- Support development of new daycares spaces.

### **Organizational Strength and Cultural Awareness**

- Explore further joint venture opportunities with Kitselas and Kitsumkalum.

# Economic Development

## 2023 FACTS AND STATS



### HELLO!

THE NEW LANDS AND ECONOMIC DEVELOPMENT MANAGER STARTED IN AUGUST 2023

Developed and signed **3 real estate agreements** of City-owned land, totalling approximately **\$6 million**



### November 2023

Joint Venture (City of Terrace and Kitselas First Nation) repurchased two large lots at the Skeena Industrial Development Park

Co-created the Northern Hydrogen Hub, which resulted in

- 5** serious inquiries for Terrace, with
- 2** still in negotiation



**REVISED SALES MATERIALS** FOR THE CITY OF TERRACE AND JOINT VENTURE LAND, resulting in

**2 sales** and **11 inquiries**

SPOKE AT

### Nation to Nation



ECONOMIC DEVELOPMENT CONFERENCE

### Follow us:

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[X.com/CityofTerrace](https://x.com/CityofTerrace)

[linkedin.com/company/city-of-terrace](https://linkedin.com/company/city-of-terrace)

[engage.terrace.ca](https://engage.terrace.ca)

# Communications

## 2023 FACTS AND STATS



**39** new followers  
1,508 followers as of December 31, 2023



**7,127**  
total followers as of December 31, 2023

**775**  
new page followers (net)

**982**  
posts covering all departments



**ENGAGE TERRACE**  
ENGAGE.TERRACE.CA



New! Follow us on LinkedIn as of September 1, 2023

**93** new followers  
**335** followers as of December 31, 2023

**255** people signed up  
**523** contributions

**3** public surveys  
**13** blog posts

# FINANCE DEPARTMENT

[terrace.ca/Finance](https://terrace.ca/Finance)

The Finance Department is responsible for safeguarding the City's financial assets and planning to ensure the financial stability and viability of the City. Those safeguards include monitoring, controlling, and allocating the City's financial resources to meet the short- and long-term budgetary goals and objectives that Council has set out in the five-year Financial Plan. The Finance Department is also accountable for implementing and administering the City's Information Technology (IT) systems. All financial transactions are completed in accordance with the Community Charter, the Local Government Act, and Canadian Generally Accepted Accounting Principles as set out by the Public Sector Accounting Board.

*The Finance Department coordinates expenses through the annual budget process; prepares internal and external financial statements and reports for various stakeholders; maintains property records; and administers property tax collection. Also, this department is responsible for front counter service at City Hall; administration of all IT systems; and other general accounting functions such as completing payroll, accounts payable, accounts receivable, insurance and risk management, and securing and managing debt.*

## STRATEGIC FOCUS AREAS IN 2023

### GROW REVENUES AND ECONOMIC DEVELOPMENT

In 2023, Water and Sewer user fees were increased by 3% to ensure these funds remain self-sustainable. The collection of bulk wastewater at our treatment plant and the sale of bulk water at our water loading station continued in 2023. This additional revenue assists with sewer and water infrastructure requirements.

In 2023, general taxes increased by 10.33%. While most of these increases were operational in nature, 1% was for asset management and will be set aside for future infrastructure requirements.

Investment income increased significantly from the prior year; approximately one-half of this gets redistributed to the reserves where the funds remain until the money is spent.

### RESPONSIBLE ASSET MANAGEMENT

The Finance Department continued to work on the development of a long-term asset management plan. A Sidewalks Levels of Service project was undertaken to highlight to Council what the conditions of sidewalks currently are and provide a plan of where the City would like to be in five to seven years, given funding and capacity availability. A page was developed for the City's website with basic asset management information as a starting point to communicate with residents on the concept. The organization's culture continues to shift as they see the benefits of having a plan in place for future generations to follow, tweak, and adapt to changing environments. The Asset Management Leadership Team (AMLT) is continuously seeking different learning opportunities to ensure that they are thinking about asset management from many different lenses and are equipped with the tools necessary to move things in the right direction.



## FINANCE FOCUS AREAS (CONT'D)

## LIVABLE COMMUNITY

In 2023, the AMLT took part in the Natural Asset Management Roadmap Development Project training which expanded their asset management roadmap from infrastructure to natural asset considerations and preservation.

## ORGANIZATIONAL STRENGTH AND CULTURAL AWARENESS

The City of Terrace's annual financial report for the year ending December 31, 2022, received the Canadian Award for Financial Reporting by Government Finance Officers Association of the United States and Canada (GFOA) for a second year in a row. The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer

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## STRATEGIC FOCUS AREAS FOR 2024

**Grow Revenues and Economic Development**

- The General taxes for the City will increase by 8.83% in 2024. This is due to wage increases, operational changes, and a 1% asset management increase further discussed below.
- The water taxes and user fees will increase by 0.5% in 2024. A slight increase was needed to keep up with increasing costs that were not already covered by the previous rates.

**Responsible Asset Management**

- The City continues to work towards a long-term plan of renewing capital in a sustainable manner. This means saving over time for capital requirements so that the funds are in place when the need arises. The water fund will be receiving a 1.5% fee increase in 2024 and the Sewer fund will be receiving a 2.5% fee increase in 2024. These

amounts will be transferred annually to a dedicated water and sewer reserve and will be used to fund the future replacement of water and sewer capital assets. In 2024, a 1% tax increase will be set aside for asset management in the general fund. This amount will be transferred annually to a dedicated asset management reserve and will be used to fund the future replacement of general assets. General assets include all assets other than water and sewer and vehicles. Examples include buildings, roads, parks, storm, etc. The City is currently looking at two asset management plan project ideas for 2024 and will have more information as they develop.

**Livable Community**

- Conduct ongoing review of the budget to find savings and continuous improvements to

enhance services delivered to our citizens.

- Natural assets will continue to be considered in asset management planning and documentation. No specific projects are planned at this time; however, it is a component and consideration in all asset management work.

**Community Wellness**

- Continuous monitoring of the Permissive Tax Exemption Policy and review of new applicants that meet the criteria.

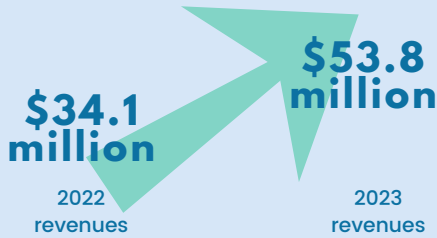
**Organizational Strength and Cultural Awareness**

- Train and coach our staff to continue to provide the best solutions and service to our citizens.

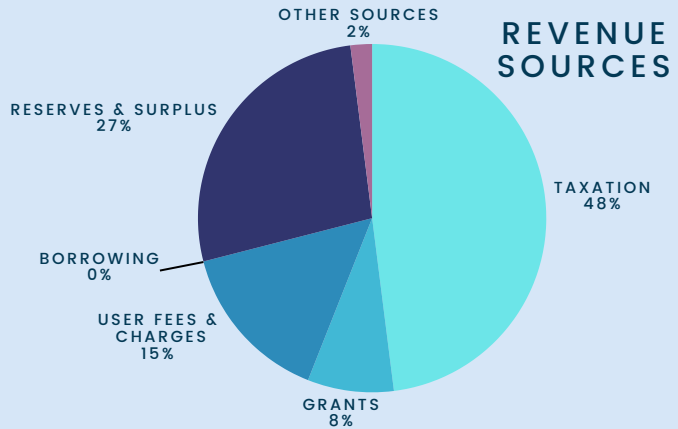
# Finance Department

## 2023 FACTS AND STATS

### CITY REVENUES



Grants were up by \$13.2 million.



### EXPENSES TOTALLED **\$40.5 million**

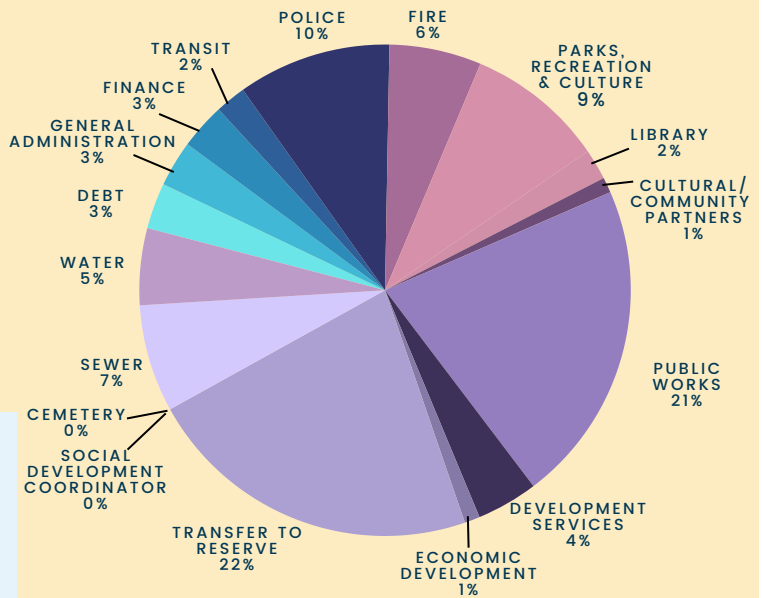
which, when deducted from revenues, created the annual surplus of **\$13.3 million**



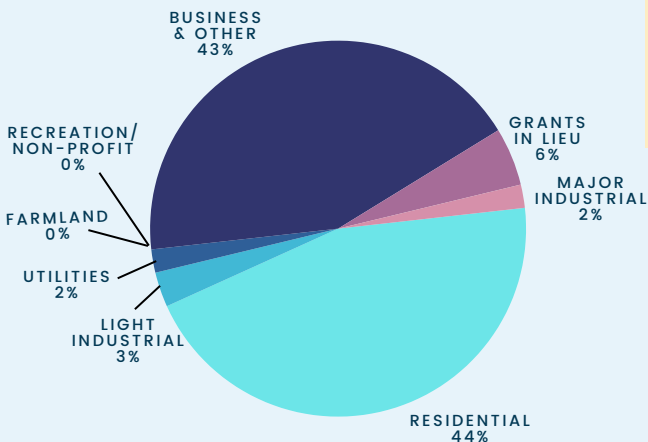
Increase in expenses over 2022.

Many factors contributed here, including wage increases, changes to operations, and costs to the City for the McConnell Landslide and the Landfill Closure projects. A large portion of this increase was funded by Provincial project grants.

### OPERATING EXPENDITURES



### DISTRIBUTION OF PROPERTY TAXES



### Businesses and residents contribute



of the total property taxation

Investment Income was up by **\$2.9 million** as interest rates held steady in the second half of 2023, a big change from what the rates were doing in 2022.



## DEVELOPMENT SERVICES DEPARTMENT

[terrace.ca/DevelopmentServices](https://terrace.ca/DevelopmentServices)

**Above Left:** The Grand Trunk Pathway extension was substantially completed in 2023; however, several minor items are slated for completion in 2024, including landscaping, benches, garbage receptacles, and similar works. (Note the Grand Trunk Pathway has been renamed Xpilaxha – Charles and Emma Nelson Trail.)

**Above Right:** Work on the Lakelse Gateway multi-use pathway project was ongoing in 2023. In 2024, the plan is for minor landscaping and the gateway's downtown welcome sign incorporating the Sm'algayax greeting "Ama Sah" (Good Day) with landscaping features to be completed.

**The Development Services Department oversees the many municipal processes that enable and support development in our growing community. We are responsible for all community and land use planning activities, from long-range planning to the processing of subdivision, development permit, and development variance permit applications. The Development Services Department also oversees initiatives related to corporate and community sustainability. Other primary services include building inspection and business licensing, geographic information systems and mapping, as well as bylaw compliance and animal control.**

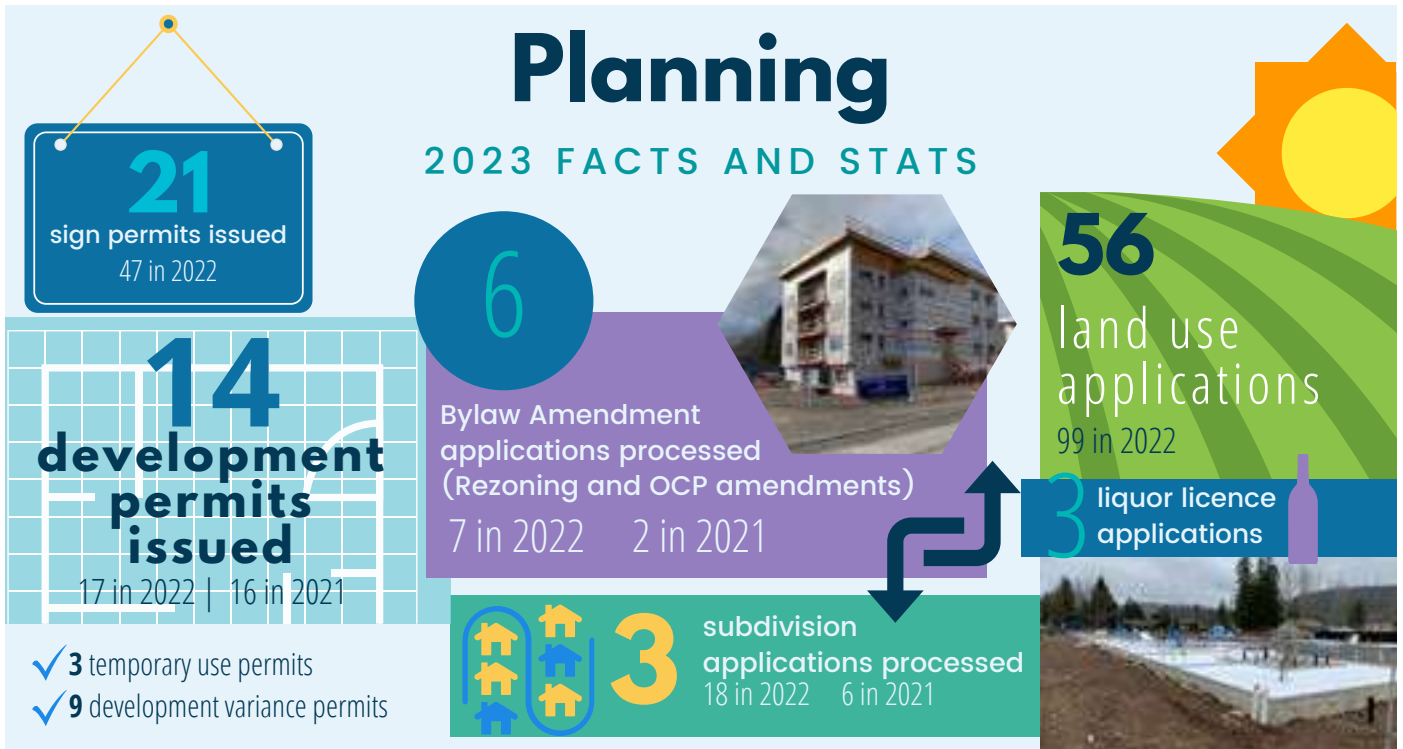
### ***What does Development Services do?***

- Often serves as the first point of contact for land development information from residential to commercial development.
- Provides information and guides applicants through permit application processes.
- Undertakes long-range planning such as updates to our Official Community Plan Bylaw and Zoning Bylaw.
- Oversees community sustainability initiatives, including climate action commitments.
- Supports and collaborates with other levels of government and agencies to address social development issues such as housing and homelessness.



**Read about Development Services' divisions on the following pages.**





**Planning**

The Planning Department oversees the development of land use policies that support and organize development of the community. This includes long-range planning such as periodic updates of the Official Community Plan (OCP) and zoning bylaw that set policy and the regulatory scheme for community growth and development. Planning also prepares applications for various grant programs for policy and infrastructure development. A considerable amount of the department’s activities involves short term planning, including responding to development inquiries and processing zoning and OCP amendments, subdivisions, development permits, development variance permits, temporary use permits and sign permits. The department is also involved in other related community initiatives, including climate adaptation planning, social planning, and heritage conservation. Finally, the department is occasionally called upon to support other City departments, such as Parks, Recreation & Culture, Economic Development, and Engineering & Public Works in support of various projects.

**Daily responsibilities**

- Respond to public inquiries concerning land development policy and regulations.
- Process land development applications, providing information and guidance throughout the process.
- Review and update long-range planning policies and regulation documents as needed.
- Apply for grant programs for policy and infrastructure projects.
- Work with other City departments as required in support of their initiatives.
- Work collaboratively with external agencies in regional planning and social development.

**Right:** The removal of the 4600 block of Lakelse Avenue sidewalk canopy began in September 2023. The work is ongoing in 2024. Staff have also been working with the Terrace Downtown Improvement Area Society (TDIA) on a conceptual design for the redevelopment of the 4600 block of Lakelse Avenue.



## Planning - Development Services

### STRATEGIC FOCUS AREAS IN 2023

#### GROW REVENUES AND ECONOMIC DEVELOPMENT

- In 2023, revenues from planning department land development applications decreased slightly from 2022 due to fewer planning applications overall.
- With only minor exceptions, land use applications were processed in a timely fashion and well below the BC municipal average.
- In 2023, the City was unsuccessful in its application for the NDI Business Façade Improvement Grant program. This was because the application was not supported by the NW Regional Advisory Committee. However, the City was successful in its grant application to the UBCM Complete Communities Program, receiving \$100,000 for a complete communities assessment to be undertaken in 2024 as part of the OCP update process.
- Administered the Development Cost Charges (DCC) program for the collection of funds for new and upgrading infrastructure projects to accommodate growth.
- Continued to participate in BC Step Code implementation for energy efficiency of buildings.

#### LIVABLE COMMUNITY

- Staff have been working with TDIA on a conceptual design for the redevelopment of the 4600 block of Lakelse Avenue. This design work by the consulting firm Urban Systems was funded by TDIA and provides conceptual designs of the surface treatments for the street.
- The removal of the 4600 block of Lakelse Avenue sidewalk canopy began in September 2023. The removal included commitments by the City to do basic repairs to the façades of affected buildings. Some businesses chose not to accept the City's offer to do basic repairs and plan for more extensive façade repairs. This work is ongoing into 2024.
- In 2023 staff awarded a design contract to McElhanney to assess and design a combination staircase and trail for pedestrian connection between the Bench and the Horseshoe residential areas at Eby Street. Funding for this project is from the Investing in

Canada Infrastructure Program (ICIP) – Rural and Northern Communities funding stream.

- Work on both the Lakelse Gateway multi-use pathway project and the Grand Trunk pathway extension were ongoing in 2023. The Grand Trunk Pathway extension was completed in 2023, while the Lakelse Gateway multi-use pathway has minor landscaping and the art installation to be completed in 2024. (Note that the Grand Trunk Pathway has been renamed the Xpilaxha – Charles and Emma Nelson Trail in 2024.)
- In late 2023, an application was submitted for the NDI Business Façade Improvement Grant program. Approval of this grant for \$15,000 was received in early 2024.
- Supported TDIA in its own Downtown Business Façade grant program to coincide with the NDI grant to provide additional opportunities for business façade improvements.
- The installation of an art piece on Lazelle Avenue, near Kalum Street, was completed in 2023. This was an art piece commissioned by the Public Art Panel.
- Continued to support Parks, Recreation & Culture in park planning and infrastructure development as needed.

#### COMMUNITY WELLNESS

- Continued discussion with Terrace Downtown Improvement Area Society (TDIA) about a location for the Portland Loo public washroom in the downtown.

Below: Work on the NSD Inland Port was in full swing in 2023.



**Planning - Development Services**

**STRATEGIC FOCUS AREAS FOR 2024**

**Grow Revenues and Economic Development**

- Continue to work with developers to process applications and act as a resource for land development inquiries.
- Continue to administer, implement, and monitor the Development Cost Charges (DCC) bylaw.
- Continue to work with consultant KPMG to create a staff manual to help streamline the application process and provide better information about the process to the development sector.
- Continue to investigate Cloud Permit or other software to implement online planning and land use applications.

**Livable Community**

- Continue implementation of the Environmentally Sensitive Area (ESA) Development Permit Area mapping and guideline polices of the OCP that was adopted in early 2023.

- Provide support and information to the Salmon Habitat Restoration project on Spring (Kiyawmks) Creek led by Westland Resources and the Kitsumkalum First Nations Fish and Wildlife. This project was funded through the Indigenous Watershed Initiative and Watersheds BC.
- Continue to support the construction and completion of the Lakelse Gateway and active transportation project.
- Continue to support the construction and completion of the Grand Trunk Pathway west extension project.
- Coordinate the placement of artist and event banners downtown and on the Dudley Little bridge.

**Community Wellness**

- Assist in the coordination of the installation of the Portland Loo public washroom.

# Bylaw Enforcement

## 2023 FACTS AND STATS



**Bylaw and Community Safety Officers attended:**

**647** loitering occurrences (persons loitering in doorways, bus stops, etc.)

**262** drug-related occurrences (persons using drugs in public spaces)

**653** drinking occurrences (consumption of alcohol in public places)

**31** disturbances (people creating a disturbance)

The slight drop may have been due to the new shelter on Tetrault opening in November.

Bylaw and/or CSOs called RCMP/EHS **64** times

**Community Safety Officers provided vulnerable persons with...**





## Bylaw - Development Services

### Bylaw Enforcement

Bylaw Compliance Officers (BCOs) and Community Safety Officers (CSOs) investigate complaints and monitor concerns related to 17 different municipal bylaws. BCOs are also trained to provide an important preventative enforcement presence in our community and work in close partnership with the Terrace Fire Department and the Terrace RCMP to promote public safety. BCOs and CSOs support the downtown businesses and property owners as well as residents and vulnerable populations in ensuring safety and security for all.

### Daily responsibilities

- Enforce parking regulations.
- Ensure a healthy and safe downtown.
- Investigate property complaints and work with property owners to take corrective action towards compliance; address complaints from businesses.
- Interact with the public in a positive manner during street walks, both in the downtown and residential neighbourhoods.
- Monitor downtown activities to ensure safe and clean streets. Attend to drinking offences, loitering, panhandling, and other unwanted offences.
- Bylaw Compliance Officers work with Community Safety Officers to provide municipal supports and responses to the community and vulnerable citizens.

## STRATEGIC FOCUS AREAS IN 2023

### GROW REVENUES AND ECONOMIC DEVELOPMENT

- Issued 142 municipal tickets with 18 tickets paid with an approximate revenue of \$5,900.

### COMMUNITY WELLNESS

- From September 19-25, BCOs/CSOs participated in "Operation Clear Track" for Rail Safety Week. This initiative is the single-largest rail safety law enforcement initiative in North America. Officers provided rail safety pamphlets to pedestrians crossing the tracks at the Kenney Street railway crossing.
- In 2023, BCOs recorded/removed 45 pieces of tagging and graffiti, a slight decrease from the 49 pieces in 2022. The bylaw department works with business and property owners to remove these acts of mischief. In cases of small tags/graffiti, the bylaw department may remove

these with the permission of the property owner. Our goal is to notify the property owner immediately and get tagging/graffiti removed within the first 48 hours. The team also hands out tagging/graffiti kits to expedite the removal process.

- CSOs and BCOs conducted safety patrols in City neighbourhoods on Halloween. Officers engaged with both kids and adults, handing out reflective tags to keep kids safe.
- Over the holiday season, bylaw officers prepared 75 gift/goodie bags which were distributed among the homeless and vulnerable population.
- CSOs partnered with ICBC's Road Safety & Community Coordinator for ICBC's Road Safety program. The team visited a local elementary school and participated in a safety talk with students. As part of the campaign, ICBC and Terrace BCOs and CSOs handed out safety reflectors to downtown pedestrians to help increase visibility of pedestrians for drivers.

## STRATEGIC FOCUS AREAS FOR 2024

### Grow Revenues and Economic Development

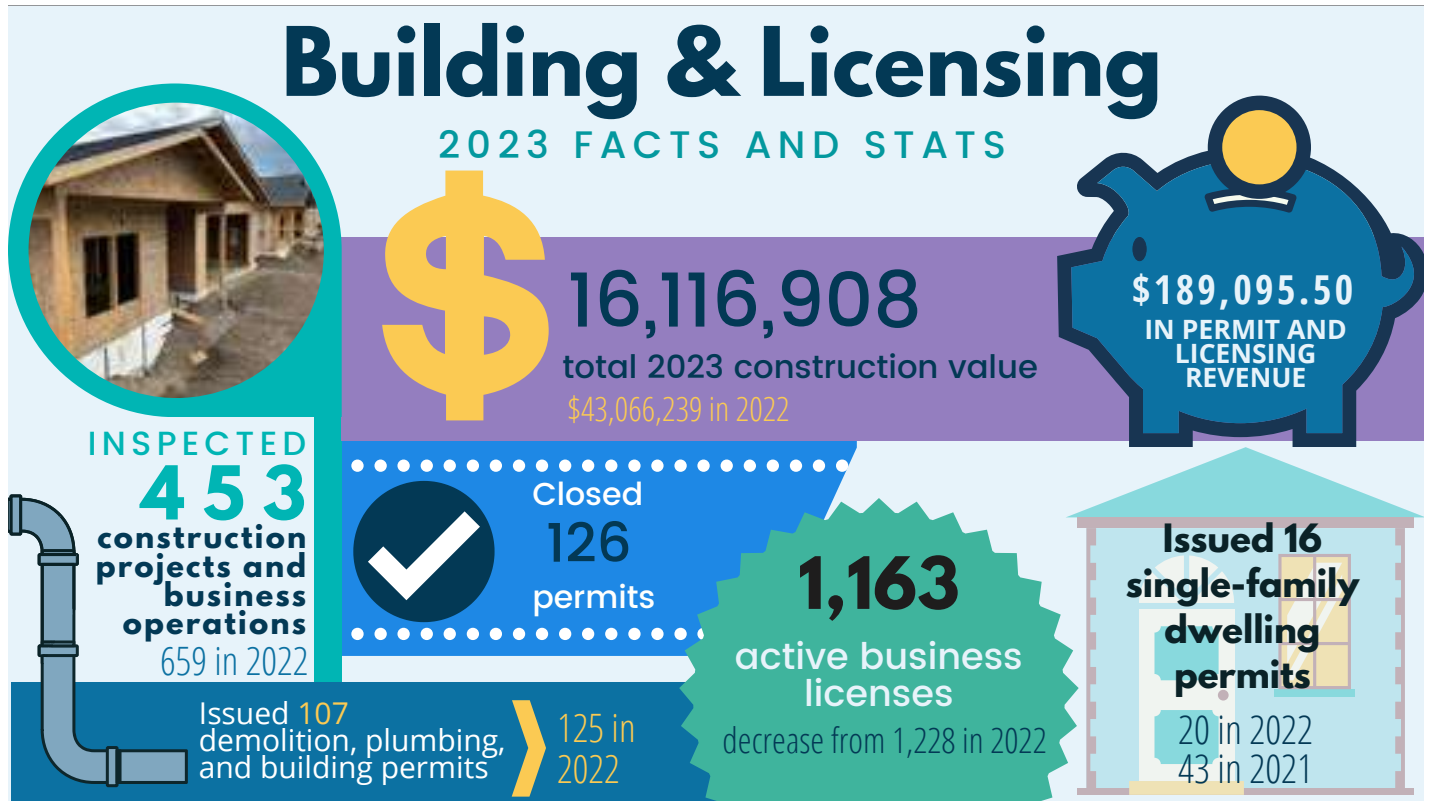
- Bylaw plans on changing over from the Municipal Ticketing (MTI) System to the Bylaw Enforcement System (BEN). This will allow the City to mail out fines vs the current system where fines must be served in person.

### Community Wellness

- Bylaw will be adding two temporary positions for the months of May to August 2024. These two positions will support the current two BCO and two CSO positions during the busy summer season.

### Organizational Strength and Cultural Awareness

- Bylaw will be adding two temporary positions for the months of May to August 2024. These two positions will support the current two BCO and two CSO positions during the busy summer season.



**Building and Licensing**

The Building and Licensing Department is mandated to ensure that all building and business applications are code compliant. This department reviews and approves all building plans and specifications for compliance with municipal building and zoning regulations, BC Building, BC Plumbing, and Fire Code, as well as issuing building permits. The department performs technical work in enforcing a variety of provincial and municipal regulations governing building construction and alteration including renovation works and plumbing works. They oversee business licensing and enforce miscellaneous bylaws within the City of Terrace.

**Daily responsibilities**

- Process new building permit applications using our Cloudpermit portal, from submission through the plan review and referral stages.
- Conduct site inspections for building construction, additions, and repair to existing buildings and proposed businesses, including water and sewer connections, for conformance to BC Building Code.
- Assist to ensure compliance with municipal building and zoning regulations and development permit requirements.
- Issue building permits and occupancy permits.
- Administer and enforce the Building Regulations Bylaws.
- Administer and enforce the Business Licence Bylaw.
- Respond to inquiries relating to building construction and Building Code.
- Oversee the business license function.
- Prepare reports and maintain records and statistics.
- Prepare bylaws and resolutions that affect regulating buildings, new construction, and business licensing.

**Building & Licensing - Development Services**  
**STRATEGIC FOCUS AREA IN 2023**

**GROW REVENUES AND ECONOMIC DEVELOPMENT**

- Participated in the province’s pilot project to develop Sprint, a digital building permit platform; supported early development and testing of the product through regular weekly review/ demonstration meetings with the province and municipal and First Nations stakeholders.
- Continued to embrace online business licence applications/renewals and online building permits.
- Worked with Pacific Northern Gas to implement Smart Energy Solutions rebates for a mid-construction Blower Door Test.

**Building & Licensing - Development Services**

**STRATEGIC FOCUS AREAS FOR 2024**

**Grow Revenues and Economic Development**

- We will be implementing changes in the 2024 BC Building Code and completing an update of our municipal Building Regulations Bylaw and associated online implications.
- We hope to continue to improve our online processes and integrate as other departments take this on.

**Organizational Strength and Cultural Awareness**

- We hope to enter into a partnership and mentorship with the Nisga'a Nation and assist in implementing inspection services with them.

# Mapping/GIS

## 2023 FACTS AND STATS

**Streetlights GIS database created**

**New 2023 orthophoto added to TerraMap.**

**Service Laterals (water, sanitary, storm) attribute data added to GIS database**

**water valve inspection application for internal TerraMap.**

**CAD/GIS Data Packages prepared and delivered to assist with:**

Fire Underwriters Survey – Municipal fire hydrant data | GreatPacific Engineering & Environment – STP outfall project | AECOM – Floodplain mapping Skeena River | Plotbox – Municipal cemetery data | Axis Mountain – Tetrault bike park design | McElhanney – Eby staircase | data to assist with GIS courses for students | grant applications | weekly updates to Integrated Cadastral Information Society

**Mapping/GIS**

- Maintain all City mapping and GIS data (ie: cadastral parcels, zoning, administrative boundaries, OCP, trails, addressing, engineering, imagery, cemetery, etc.).
- Maintain and update GIS reports for internal and external users.
- Create custom GIS maps and databases as required by other departments.
- Maintain and update our City of Terrace online mapping site (TerraMap) for internal and external users.

**Daily responsibilities**

- Maintain and update CAD/GIS files as required.
- Maintain and update engineering drawings and related GIS for water, sanitary, and storm infrastructure.
- Complete addressing assignments and upload addressing data to regional 911 system.
- Create custom maps/reports/analysis/calculations for other City departments and external users requiring or requesting City CAD/GIS data.
- Update existing and new service cards.
- Maintain and update TerraMap.
- Manage databases.



# Animal Control

## 2023 FACTS AND STATS



**Feel-good story:** After a kind member of the public found “Tucker” at a gas station in Kitwanga, he arrived at the shelter and was diagnosed with a broken leg. To help with vet costs, the young man who brought him in created a Go Fund Me page and raised over \$4,000 from our generous community! Tucker made a complete recovery and was adopted shortly after.

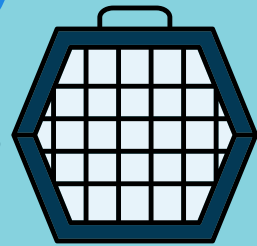
708

animals received for cremation

59 dogs adopted from the shelter

69 cats adopted from the shelter

96 dogs  
88 cats



impounded at the shelter

25 dogs boarded  
6 cats boarded

### Animal Control

The Animal Control Department helps to ensure that stray/abandoned/lost/injured animals are safely housed, fed, and cared for until such time as they are claimed or adopted. They also enforce the City Animal Control Bylaws, including but not limited to licensing, running at large, and barking. The department also provides information and education to the public regarding responsible animal ownership. In addition, they run a fully functioning animal shelter and operate a crematorium to safely and environmentally responsibly handle deceased animals. The department is led by the Animal Control Officer who is supported by Animal Shelter staff.

### Daily responsibilities

- House and care for shelter animals.
- Daily cleaning and sanitation of the shelter.
- Cremate deceased pets/process remains.
- Investigate complaints.
- Reception duties including answering phone, collecting fees, and inputting data.
- Enforce animal control regulations and bylaws/issue dog licences.
- Patrol and pick up dogs running loose.
- Board animals.
- Ship/receive animal cremations/cremains.
- Order and pick up supplies for the animal shelter.
- Interact with the public.
- Handle adoptions/impounds of animals.
- Transport animals for vetting.
- Complete other related duties as required.



Above: The Parks, Recreation & Culture department partnered up with Bylaw and up-and-coming graffiti artist Adam Fowler Braam to attempt to combat the ongoing negative graffiti at the skate park. Messages include “WELCOME” and “AMA SAH” – which is a welcome greeting in the Sm’algyax dialect of the Tsimshian people. We love how these works have brightened up the skate park and helped make it an inviting place to visit.

## PARKS, RECREATION & CULTURE DEPARTMENT

[terrace.ca/Parks-Recreation](https://terrace.ca/Parks-Recreation)

**The Parks, Recreation & Culture Department oversees the operations of all indoor and outdoor recreational amenities and facilities for the City of Terrace, including cemeteries and over 100 hectares of parks, trails, and playgrounds throughout the community.**

### Facilities Include:

- Sportsplex - Two sheets of ice, meeting rooms, banquet room
- Terrace and District Aquatic Centre - Main pool, leisure pool, hot tub and fitness centre

### Parks and Trails Include:

- Grand Trunk Pathway (Renamed Xpilaxha – Charles and Emma Nelson Trail in 2024), Howe Creek Trail, Terrace Mountain trails

### Amenities Include:

- Ferry Island, cemeteries (Kitsumgallum and Municipal), ball diamonds (Riverside, Kerr Rotary, Elks), skateboard park and pump track, tennis courts

## DEPARTMENT OVERVIEW

### Mandate

***The Parks, Recreation & Culture Department seeks to provide opportunities, through recreation and sport, for all community residents to lead healthier and more active lives and to support and create opportunities for social connection.***

The Social Development Program also sits with the Parks, Recreation & Culture Department and works primarily through the efforts of a Social Development Program Coordinator. This program works collaboratively across, and with, the community, private, public, and government sectors to build awareness, identify needs, plan for and implement action, and develop resources and initiatives that improve social well-being. The Social Development Program Coordinator also works across City departments to inform social initiative needs, opportunities, and solutions that fall within a municipal action role.

### Daily Responsibilities

The Parks, Recreation & Culture Department manages, operates, and maintains the Sportsplex, Aquatic Centre, parks and playgrounds, sport courts and fields, cemeteries, and campground. It also creates programming and designs services that will support recreation, social, and leisure opportunities for our community members.

Our work includes:

- supervising facilities
- enforcing applicable safety codes and regulations for facilities
- facilitating and working with community clubs and organizations to create and facilitate programming and events
- creating facility and staff schedules
- renting out facilities and administering bookings
- issuing facility passes/memberships and registrations
- organizing and implementing community activities and special events
- purchasing supplies
- operating applicable office, arena, aquatic and parks equipment
- performing preventative equipment maintenance on plumbing, mechanical, and irrigation systems
- maintaining and overseeing arena and pool mechanical needs
- cleaning and maintaining facilities
- keeping financial records
- handling cash
- fixing equipment
- answering public inquiries
- instructing recreation programs
- and more!

In fall 2021, our department expanded to include the Social Development Program. The Social Development Program meets with community organizations, residents, and/or City staff to engage in activities that build the community's capacity to capitalize on its collective strengths and to address challenges that impact the social wellbeing of the communities and for residents of Terrace while also expanding the City's ability to plan, partner, and manage issues that can be managed within the City's mandate. The position also coordinates activities that support the safety and dignity needs of vulnerable persons and works to obtain funding to expand quality of life supports. The Social Development Program also works to develop programs and initiatives that increase access to social recreational activities within the city for identified priority populations such as youth at risk, newcomers, and isolated seniors and to expand services for families such as before and after school care.

**Below:** During the annual pool shutdown in September, a new climbing wall was installed at the Terrace & District Aquatic Centre.





## Parks, Recreation &amp; Culture

## STRATEGIC FOCUS AREAS IN 2023

## GROW REVENUES AND ECONOMIC DEVELOPMENT

- Finalized first-ever Parks and Recreation Fees and Charges Bylaw, which standardizes fees for all recreation offerings for a 5-year period, ensuring that increasing operating costs are considered.
- Continued to explore new areas for programming and program development.

## RESPONSIBLE ASSET MANAGEMENT

The City of Terrace has made considerable investments in renewing and adding to its recreation infrastructure over the past 10 years with the Sportsplex, pool, and splash park being the largest projects. In 2023, we continued to strive for responsible asset management with key infrastructure improvement projects completed including:

- Ice Plant renewal Phase 1
- Full replacement of Aquatic Centre filter systems
- Replacement of the main arena roof
- Installation of a new public washroom at George Little Park

**Below:** The new public washroom at George Little Park, featuring two new accessible washrooms/changing room stalls, was installed in fall 2023 and opened to the public in spring 2024. It is connected to the splash park with a hard-surface pathway and provides a direct sightline from playground and splash park to washroom. (Parents, this means no more treks across the park with your whole family when your little one needs to use the bathroom!)



## LIVABLE COMMUNITY

The Parks, Recreation & Culture Department oversees over 270 hectares of parks and green space and recognizes the value that they provide to foster an active and healthy lifestyle for residents. The department works with many community partners, from organizations to community volunteers, to enhance existing park assets and build new ones. Enhancing the visual appearance of City parks and public spaces fosters much community pride.

Significant projects in 2023:

- Upgraded Ferry Island trails and signs.
- Continued investment into our invasive plant species program.
- Completed Riverwalk rehabilitation project.
- Worked with an instructor at Suwilaawks Community School to support the installation of an outdoor learning kiosk along Howe Creek Trail.
- Partnered with community organizations to enable litter pickup in the downtown.
- Worked with various arts organizations to see the installation of new public art in many of our parks and green spaces including Ferry Island, basketball courts, and pump track.
- Worked with City departments to develop community services that address the needs of our growing community, such as before and after school care and expanded child and family programming.

## COMMUNITY WELLNESS

- The Social Development Program Coordinator position helped with the social issues that impact our parks and public places and worked collectively to address the needs of those who are marginalized and/or vulnerable.
  - » Facilitated community meetings to promote awareness and collaboration
  - » Supported funding efforts
  - » Worked alongside community to address issues that impact well-being of our communities and residents.
- Continued to work collaboratively with Development Services, and specifically Bylaw staff, to ensure that parks and public places are safe and welcoming for everyone.
- Continued to meet with large industry to raise awareness around the impacts of growth in Terrace and to work together to generate workable solutions.



**Parks, Recreation & Culture**

**STRATEGIC FOCUS AREAS FOR 2024**

**Grow Revenues and Economic Development**

- Continue the implementation of the Fees and Charges Bylaw.
- Review and update the Cemetery Bylaw.
- Complete an energy audit of our facilities with the end goal of making energy efficiency updates that will reduce operating costs.

**Responsible Asset Management**

- Collaborate in asset management training with other key City staff.
- Participate in the City's Natural Asset Management group.
- Continue to inventory assets.
- Continue to work with key community partners such as Terrace Community Forest and TORCA to maintain our assets and identify assets that need maintenance and improvement.

**Livable Community**

- Continue trail rehabilitation to our key recreational destinations such as Ferry Island and Howe Creek Trail to ensure sustainability of these assets.
- Continue to work with the Public Art Panel and community partners to install public art in key locations.

**Community Wellness**

- Continue to develop and grow the Social Development Program and Coordinator role to serve our community.
- Continue to work collaboratively with Development Services, and specifically Bylaw and Community Safety Officer staff, to ensure that parks and public places are safe and welcoming for everyone.
- Continue to meet with large industry and community partners to raise

awareness around the impacts of growth in Terrace and to work together to generate workable solutions.

- Work with City departments to develop community services that address the needs of our growing community such as before and after school care and expanded child and family programming.

**Organizational Strength and Cultural Awareness**

- Completion of a Parks Master Plan and Cemetery Master Plan in 2024 will ensure we are effectively planning for infrastructure needs of the future.



Left: In July 2023, new signage was installed at the entrance to Ferry Island. Created by Joerg Jung of JJ's WoodArt, it was funded by Terrace Community Forest.

# Parks, Recreation & Culture

## 2023 FACTS AND STATS

### COMMUNITY PROGRAM PARTICIPATION

#### Little Olympians Volleyball

70 (93% capacity) 23 teams (95% capacity)

#### Kermode Kids Adventures Babysitting

217 (94% capacity) 61 (98% capacity)

#### Pickleball\* Stay Safe

96 pre-registered in Jan-April 36 (92% capacity)

\*In May 2023, Pickleball formed as an independent club, so drop-in/membership numbers will not be available going forward.

### SPORTSPLEX FACILITY RESERVATIONS

**2,779.75** booked hours in the Banquet Room and Rich McDaniel Room  
Up 17% (1,894.75 in 2022)

#### Large block multi-day facility reservations:

- Farmer's Market Christmas Market
- K5T Job Fair
- Riverboat Days Basketball Tournament
- Skeena Diversity Potluck Dinner
- Rotary Auction
- Business Expo
- Caledonia Grad/Prom Class of 2023
- Benjamin Circus

#### Fitness participants

**497** average per month  
(5,965 total in 2023)



### ARENA OPERATIONS

**3,777** total ice hour reservations  
Up 10% (3,436 in 2022)

**130** Hours of Public Skates **156** Hours of Family Skates + Family Sticks & Pucks

**84** Hours of Noon Hour Hockey **51** Hours of Adult Laps & Adult Figure Skating

**28** Registrants for Adult Intro to Hockey **12** Terrace River Kings games

### LEADERSHIP courses

Course	# of Participants
Jr. Lifeguard Club	59
Bronze Medallion	8
Bronze Cross	7
Standard First Aid	22
NL Full Course	16
NL Recert	7
Swim for Life &	5
Lifesaving Instructor	
Combo Course	

### Terrace & District Aquatic Centre

**48,114** membership scans

**1,214** children registered in swimming lessons

**23** adult swim lessons

**FERRY ISLAND CAMPGROUND**  
**6,029** campers

That's a 3.25% increase over 2022.

### CEMETERY SERVICES

Plots Sold: 61  
Interments: 15 full body | 15 cremated remains | 20 columbarium



Above: In 2023, through a contractor, the City of Terrace removed the dilapidated canopy (shown at left) from the 4600 block of Lakelse Avenue. Businesses continued to work on facade improvements (shown at right) into 2024. More information is also available in the Development Services section of this report.

## ENGINEERING & PUBLIC WORKS DEPARTMENT

[terrace.ca/City-Services](https://terrace.ca/City-Services)

**Public Works operates, maintains, and renews the community's water, sewer, drainage, and transportation infrastructure. It is also responsible for the City's mobile fleet, purchasing, solid waste collection, and many City buildings. Engineering provides capital project delivery, development reviews, technical planning, and support.**

### **What does Public Works do?**

Public Works includes five divisions:

#### **Roads and Drainage**

- Complete winter and summer maintenance of city streets, sidewalks, and boulevards.
- Operate, maintain, and repair the City's water distribution system, including hydrant and valve maintenance, service installations, and break repairs.
- Operate, maintain, and repair the City's wastewater collection system including line cleaning, manhole repairs, service installations, and blockage removals.
- Clean and maintain catch basin, storm piping, and ditches.
- Maintain and renew all street signage and pavement markings.
- Collect residential solid waste of three different material types as well as maintain street-side litter receptacles in the downtown.



## PUBLIC WORKS DIVISIONS (CONT'D)

**Environmental Services**

- Operate, monitor, and maintain the community's three production water wells and associated treatment systems.
- Maintain the City's two surface water emergency backup sources at Deep Creek and Little Island.
- Operate and maintain water reservoirs, pumping stations, and booster stations.
- Test and analyze water quality daily, monthly, and annually, including testing of water in the Regional District of Kitimat-Stikine's North Terrace water network.
- Operate, monitor, and maintain wastewater treatment plant, including screening, pumping, aeration, and discharge systems.
- Operate the City's five sewer lift stations as well as the Kitsumkalum Village sanitary lift station.
- Sample and test wastewater daily and monthly to ensure compliance with permit requirements.
- Operate, monitor, and maintain the landfill leachate treatment system.
- Complete all permit reporting to federal and provincial governments and Northern Health.

**Building Maintenance and Electrical**

- Maintain and upgrade all building systems for City-owned structures including City Hall, Public Works, Firehall, RCMP detachment, Library, Kwinitsa House, Visitor Info Centre, George Little House, and other small park and infrastructure-related structures.
- Maintain emergency alarm systems responses.
- Manage operations for streetlights, traffic signals, and ornamental lighting.
- Maintain and upgrade monitoring systems such as SCADA (Supervisory Control and Data Acquisition) for water, sewer, and leachate treatment facilities.

**Mechanical Shop**

- Maintain and repair all mobile equipment including light trucks, heavy equipment (graders, loaders, excavators, dump trucks), fire trucks, garbage trucks, and small engines.
- Fabricate steel and aluminum tools and infrastructure for other departments.
- Monitor and maintain the City's nine diesel emergency generators.
- Research and recommend purchases and disposal of City equipment.

**Purchasing Department**

- Procure and manage inventory of materials for all City operations.

- Manage Hazardous Materials inventory and maintain WHMIS database.
- Research and make recommendations on new materials, suppliers, and supply chain management for City operations.

**What does Engineering do?**

Engineering has one division only.

**Engineering Services**

- Design, manage, and implement a variety of capital projects.
- Undertake long-term infrastructure master planning and project prioritization.
- Set infrastructure requirements for subdivisions and developments, and review and approve design submissions.
- Undertake quality control on major construction projects.
- Review and issue permits for works on City rights of way.
- Provide technical and CADD (Computer-Aided Design and Drafting) support to other departments.
- Identify and apply for grants to fund capital projects.



**Above:** In 2023, Public Works repaved the section of Lakelse Avenue, adjacent to the new Lakelse Gateway multi-use pathway. The trail and repaved roadway span from the Old Skeena Bridge to Apsley Street.



Engineering & Public Works

STRATEGIC FOCUS AREAS IN 2023

GROW REVENUES AND ECONOMIC DEVELOPMENT

- Advanced the engineered designs of the McConnell/Thomas/Lanfear roundabout, Lanfear Hill Raised Multi-Use Pathway, and Sewage Treatment Plant Outfall Repair to work towards “shelf ready” projects to be in a better position to apply for upcoming grants.
- Continued sales of bulk water and collection of bulk wastewater.

RESPONSIBLE ASSET MANAGEMENT

- Completed various asphalt resurfacing projects on key aging collector roads to improve the driving surface and reduce operational costs of pothole patching.
- Completed the Building Envelope project at the Sewage Treatment Plant to enhance the insulation of the main building.
- Replaced the emergency generator at the Sewage Treatment Plant.
- Replaced the aging bay doors at the Public Works Mechanics Shop and the Firehall.
- Replaced the emergency generator and the boilers at the RCMP Detachment.
- Repaved the section of roadway along Lakelse Avenue adjacent to the new Lakelse Gateway multi-use pathway (Apsley Street to the Old Bridge).
- Began the reconstruction of the 4800/4900 block of Graham Avenue to replace the undersized sanitary main, aging water main, and adding storm drainage and a sidewalk to the street.
- Completed the initial geotechnical assessment of the Skeenaview Sidewalk.
- Initiated the engineered design of the replacement of the undersized sanitary sewer main along the Sewage Treatment Plant Road.
- Advanced the engineered design of the Spring Creek Storm Drain outlet and corresponding geotechnical assessments.

LIVABLE COMMUNITY

- Constructed Phase 1 of the Landfill closure plan to cover the Municipal Solid Waste section that is generating the highest strength leachate.

- Began project planning to repair the failing storm inlet along Howe Creek.
- Purchased a third refuse/recycling curbside collection truck to reduce equipment downtime and service interruption.
- Removed the dilapidated canopy from the 4600 block of Lakelse Avenue.
- Completed construction of the Lakelse Gateway Project, which is a multi-use pathway between the old Skeena Bridge and Apsley Street.
- Implemented the new curbside collection program of yard waste.
- Completed construction of the Grand Trunk Pathway Extension from Frank Street to the Kitsumkalum River bridge.

COMMUNITY WELLNESS

- Advanced the design of the Library Parking Lot which includes additional accessible parking stalls at the Public Library.
- Supported the Bylaw department with localized cleanup efforts throughout the community.
- Initiated the engineered design of the installation of the “Portland Loo” downtown washroom facility.

ORGANIZATIONAL STRENGTH AND CULTURAL AWARENESS

- Completed the construction of the new Bylaw Officer office space by renovating underutilized space at Public Works.



Above: In 2023, Public Works helped facilitate numerous upgrades to City facilities, including the addition of the new Bylaw Officer office space, which was built by renovating underutilized space at the Public Works building.

**Engineering & Public Works****STRATEGIC FOCUS AREAS FOR 2024****Grow Revenues and Economic Development**

- Further the engineered designs of the reconstruction of North Thomas Street, 5300 Mountain Vista Drive reconstruction, and 4600 Block Lakelse Avenue reconstruction to add to the City's "shelf ready" projects to be in a better position to apply for upcoming grants.

**Responsible Asset Management**

- Repair the leaking and problematic storm sewer main along Skeenaview Hill.
- Complete the video inspection of select key sanitary sewer mains to compile the necessary condition assessments for the long-term planning of sanitary sewer replacement projects.
- Increase crack sealing along mid-life asphalt roads within the City to extend the useful life of the asphalt surface.
- Replace the boilers at the Terrace Public Library.
- Replace the portable emergency generator at the Sewage Treatment Plant.
- Replace the variable frequency drives at the Frank Street wells.
- Replace the rooftop A/C units at the Terrace Public Library.
- Update the City's Sanitary Sewer Master Plan to identify the current and future needs of the City's sanitary sewer system.
- Complete the installation of the upsized sanitary main along Graham Avenue.
- Complete the installation of the upsized sanitary sewer main along the Sewage Treatment Plant Road.
- Complete the regrading of the DLC (Demolition, Land Clearing, and Construction Waste) and old waste sections of the Terrace Landfill to redirect surface water and prevent leachates.
- Complete the Skeena Water Intake feasibility study and detailed design to investigate opportunities to construct additional water treatment infrastructure to best utilize our backup water source along the Skeena River.
- Complete the repairs to the Eby Street storm drainage inlet to keep Howe Creek in its natural path and prevent the creek from spilling into the storm drainage system.
- Install a baffle curtain at the second lagoon at the Sewage Treatment Plant to improve effluent quality and increase the effectiveness of the treatment processes.

**Livable Community**

- Complete the design and installation of a crosswalk at the bottom of Lanfear Hill to connect Howe Creek Trail.

- Repair select high-traffic sidewalks throughout the community.
- Prepare and distribute guidelines to the public on outdoor water usage to increase water conservation awareness.
- Complete the necessary safety enhancements at the Frank Street level crossing to eliminate the need for train whistling within City limits.
- Complete the design and construction of the Eby Staircase project, improving active transportation accessibility to the upper Bench.

**Community Wellness**

- Install the "Portland Loo" downtown washroom facility on the 4600 block of Lakelse Avenue.
- Construct accessible parking stalls at the Terrace Public Library.

**Organizational Strength and Cultural Awareness**

- Install an automated gate at the Public Works yard to increase security for the site.
- Construct additional parking spaces at the RCMP detachment.



**Above:** In 2023, paving projects included the final section of the Grand Trunk Pathway, which stretches from Frank Street to the Kitsumkalum River bridge to improve safety and active transportation in the area. Note that in 2024 the pathway has been renamed to Xpilaxha – Charles and Emma Nelson Trail

## DEPARTMENT OVERVIEW



**Above:** In 2023, the City constructed Phase 1 of the Landfill closure plan to cover the municipal solid waste section that is generating the highest strength leachate.

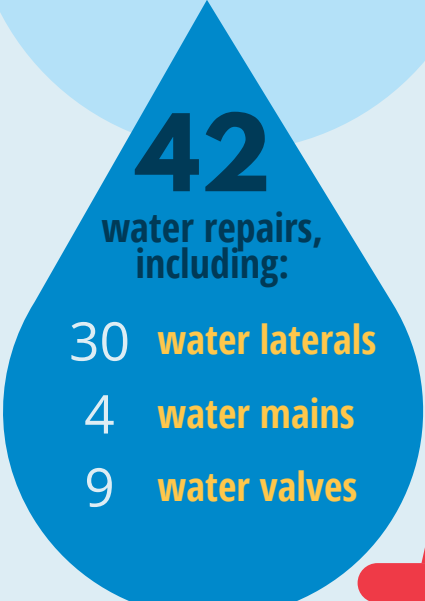
**Below:** A lot of the work that Public Works helps complete is behind the scenes, including replacing the aging bay door at the Public Works Mechanics Shop and the Firehall (pictured below left) as well as replacing the RCMP's backup generator (top right) and boilers (bottom right).





# Engineering and Public Works

2023 FACTS AND STATS



## COLLECTED:



and transitioned to yard waste drop-off facility





## DEPARTMENT OVERVIEW



**Left:** Deputy Fire Chief Joel Brousson (left) started in his role with the department in October 2023; Fire Chief Chad Cooper (right) started in his role in June 2023.

# FIRE DEPARTMENT

[terrace.ca/fire](https://terrace.ca/fire)

## Terrace Fire Department provides emergency response to the following incidents:

- Medical first responder
- Technical rescue
- Motor vehicle incident rescue
- Fire prevention
- Fire suppression
- Airport crash rescue
- Hazardous materials response
- Ice rescue

## The department does the following activities:

- Fire alarms
- Public education
- Operations
- Emergency management
- Fire investigations
- Fleet management
- Facility management
- Burning complaints
- Training
- Technology
- Staff services

***On a day-to-day basis, the Fire Department responds to emergencies and completes other non-emergency activities that include:***

- Fire apparatus and equipment readiness checks
- BC Fire Code inspections
- Public fire prevention activities
- Firefighter skills competency training
- Fire station upkeep

## Mission

To promptly and professionally serve the needs of our community with pride, dedication, and excellence, never failing to deliver quality emergency life safety services with the highest level of integrity, commitment, teamwork, and community engagement.

## Vision

To set the standard for excellence in emergency response, saving lives and protecting properties with the utmost professionalism, efficiency, and compassion.

## Fire Department

### STRATEGIC FOCUS AREAS IN 2023

#### RESPONSIBLE ASSET MANAGEMENT

The Terrace Fire Department prioritizes responsible asset management, focusing on the upkeep and enhancement of fire apparatus, protective gear, and tools to ensure operational excellence and safety. Regular assessments and strategic investments in technology and infrastructure maintain our high service standards. This approach ensures our resources are optimally allocated, supporting our commitment to the community's safety through advanced readiness and efficient emergency response capabilities.

#### LIVABLE COMMUNITY

The Terrace Fire Department is committed to managing the impacts of growth effectively, ensuring that our services evolve in tandem with the community's expansion. We proactively assess and adapt to the increased demands on our resources, maintaining our capability to respond efficiently to emergencies. Our strategic planning includes scaling up personnel, enhancing training programs, and upgrading equipment and facilities to meet the rising needs of a growing population. By closely monitoring urban development and population trends, we align our emergency preparedness and response strategies to safeguard the community against the challenges posed by growth, ensuring sustained public safety and service excellence.

#### COMMUNITY WELLNESS

The Terrace Fire Department recognizes the importance of our natural assets and the lifestyle they support, integrating environmental stewardship and community well-being into our operations. We are dedicated to preserving Terrace's unique natural



**Above:** A new community support program, 'After a Fire', aims to essential post-incident assistance and education to residents impacted by home fires.

beauty and promoting a safe, vibrant community. Our strategies include minimizing the environmental impact of firefighting operations, supporting local conservation efforts, and engaging in public education programs to raise awareness about fire prevention and the protection of natural areas.

The Terrace Fire Department boosts civic pride by upholding high standards in public safety and engaging actively with the community. Our professionalism and dedication foster trust and respect, enhancing the residents' sense of security and community cohesion.

## DEPARTMENT OVERVIEW



**Left:** The Terrace Fire Department received a significant donation from PCL Constructors Westcoast Inc. that was allocated for acquiring a new rescue manikin. The new rescue manikin will play a critical role in the Terrace Fire Department's ongoing training programs, particularly in the areas of technical rescue scenarios and patient search and rescue operations.

### Fire Department

## STRATEGIC FOCUS AREAS FOR 2024

### **Responsible Asset Management**

- **Firefighter Portable Radios Upgrade:** The Terrace Fire department is set to replace the current set of firefighter portable radios with the latest in radio technology. This upgrade will significantly improve incident communication, ensuring clearer and more reliable communication channels during emergency responses. Enhanced safety features will provide firefighters with the tools they need to perform their duties safely and effectively.
- **Fire Apparatus Maintenance and Testing:** Continuous, rigorous maintenance and testing of Terrace fire apparatus are planned to ensure the fleet remains in peak operating condition. This practice is vital for the safety of the team and the community it serves, ensuring that the department is always

ready to respond promptly to emergencies.

- **Fire Training Center Improvements:** Terrace fire is planning substantial improvements to the props and facilities at its fire training centre. These enhancements aim to increase the realism of training events, better preparing personnel for the variety of incidents they might face. By simulating current incident response demands more accurately, the department can ensure the team's preparedness and adaptability in real-world scenarios.

### **Community Wellness**

- The Department will sustain and expand its fire prevention activities, aiming to enhance civic pride through community education and engagement. Initiatives will include

public awareness campaigns, school programs, and community workshops focusing on fire safety practices, risk reduction, and emergency preparedness.

### **Organizational Strength and Cultural Awareness**

- To manage the impacts of growth, the Department will focus on leveraging technology. We aim to adopt advanced firefighting and emergency response technologies, such as enhanced communication systems and data analytics. These upgrades will significantly improve the efficiency and effectiveness of our operations, ensuring we remain well-equipped to meet the evolving needs of our community.

# Fire Department

## 2023 FACTS AND STATS



**403**  
fire-related calls  
312 in 2022



**17**  
structure fire incidents  
and 8 vehicle fires



**91**  
rescue +  
motor vehicle  
incident calls  
95 in 2022



**1,126**  
**9-1-1**  
dispatch incidents  
1,128 in 2022



**406**  
first responder +  
medical calls  
484 in 2022



Career  
firefighters  
responded  
**389**  
times when  
off duty  
312 in 2022



**1,591**  
training  
hours  
2,989 in 2022



**288**  
commercial  
inspections  
402 in 2022



## DEPARTMENT OVERVIEW

Right: RCMP members lined up prior to the Remembrance Day proceedings.



## TERRACE RCMP

[terrace.ca/RCMP](https://terrace.ca/RCMP)

**For nearly 150 years, the Royal Canadian Mounted Police (RCMP) has been Canada's national police service. Municipal policing mandates include crime prevention and investigation, keeping the peace, keeping communities safe, and enforcing federal, provincial/territorial, and municipal law.**

### ***What does the RCMP do?***

- The Terrace RCMP delivers high-quality police work that involves community outreach, prevention programs, assisting other agencies, and investigating crimes reported to our detachment.
- Police officers respond to all manner of calls throughout the day. Officers complete licenced premise checks, foot patrols, and curfew and street checks; author reports to Crown Counsel and document files; liaise with schools; and assist partner agencies such as ambulance services and the coroner.
- Crime reduction officers work together with other officers to identify and monitor prolific offenders, wanted persons, and individuals who have court-imposed conditions.
- Victims Services and Community Policing attend committee meetings for High-Risk Domestic Violence, Homeless Intervention Programs, Situation Table Meetings, and High-Risk Youth. Community Policing also drafts our media releases, liaises with schools, facilitates Speedwatch, talks to service clubs, works with business and community groups, and oversees the Restorative Justice and Police Auxiliary programs. Victims Services provides support to victims of crime and trauma and attends court cases.
- Detachment office staff provide daily support to police officers, manage police records systems and files, transcribe statements, process police information checks, answer phones, complete disclosure requests, manage exhibits, fulfill court liaison duties, and many more tasks. The Detachment Finance Clerk is responsible for financial records, mail, and all ordering for the detachment.

## RCMP

## STRATEGIC FOCUS AREAS IN 2023

## GROW REVENUES AND ECONOMIC DEVELOPMENT

- Application of good governance and strong fiscal management of the municipal policing budget, resulting in the return of funds to the City of Terrace.

## RESPONSIBLE ASSET MANAGEMENT

- Continued management and encouragement of Online Crime Reporting to help police better allocate resources and capture information that might otherwise go unreported.
- Priority screening of calls for service to better reflect what police need to be investigating, i.e., domestic violence, sexual assaults, drug trafficking, and stolen property offences, rather than the RCMP being a common go-to to solve daily or repetitive non-police matters or social and/or chronic occurrences and situations.
- Completion of virtual bail capabilities, thereby reducing efforts and costs needed to house and guard prisoners.

## LIVABLE COMMUNITY

- Along with investigations and enforcement, members and employees of Terrace RCMP are involved in a wide variety of programs and activities. We are committed to making this region a safe and healthy place to live, work, and play. In addition to their regular duties, members and employees are dedicated volunteers involved in such organizations as Air Cadets, Scouts, Youth Sports, Big Brothers/Big Sisters, and the United Way.

## COMMUNITY WELLNESS

- Participation in:
  - » Remembrance Day ceremony
  - » Positive Ticketing Campaign
  - » Youth Sports Events
  - » Cram-A-Cruiser
  - » Moose Hide Campaign
  - » Pink Shirt Day (Anti-bullying)
- Attend committee meetings for High-Risk Domestic Violence, Homeless Intervention Programs, Situation Table Meetings, and High Risk Youth.

## ORGANIZATIONAL STRENGTH AND CULTURAL AWARENESS

- Human resource support for provincial disaster response to fires and floods and industry-related protests.
- Management team meets with Kitsumkalum and Kitselas leadership regularly.



Above: Each year, the Terrace Detachment participates in the Cram-a-Cruiser event.

## DEPARTMENT OVERVIEW

### RCMP

## STRATEGIC FOCUS AREAS FOR 2024

### **Responsible Asset Management**

- Crime reduction strategies to include a prolific offender management program, downtown presence, and partnership and project-based disruption investigations.
- Focusing on crime reduction through enhanced bail comments and the targeting of prolific offenders.
- Increased accountability of prolific offenders through increased curfew checks.
- Increased visibility of police in the community by conducting an increased number of foot patrols.

### **Livable Community**

- Participation in community events, including:
  - » Guns and Hoses hockey game
  - » Remembrance Day
  - » Riverboat Days 2024 and all its activities
  - » Bike Rodeos and Positive Ticketing Campaign
  - » Canada Day

### **Community Wellness**

- Trauma Informed Policing
- Initial Critical Incident Response
- United Against Racism
- School Liaison
- Attend committee meetings for High-Risk Domestic Violence, Situation Table Meetings, and High-Risk Youth
- Officer in Charge community engagement with various community leaders
- Increased restorative justice referrals

### **Organizational Strength and Cultural Awareness**

- Mental health and wellness of detachment employees.
- Community engagement with various community leaders.



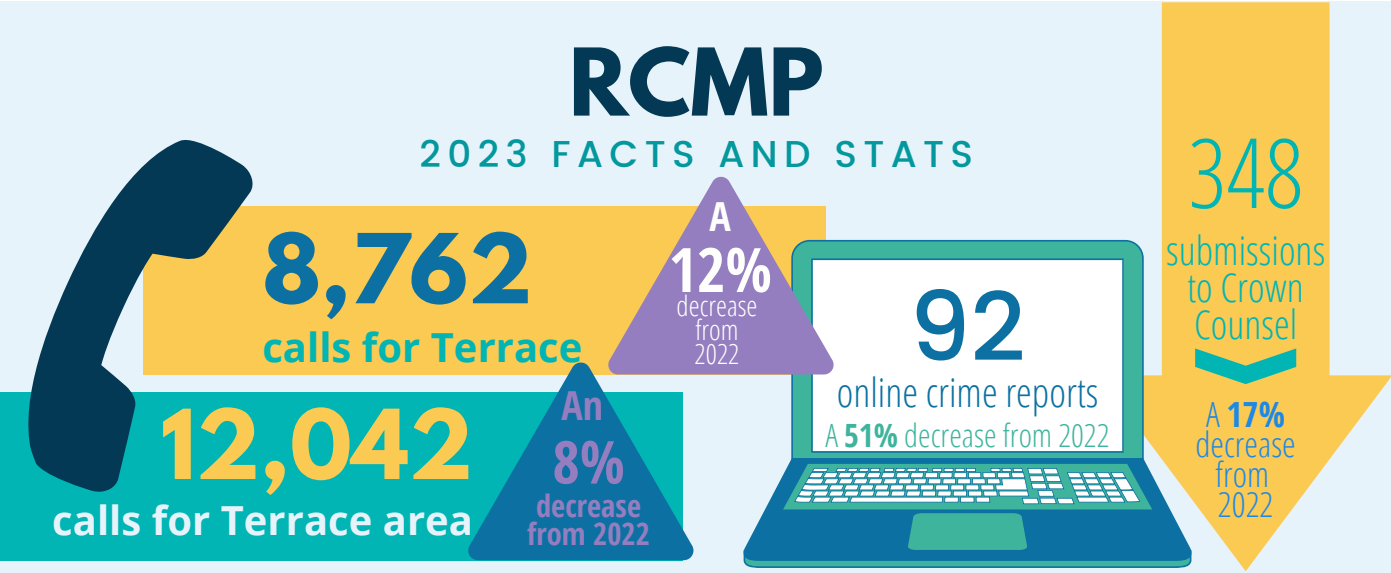
Above: Terrace Detachment's Officer in Charge is Inspector Terry Gillespie, who has been with the detachment since 2022.

Left: RCMP take part in a mock collision exercise.





Right and above Terrace RCMP supports Special Olympics BC events.











# FINANCIAL INFORMATION



May 15, 2024

## REPORT FROM THE DIRECTOR OF FINANCE

I am pleased to present the City of Terrace's audited 2023 financial statements. The purpose of this letter is to inform the reader on the City of Terrace's financial performance in 2023. The financial statements are the responsibility of management and have been prepared by City staff pursuant to Section 167 of the Community Charter, and in accordance with Canadian public sector accounting standards. Management's responsibilities include maintaining a system of internal controls for financial statement reliability purposes, and to ensure the safeguarding of the City's assets. The City of Terrace has continued to comply with the Canadian Award for Financial Reporting program requirements.

The City's independent external auditors, Vohora LLP, have audited the City's financial statements in accordance with Canadian generally accepted auditing standards. As expressed in their audit report, in their opinion the City's financial statements present fairly in all material respects, the financial position of the City of Terrace at December 31, 2023 and the results of operations, changes in net financial assets, and cash flows for the year then ended, in accordance with Canadian public sector accounting standards.

The financial statements include:

- Statement of Financial Position (a summary of year-end balances of financial assets, liabilities, and non-financial assets);
- Statement of Operations and Accumulated Surplus (a summary of the annual surplus for the year, which consists of revenues earned during the year, expenses incurred, and the estimated usage of tangible capital assets);
- Statement of Change in Net Financial Assets (a reconciliation of the annual surplus for the year to the change in value of net financial assets); and
- Statement of Cash Flows (a summary of how the City's cash and cash equivalents changed during the year, sorted into operating, investing, financing, and capital transactions).

Additionally, the notes and schedules to the financial statements provide a variety of explanations and details to assist the reader's understanding.

### Entity

The City of Terrace owns, maintains, and operates a wide range of infrastructure to support the provisions of needed and desired services for our community. Examples of these assets include:

- Police and Fire protection
- Roads and sidewalks
- Street lighting
- Pipes and facilities for disposal of sewer and storm water
- Arenas, pools, sports fields, and playgrounds

Whether your garbage is being collected, your street is being plowed, or you are visiting the splash park, you are witnessing your tax dollars at work. It is municipal budget decisions, at the direction of Mayor and Council, that set the funding levels for the programs and services that maintain our quality of life.

The City of Terrace is located in the Regional District of Kitimat Stikine (RDKS). The RDKS cost shares approximately 30% of the costs of several services provided by the City of Terrace. These shared services include recreation, cemetery, transit, victims' assistance, Terrace Public Library, as well as cost sharing in contributions made to Riverboat Days Society and Terrace Search & Rescue.

### Affiliates

Terrace Community Forest Limited Partnership manages the community forest licence in three general areas around Terrace. The City of Terrace, as sole limited partner, has 99% partnership interest with the general partner, Terrace Community Forest Limited, holding the remaining 1%. The government business enterprise has been consolidated into the City's financial statements on a modified equity basis.

### Financial Highlights

At the end of 2023, the City had net financial assets of \$32.5 million, based on the difference between its financial assets (\$59.7 million) and its liabilities (\$27.2 million). This compares to net financial assets of \$29.6 million at the end of 2022. Although there are

fluctuations in different asset and liabilities accounts, similar to previous years, the most notable change is due to the recognition of Asset Retirement Obligations in 2023. An asset retirement obligation is a legal obligation associated with the retirement of a tangible capital asset that the City will be required to settle. This is a new standard (PS 3280) set by the Public Sector Account Board.

Accounts receivable increased by \$600 thousand; accounts payable decreased by \$2.2 million, adding to the overall increase to net financial assets.

The City had non-financial assets of \$99.7 million, which largely consisted of the amortized historical cost of tangible capital assets. The City's net financial assets and non-financial assets together account for the \$132 million accumulated surplus as at December 31, 2023. Details of the composition of accumulated surplus, with comparable figures for the prior year, are as follows:

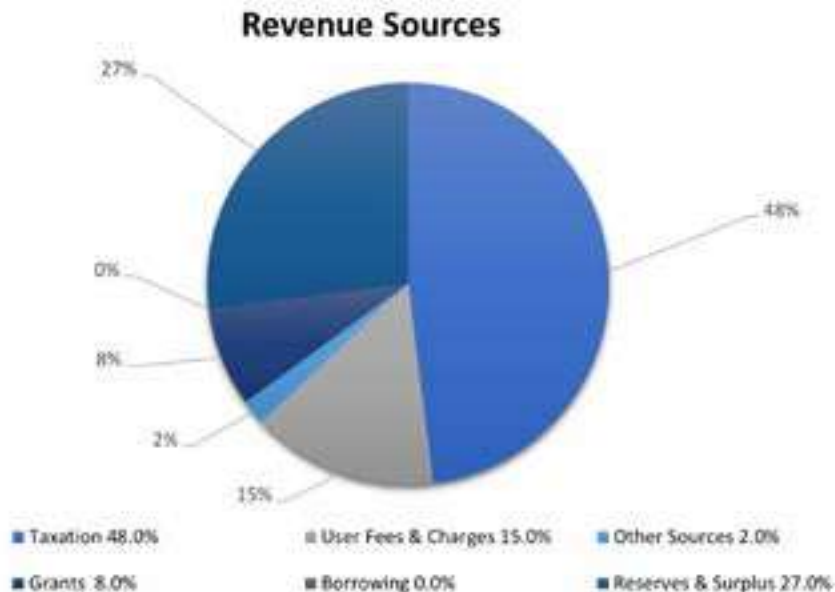
	2023 Accumulated Surplus	2022 Accumulated Surplus	Increase (Decrease)
Unrestricted surplus	\$8,144,965	\$9,266,299	(\$ 1,121,334)
Reserve funds	\$29,239,338	\$25,745,301	\$3,494,037
Investment in tangible capital assets	\$94,770,915	\$83,859,411	\$10,911,504
<b>Total accumulated surplus</b>	<b>\$132,155,218</b>	<b>\$118,871,011</b>	<b>\$13,284,207</b>

The increase in accumulated surplus is due to the net of unrestricted surplus decreasing by \$1.1 million, reserve funds increasing by \$3.5 million and an increase in investment in tangible capital assets of \$10.9 million. The increase in investment in tangible capital assets means that the investments in 2023 were more than the total amortization of the assets for that year.

The City had revenues of \$53.8 million in 2023, up from \$34.1 million in 2022. Funds received from grants were up by \$13.2 million. Developer contributions and investment income were up by \$2.6 million and \$2.9 million, respectively. User fees and sale of goods and services remained relatively consistent with 2022 at \$6.6 million.

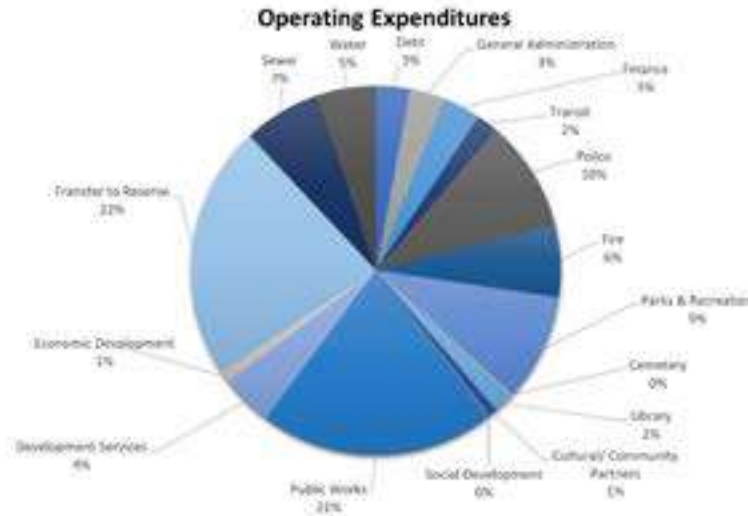
Expenses totalled \$40.5 million in 2023, which when deducted from revenues created the annual surplus of \$13.3 million. Expenses increased by 23% over the prior year. There are many factors that contributed to this including wage increases, changes to operations and costs to the City for the McConnell Landslide and Landfill Closure projects. A large portion of this increase was funded by Provincial project grants.

Details of the composition of revenues are shown in the chart below. This graph is derived from the 2023 Financial Plan Bylaw rather than actuals for the year to highlight the transfer from reserves and surplus required to fund capital projects.





Details of the composition of expenses are shown in the following chart.



### Long-Term Debt

The City had \$3.8 million of long-term debt outstanding at the end of 2023, as compared to \$4.2 million at the end of 2022. The outstanding debt is related to the borrowing for the Hidber Arena at the sportsplex and the upgrades to the Terrace Aquatic Centre. The City has been making steady progress at paying down this debt and has significant borrowing capacity available to take on future debt should it choose to do so.

### Internal Debt

Internal debt occurs when one City reserve fund borrows from another City reserve fund. The City does not have any internal debt.

### Financial Indicators

The City tracks certain financial indicators in the form of ratios, which provide some insight into financial sustainability, flexibility and vulnerability. Over time, these indicators are helpful as they can illustrate certain trends that are occurring.

Financial Indicators	2023	2022	2021	2020	2019
<b>Sustainability indicators:</b>					
Total assets to total liabilities	5.86	5.09	5.31	6.06	6.39
Financial assets to total liabilities	2.19	2.02	2.06	2.18	1.95
<b>Flexibility indicators:</b>					
Total debt servicing costs to total revenues	0.03	0.01	0.01	0.01	0.02
<b>Vulnerability indicators:</b>					
Total government transfers to total revenues	0.35	0.17	0.13	0.37	0.34

- **Sustainability indicators** provide a general indication of the City’s financial position. The City has seen an increase in its total assets to total liabilities and financial assets to total liabilities. These values indicate a general trend that the City does not necessarily rely on future revenues to discharge its liabilities, at this time.
- **Flexibility indicators** provide a general indication of the City’s reliance on long-term debt financing. The indicator shows that a very small portion of total revenues are typically committed to debt servicing costs.
- **Vulnerability indicators** provide a general indication of the City’s reliance on transfers from senior levels of government. In 2023, the City’s reliance on government transfers more than doubled. This was largely due to the Growing Communities funds that were received and put into a reserve for future use, as well as funding for the Landfill Closure and McConnell Landslide projects.

## Looking Forward

The City is committed to improving its financial position by:

- Diversifying the property tax base and increasing other sources of revenue, in order to reduce reliance on residential property taxes, such as:
  - » Reviewing current user fees within each department to ensure that they remain fair
  - » Continuing to collect bulk wastewater at our treatment plant and selling bulk water from our water loading station to supplement revenues in those functions
- Continuing to build reserve balances, and thus internal financing capacity, by increasing annual transfers to reserves;
- Gaining a better understanding of life-cycle costs of infrastructure through ongoing development of its asset management program.

The City continues to work towards a long-term plan of renewing capital in a sustainable manner. This means saving over time for capital requirements so that the funds are in place when the need arises. The Water fund will be receiving a 1.5% fee increase in 2024 and the Sewer fund will be receiving a 2.5% fee increase in 2024. These amounts will be transferred annually to a dedicated water and sewer reserve and will be used to fund the future replacement of water and sewer capital assets. In 2024, a 1% tax increase will be set aside for asset management in the general fund. This amount will be transferred annually to a dedicated asset management reserve and will be used to fund the future replacement of general assets. General assets include all assets other than water and sewer and vehicles, for example, buildings, roads, parks, storm, etc.

In conclusion, the City of Terrace maintains a strong financial position. Councils are continually challenged to maintain current infrastructure and services while also addressing the demand for enhanced and new services – and keeping it all within affordable levels for our community. Growth in the community will require expansion to existing infrastructure to provide municipal services for new residents and businesses. Going forward, the City of Terrace will continue to budget with long-term financial stability for the future of the community as well as focusing on the wants and needs of today in mind. I look forward to working with Council and the community to implement their vision and thank staff for all their hard work and dedication to our City.



LORI GREENLAW  
**Director of Finance**

## MANAGEMENT'S REPORT

The management of the City of Terrace is responsible for the integrity of the accompanying consolidated financial statements. The consolidated financial statements have been prepared by management in accordance with Canadian public sector accounting standards. The preparation of the consolidated financial statements necessarily includes some amounts which are based on the best estimates and careful judgement of management.

To assist in meeting its responsibility, management maintains accounting, budget and other internal controls. These controls provide reasonable assurance that transactions are appropriately authorized and accurately recorded, that assets are properly accounted for and safeguarded, in order that the integrity of financial records is maintained.

The consolidated financial statements have been audited by the independent firm of Vohora LLP. Their report to the Mayor and City Council, stating the scope of their examination and opinion on the consolidated financial statements accompanies this statement.

  
MAGGIE HALL  
CITY MANAGER

  
LORI GREENLAW  
DIRECTOR OF FINANCE

Date: May 14, 2024



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CPAs & Business Advisors

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## INDEPENDENT AUDITOR'S REPORT

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To the Mayor and Councils of the City of Terrace

*Report on the Consolidated Financial Statements*

*Opinion*

We have audited the consolidated financial statements of the City of Terrace (the City), which comprise the statement of financial position as at December 31, 2023, and the consolidated statements of operations, changes in net financial assets and cash flows for the year then ended, and notes to the consolidated financial statements (including a summary of significant accounting policies).

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2023, and the results of its consolidated operations and consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards (PSAS).

*Basis for Opinion*

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the City in accordance with ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

*Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements*

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with PSAS, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

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**PASSIONINTEGRITYEXCELLENCE**

Offices located in Vancouver, South Surrey, Mission, Prince Rupert, Terrace and Smithers BC







**Vohora** LLP  
CPAs & Business Advisors

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## INDEPENDENT AUDITOR'S REPORT *(continued)*

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### *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements*

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



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CPAs & Business Advisors

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**INDEPENDENT AUDITOR'S REPORT** *(continued)*

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We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Terrace, BC  
May 13, 2024

*Vohora LLP*  
Chartered Professional Accountants

# City of Terrace

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT DECEMBER 31, 2023

	2023	2022
<b>Financial Assets</b>		
Cash and short-term investments (Notes 1 and 2)	\$ 49,761,236	\$ 49,512,634
Taxes receivable	2,814,759	1,740,545
Accounts receivable (Note 3)	3,055,647	2,469,853
Land held for resale (Note 1)	1,407,646	1,407,646
Municipal Finance Authority of BC - debt reserve fund (Note 4)	85,555	82,976
Investment in affiliated entities (Note 5)	2,532,448	3,384,877
	<b>59,657,291</b>	<b>58,598,531</b>
<b>Liabilities</b>		
Accounts payable and accrued liabilities	4,328,625	6,571,541
Deposits and prepayments	2,809,285	2,744,195
Accrued vacation	550,084	664,850
Care fund liability (Note 6)	244,186	238,478
Landfill closure liability (Note 7)	5,208,516	5,270,895
Restricted revenue - development cost charges (Notes 1 and 8)	217,442	174,014
Skeena Industrial Development Park joint venture (Note 9)	7,095,974	9,181,583
Long term debt (Note 10)	3,797,164	4,186,613
Asset Retirement Obligations (Note 11)	2,936,487	-
	<b>27,187,763</b>	<b>29,032,167</b>
<b>Net financial assets</b>	<b>32,469,528</b>	<b>29,566,364</b>
<b>Non-financial assets</b>		
Inventory (Note 1)	759,245	719,937
Prepaid Expenses	358,365	538,686
Tangible capital assets (Note 1 and Schedule 2)	98,568,080	88,046,024
	<b>99,685,690</b>	<b>89,304,647</b>
<b>Accumulated surplus</b>	<b>132,155,218</b>	<b>118,671,011</b>
Accumulated surplus consists of:		
Operating fund	8,144,965	9,266,299
Reserves funds (Schedule 3)	29,239,338	25,745,301
Equity in tangible capital assets (Note 12)	94,770,915	83,659,411
	<b>\$132,155,218</b>	<b>\$118,671,011</b>

Approved by:

  
SEAN BUJTAS  
MAYOR

  
LORI GREENLAW  
DIRECTOR OF FINANCE

The accompanying notes are an integral part of these financial statements.

# City of Terrace

## CONSOLIDATED STATEMENT OF OPERATIONS FOR THE YEAR ENDED DECEMBER 31, 2023

	2023	2023 Unaudited Budget	2022
<b>Revenues</b>			
Net taxes available for municipal purposes (Note 13)	\$ 20,843,013	\$ 20,654,962	\$ 18,830,612
User fees and sale of goods and services	6,584,097	5,257,202	6,598,554
Grants and cost sharing (Note 14)	18,989,776	2,710,209	5,817,709
Investment income (loss)	2,570,739	172,000	(351,232)
Developer contributions (Schedule 2)	3,499,423	-	893,300
Affiliated entities (Note 5) and Other	1,276,851	25,500	2,358,260
	<b>53,763,899</b>	<b>28,819,873</b>	<b>34,147,203</b>
<b>Expenses</b>			
Protective services	7,263,631	7,832,951	7,407,679
Parks, recreation and culture	5,592,150	5,192,697	5,025,539
Transportation and transit	5,176,267	5,022,053	5,117,194
Development services	6,881,300	3,838,287	3,021,993
General government	2,848,066	2,876,121	2,476,506
Waste management	5,120,127	3,714,166	2,949,695
Water operations	1,106,401	1,162,472	965,457
Sewer operations	699,219	965,705	1,270,676
Interest and bank charges	1,223,574	231,522	141,757
(Gain)/Loss on disposal of tangible capital assets	(84,547)	-	91,898
Other Services	94,695	200,948	99,216
Amortization of tangible capital assets	4,558,809	-	4,303,766
	<b>40,479,692</b>	<b>31,036,922</b>	<b>32,871,376</b>
<b>Annual surplus (deficit)</b>	<b>13,284,207</b>	<b>(2,217,049)</b>	<b>1,275,827</b>
<b>Accumulated surplus at beginning of year</b>	<b>118,871,011</b>	<b>118,871,011</b>	<b>117,595,184</b>
<b>Accumulated surplus at end of year</b>	<b>\$132,155,218</b>	<b>\$116,653,962</b>	<b>\$118,871,011</b>

The accompanying notes are an integral part of these financial statements.



## City of Terrace

### CONSOLIDATED STATEMENT OF CHANGES IN NET FINANCIAL ASSETS FOR THE YEAR ENDED DECEMBER 31, 2023

	2023	2023 Unaudited Budget	2022
<b>Annual surplus (deficit)</b>	<b>\$ 13,284,207</b>	<b>\$ (2,217,049)</b>	<b>\$ 1,275,827</b>
Capital acquisitions	(15,140,043)	(7,074,017)	(4,720,507)
Amortization of tangible capital assets	4,558,809	-	4,303,766
(Gain)/Loss on disposal of tangible capital assets	(84,547)	-	91,898
Proceeds on sale of tangible capital assets	143,726	-	33,013
Inventory and other	141,012	-	(377,068)
<b>Increase (decrease) in net financial assets</b>	<b>2,903,164</b>	<b>(9,291,066)</b>	<b>606,929</b>
<b>Net financial assets - beginning of year</b>	<b>29,566,364</b>	<b>29,566,364</b>	<b>28,959,435</b>
<b>Net financial assets - end of year</b>	<b>\$ 32,469,528</b>	<b>\$ 20,275,298</b>	<b>\$ 29,566,364</b>

The accompanying notes are an integral part of these financial statements.

# City of Terrace

## CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED DECEMBER 31, 2023

	2023	2022
<b>Operating transactions</b>		
Annual surplus (deficit)	\$ 13,284,207	\$ 1,275,827
Non-cash items:		
Amortization of tangible capital assets	4,558,809	4,303,766
(Gain)/Loss on the disposal of tangible capital assets	(84,547)	91,898
(Increase) decrease in inventory	(39,308)	(76,908)
(Increase) decrease in prepaid expenses	180,321	(300,160)
(Increase) decrease in taxes receivable	(1,074,214)	(18,735)
(Increase) decrease in accounts receivable	(585,794)	(1,039,682)
Increase (decrease) in accounts payable and accrued liabilities	693,570	483,721
Increase (decrease) in deposits and prepayments	65,090	104,486
Increase (decrease) in accrued vacation	(114,766)	(216,655)
Increase (decrease) in care fund liability	5,710	5,314
Increase (decrease) in landfill closure liability	(62,379)	1,807,743
Increase (decrease) in restricted revenue	43,428	174,014
<b>Cash provided (used) by operating transactions</b>	<b>16,870,127</b>	<b>6,594,629</b>
<b>Capital transactions</b>		
Acquisition of tangible capital assets	(15,140,043)	(4,720,507)
Proceeds from the disposal of tangible capital assets	143,726	33,013
<b>Cash applied to capital transactions</b>	<b>(14,996,317)</b>	<b>(4,687,494)</b>
<b>Financing and investing activities</b>		
Debt repayment	(389,449)	(376,559)
(Increase) decrease in investment in affiliated entities	852,429	(1,215,123)
Increase (decrease) in Skeena Industrial Development Park Joint Venture	(2,085,609)	(226,432)
Increase in MFA debt reserve	(2,579)	(1,813)
<b>Cash (provided) used in financing and investing activities</b>	<b>(1,625,208)</b>	<b>(1,819,927)</b>
<b>Increase (decrease) in cash position</b>	<b>248,602</b>	<b>87,208</b>
<b>Cash and cash equivalents - beginning of year</b>	<b>49,512,634</b>	<b>49,425,426</b>
<b>Cash and cash equivalents - end of year</b>	<b>\$ 49,761,236</b>	<b>\$ 49,512,634</b>

The accompanying notes are an integral part of these financial statements.

# City of Terrace

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT DECEMBER 31, 2023

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### 1. Significant Accounting Policies

The consolidated financial statements of the City of Terrace (the City) are prepared by management in accordance with Canadian generally accepted accounting principles for municipal governments established by the Public Sector Accounting Board ("PSAB") of the Canadian Institute of Chartered Accountants. The significant accounting policies are summarized as follows:

#### a) Basis of accounting

The financial statements of the City are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and becomes measurable. Expenses are recognized as they are incurred and become measurable based upon receipt of goods or services and/or the creation of a legal obligation to pay.

#### b) Fund accounting

Funds within the consolidated financial statements consists of the operating, capital and reserves funds. Transactions between funds are recorded as inter fund transfers.

Operating Fund	This fund, consisting of the general, water and sewer operating funds, comprises the operating costs of the services provided by the City.
Capital Fund	This fund, consisting of the general, water and sewer capital funds, comprises property, plant and equipment expenditures and related financing.
Reserves Fund	The reserves fund has been established to hold assets for specific future purposes as approved by City Council. Allowable transfers to and from these funds are defined in reserve fund establishment bylaws.

#### c) Use of estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. It is reasonably possible that circumstances may arise that cause actual results to differ from management estimates, however, management does not believe it is likely that such differences will materially affect the City's financial position. Adjustments, if any, will be reflected in operations in the period of settlement.

Significant areas requiring the use of management estimates relate to amortization of tangible capital assets, the collectibility of accounts and taxes receivable and landfill closure liability.

#### d) Revenue recognition

##### (i) Taxation for municipal purposes

Taxes for municipal purposes are recognized in the year levied. Levies imposed by other taxing authorities (Note 12) are not included in these financial statements.

# City of Terrace

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT DECEMBER 31, 2023

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### 1. Significant Accounting Policies (continued)

#### d) Revenue recognition (continued)

##### (ii) User fees and sale of goods and services

User fees and sale of goods and services are recognized in the year that the service is provided or the amount earned, provided the amount can be estimated and collection is reasonably assured.

##### (iii) Grants and transfers

The City recognizes a government transfer as revenue when the transfer is authorized and all eligibility criteria, if any, have been met. A government transfer with stipulations giving rise to an obligation that meets the definition of a liability is recognized as a liability. In such circumstances, the City recognizes revenue as the liability is settled. Transfers of non-depreciable assets are recognized in revenue when received or receivable.

##### (iv) Investment income

Investment income is recorded in the year it is earned, provided the amount can be estimated and collection is reasonably assured.

#### e) Financial instruments

The City measures financial assets and liabilities at cost at the date of acquisition except for those investments quoted in an active market, which are reported at market value. Unless otherwise noted, it is management's opinion that the City is not exposed to significant interest, currency or credit risks arising from these financial instruments.

The City's financial assets and liabilities are measured as follows:

<b>Financial statement component</b>	<b>Measurement</b>
Cash	Cost
Short-term investments	Amortized cost
Taxes receivable	Lower of cost or net realizable value
Accounts receivable	Lower of cost or net realizable value
Accounts payable and accrued liabilities	Cost
Deposits and prepayments	Cost
Accrued vacation	Cost
Long term debt	Amortized cost

#### f) Land held for resale

Land held for resale is recorded at the lower of cost and net realizable value. Cost includes amounts for



# City of Terrace

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT DECEMBER 31, 2023

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### 1. Significant Accounting Policies (continued)

**f) Land held for resale (continued)**

land acquisition and improvements to prepare the land for sale.

**g) Restricted revenue**

Revenues or receipts that are restricted by legislation or that contain stipulations that create a liability are deferred and reported as restricted revenues. When qualifying expenses are incurred and/or stipulations are met, restricted revenues are recognized as revenues in the period which this occurs.

**h) Non-financial assets**

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services.

**i) Inventory**

Inventories held for City services is recorded at average landed cost.

**j) Tangible capital assets**

Tangible capital assets, comprised of capital assets and capital work-in-progress, are recorded at cost less accumulated amortization and are classified according to their functional use. Amortization is recorded on a straight-line basis over the estimated useful life of the asset commencing the year the asset is put in to service. Donated tangible capital assets are reported at fair value at the time of donation. Estimated useful lives are as follows:

Land improvements	20 years
Buildings	20 to 50 years
Furniture, equipment and technology	5 to 20 years
Motor vehicles	13 to 20 years
Transportation infrastructure	25 to 50 years
Storm sewer	50 years
Dyke and erosion protection	25 years
Water infrastructure	50 years
Sanitary sewer infrastructure	50 years

**k) Reporting entity and principles of financial reporting**

The City's reporting entity includes the municipal government and entities that are either controlled or owned by it. All controlled entities are fully consolidated on a line-by-line basis except for government business enterprises that are consolidated on a modified equity basis.

Under the modified equity basis, accounting policies are not adjusted to conform to the City, inter-organizational transactions and balances are not eliminated and the City recognizes annual earnings or

# City of Terrace

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT DECEMBER 31, 2023

### 1. Significant Accounting Policies (continued)

#### k) Reporting entity and principles of financial reporting (continued)

losses in its statement of operations with a corresponding increase or decrease in the investment. Any distributions reduce the carrying value of the investment.

The City's reporting entity includes:

Terrace Community Forest LP	Government business enterprise	99%
Terrace Community Forest Limited	Government business enterprise	100%

### 2. Cash and short-term investments

Cash and short-term investments are comprised of cash on deposit and investments as follows:

	2023	2022
Municipal Finance Authority of BC investments:		
MFA Money market fund	\$ 9,454,517	\$ 7,427,441
MFA Short-term bond and intermediate funds	28,598,097	27,169,431
MFA Care fund investment	244,186	238,476
Scotiabank investments	10,028,000	10,028,000
	<b>48,324,800</b>	44,863,348
Cash	1,436,436	1,387,982
Funds held in legal trust	-	3,261,304
	<b>\$ 49,761,236</b>	\$ 49,512,634

### 3. Accounts receivable

	2023	2022
Government grants receivable:		
Provincial		
Ministry of Attorney General - Gaming revenue	\$ 204,553	\$ 206,984
Emergency Management BC	782,242	541,853
UBCM - Flood Mitigation, Community Resiliency	142,760	183,673
Northern Development Initiative Trust	490,251	373,563
Trade receivable - sewer and water	68,018	67,298
Other	1,367,823	1,096,482
Accounts receivable	<b>\$ 3,055,647</b>	\$ 2,469,853

# City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
AS AT DECEMBER 31, 2023

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#### 4. Municipal Finance Authority of BC - debt reserve fund

The Municipal Finance Authority of BC ("MFA") provides capital financing for regional districts and their member municipalities and with respect to this, is required to establish a Debt Reserve Fund. Each regional district and its member municipalities who share in the proceeds of a debt issue are required to pay into the Debt Reserve Fund certain amounts set out in the debt agreements. This fund is held in trust by MFA as protection against loan default. Upon the maturity of a debt issue the unused portion of the Debt Reserve Fund established for that issue, including interest earned on it, is discharged to the original contributors.

# City of Terrace

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT DECEMBER 31, 2023

### 5. Investment in affiliated entities

Terrace Community Forest Limited Partnership manages the community forest licence in three general areas around Terrace. The City, as sole limited partner, has a 99% partnership interest with the general partner, Terrace Community Forest Limited, holding the remaining 1%.

The government business enterprise has been consolidated on a modified equity basis.

	2023	2022
	\$	\$
<b>Balance Sheet</b>		
Cash and short term investments	\$ 1,329,638	\$ 3,645,397
Accounts and other receivables	1,684,479	228,068
Equipment	121,259	133,406
<b>Total assets</b>	<b>3,135,376</b>	<b>4,006,871</b>
Trade and other payables	191,468	264,434
Silviculture provision	411,460	357,560
<b>Total liabilities</b>	<b>602,928</b>	<b>621,994</b>
Partner capital	2,532,448	3,384,877
<b>Total liabilities and partner capital</b>	<b>3,135,376</b>	<b>4,006,871</b>
<b>Statement of Comprehensive Income</b>		
Revenue	2,744,443	5,922,845
Direct Costs	(1,837,489)	(3,468,805)
Expenses	(391,708)	(250,244)
Other income	136,437	13,274
<b>Net income for the year</b>	<b>\$ 651,683</b>	<b>\$ 2,217,070</b>
	<b>2023</b>	<b>2022</b>
	<b>\$</b>	<b>\$</b>
<b>Summary of Investments in Affiliated Entities</b>		
Owner equity in Terrace Community Forest Limited	\$ 46,802	\$ 44,398
Partnership capital in Terrace Community Forest Limited Partnership	2,485,646	3,340,479
<b>Total investment in affiliated entities</b>	<b>\$ 2,532,448</b>	<b>\$ 3,384,877</b>



# City of Terrace

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT DECEMBER 31, 2023

### 6. Care fund liability

The use of perpetual care (cemetery) fund monies, together with any earnings thereon, is restricted by legislation.

### 7. Landfill Closure Liability

The landfill closure liability has been established to close the Terrace landfill in accordance with a closure plan approved by the Ministry of Environment and Climate Change Strategy in 2021.

Closure costs of \$1,699,156 have been accrued to fund surface water management engineering, the installation of an equalization pond, and a cover system for the old waste portion.

Post-closure costs relating to ongoing and required site monitoring, which are required for a period of 25 years from the date of closure, have been accrued in the amount of \$287,000 annually, decreasing to \$167,000 annually in years 2030-2042 as monitoring requirements are expected to lessen in future years.

### 8. Restricted Revenue - Development Cost Charges

	2023	2022
	\$	\$
Opening balance	\$ 174,014	\$ -
Interest income	9,102	-
Fees collected	34,326	174,014
<b>Subtotal - collections</b>	<b>217,442</b>	<b>174,014</b>
<b>Ending balance</b>	<b>\$ 217,442</b>	<b>\$ -</b>

### 9. Skeena Industrial Development Park joint venture

The City and the Kitseles First Nation have entered into a multi-year Joint Venture agreement for the sale of land know as the Skeena Industrial Development Park. The main purpose of the Joint Venture is to stimulate economic development in the area. The Joint Venture has an agreement with the Province of B.C. to purchase land as needed in the specified area. The profits, if any, are to be shared equally when all the land is sold. The joint venture has received \$10,875,601 and incurred expenses totalling \$3,779,627. The Joint Venture is to provide road and water services to the site. The cost to provide these services is currently unknown.

# City of Terrace

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT DECEMBER 31, 2023

### 10. Long term debt

	2023	2022			
	\$	\$			
Municipal Finance Authority of British Columbia ("MFA")					
Debenture debt matures in 2028 to 2034 and debenture debt annual interest rates range from 2.24% to 3.79%.	\$ 3,797,164	\$ 4,186,613			
Interest paid on long term debt	\$ 184,862	\$ 178,022			
Principal repayment for the next five years are:					
	2024	2025	2026	2027	2028
Principal payment	\$ 298,639	\$ 298,639	\$ 298,639	\$ 298,639	\$ 298,639
Actuarial addition	104,150	117,957	132,247	147,036	162,345
	\$ 402,789	\$ 416,596	\$ 430,886	\$ 445,675	\$ 460,984

Total principal payments required from 2029 to retirement are \$1,127,666.

### 11. Asset retirement obligations

The City owns and operates several assets that are known to have asbestos and lead paint, which represent a health hazard upon demolition or renovation of the assets. There is a legal obligation to remove and dispose of the hazardous materials. Following the adoption of Public Accounting Standard PS 3280 *Asset Retirement Obligations*, the City recognized an obligation relating to the removal of the hazardous materials in these assets as estimated at January 1, 2023. The transition and recognition of asset retirement obligations involved an accompanying increase to the Buildings Infrastructure capital assets. This increase in capital assets is amortized on a straight-line basis over the remaining useful life of the related assets.

The City has not discounted their cash flows and uses the prospective method for asset retirement obligations. Under the prospective method, the assumptions used on initial recognition are those as of the date of adoption of the standard. The timing of these expenditures is expected to occur between 2038 and 2073.

## City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
AS AT DECEMBER 31, 2023

### 12. Equity in tangible capital assets

Equity in tangible capital assets represents the net book value of total tangible capital assets less long term obligations assumed to acquire those assets. The change in consolidated equity in tangible capital assets is as follows:

	2023	2022
Increases:		
Capital acquisitions	\$ 15,140,043	\$ 4,720,507
Retirement of debt - principal repayment	298,639	298,639
Actuarial adjustment	90,810	77,920
Decreases:		
Dispositions at net book value	(59,179)	(124,911)
Amortization of tangible capital assets	(4,558,809)	(4,303,766)
<b>Change in equity in tangible capital assets</b>	<b>10,911,504</b>	<b>668,389</b>
Equity in tangible capital assets - beginning of year	83,859,411	83,191,022
<b>Equity in tangible capital assets - end of year</b>	<b>\$94,770,915</b>	<b>\$83,859,411</b>

# City of Terrace

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT DECEMBER 31, 2023

### 13. Net taxes available for municipal purposes

	2023	2022
Taxes:		
Property	\$ 27,175,527	\$25,161,884
Frontage	779,747	749,205
Utility fees	648,433	576,643
Revenue in lieu of taxes	504,922	478,267
Penalties and interest on taxes	400,262	269,215
	<b>29,508,891</b>	27,235,214
Less taxes on behalf of:		
Province of BC - School	5,828,862	5,584,493
North West Regional Hospital District	1,510,625	1,459,286
Regional District of Kitimat-Stikine	1,212,380	1,248,079
BC Assessment Authority	113,406	112,174
Municipal Finance Authority of BC	605	570
	<b>8,665,878</b>	8,404,602
Net taxes available for municipal purposes	<b>\$ 20,843,013</b>	\$ 18,830,612

### 14. Grants and Cost Sharing

The following grants and cost sharing have been included in revenues:

	2023	2022
Capital project grants		
- Provincial	\$ 13,843,294	\$ 1,458,208
- Regional District / Other	1,416,616	718,783
	<b>15,259,910</b>	2,176,991
Operating grants and cost sharing		
- Federal	5,227	44,942
- Provincial	1,740,856	1,961,842
- Regional District / Other	1,983,783	1,633,934
	<b>3,729,866</b>	3,640,718
	<b>18,989,776</b>	5,817,709



# City of Terrace

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT DECEMBER 31, 2023

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### 15. Commitments and contingencies

#### a) Pension plan

The City of Terrace and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of the assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2022 the plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 43,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2021, indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The City of Terrace paid \$909,192 for employer contributions to the Plan in fiscal 2023 (\$796,070 in 2022).

The next valuation will be as at December 31, 2024 with results available in 2025.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the plan.

#### b) Third party claims

The City is involved in certain legal actions, the outcome of which is uncertain at this time. Accordingly, no provision has been made in the accounts for these actions.

# City of Terrace

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT DECEMBER 31, 2023

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### 15. Commitments and contingencies (continued)

#### c) Contingent liabilities

- (i) The City, as a member of the Regional District of Kitimat-Stikine, is jointly and severally liable for their net capital liabilities.
- (ii) The loan agreements with the Municipal Finance Authority ("MFA") provide that if the MFA does not have sufficient funds to meet payments on its obligations it shall make payments from the Debt Reserve Fund which is established by contributions from all borrowing participants. If the Debt Reserve Fund is deficient the MFA's obligations become a liability of the Regional District and may become a liability of the participating municipalities.

### 16. Segmented Information

The City of Terrace is a municipal government that provides a wide range of services to its residents and taxpayers. The City operations and activities are organized and reported by segments. These segments include: Protective Services; Parks, Recreation and Culture; Transportation and Transit; Development Services; General Government; Waste Management; Water Operations and Sewer Operations and Other Services. Revenues include government grants, user fees, investment income and property taxation; the latter being the largest source of funding. Operating results are reported by segment in Schedule 1. Property taxation, which funds many of the operations, is not allocated to a specific segment and is reported as unallocated.

#### Protective Services

Protective Services is comprised of fire protection and policing. The Fire Department is responsible for fire suppression, fire prevention, fire safety, highway rescue and emergency preparedness. The Royal Canadian Mounted Police operates under agreement to provide police services to the City.

#### Parks, Recreation and Culture

The Parks, Recreation and Culture department operates and provides services for the pool, arenas, parks, trails and open spaces and leisure programs. The Terrace Public Library and Heritage Park Museum are also reported under this segment.

#### Transportation and Transit

The Public Works department provides transportation service including street maintenance, snow removal, building maintenance, street lighting, traffic lights, fleet maintenance, storm sewer and inventory control. Transit services, also reported under this segment, are provided under contract with BC Transit.

#### Development Services

The Development Services department is responsible for land use, sustainable planning and general development services. This includes building inspection, business licensing, animal control, planning, mapping and bylaw enforcement. The Skeena Industrial Development Park Joint Venture with the Kitselas First Nation

# City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
AS AT DECEMBER 31, 2023

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## 16. Segmented Information (continued)

### **Development Services (continued)**

is managed by the City and reported under this segment. Tourism services provided by Kermodeli Tourism Society and economic development are also reported under this segment.

### **General Government**

General government operations include legislative services, general administration, finance and information technology functions.

### **Waste Management**

Waste management services are provided by the Public Works department and include the collection and treatment/disposal of solid waste, organics, yard waste and recycling.

### **Water Operations**

This segment includes all operating activities related to pumping, treating and distributing water throughout the city and operates under the Public Works department.

### **Sewer Operations**

This segment includes all operating activities related to collection and treatment of wastewater throughout the city and operates under the Public Works department.

### **Other Services**

Other services include cemetery services.

**City of Terrace**  
**CONSOLIDATED SCHEDULE OF SEGMENTED REVENUES AND EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2023**  
**(Schedule 1)**

	Protective services	Parks, recreation and culture	Transportation and transit	Development services	General government	Waste management
<b>Revenues</b>						
Net taxes available for municipal purposes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
User fees and sale of goods and services	305,756	1,316,199	727,889	815,159		784,696
Government grants and cost sharing	282,520	2,483,880	891,286	208,578	15,117,902	
Investment income						
Developer contributions						
Other					629,280	
	<b>588,276</b>	<b>3,800,079</b>	<b>1,619,175</b>	<b>1,023,737</b>	<b>15,747,182</b>	<b>784,696</b>
<b>Expenses</b>						
Salaries and wages	3,520,186	2,837,938	1,734,155	2,162,433	1,905,115	620,127
Goods and services	3,743,446	2,754,212	3,442,111	4,718,867	942,951	4,500,000
Interest and bank charges		213,322		136,392	873,860	
Amortization of tangible capital assets	181,496	1,200,084	2,099,853	81,397	209,259	47,145
(Gain)/Loss on disposal of tangible capital assets			(84,547)			
	<b>7,445,128</b>	<b>7,005,556</b>	<b>7,191,572</b>	<b>7,099,089</b>	<b>3,931,185</b>	<b>5,167,272</b>
<b>Excess (deficiency) of revenues over expenses</b>	<b>\$ (6,856,852)</b>	<b>\$ (3,205,477)</b>	<b>\$ (5,572,397)</b>	<b>\$ (6,075,352)</b>	<b>\$ 11,815,997</b>	<b>\$ (4,382,576)</b>

The accompanying notes are an integral part of these financial statements.



**City of Terrace**  
**CONSOLIDATED SCHEDULE OF SEGMENTED REVENUES AND EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2023**  
**(Schedule 1)**

	Water operations	Sewer operations	Other services	Unallocated	2023 \$	2023 Unaudited Budget	2022 \$
<b>Revenues</b>							
Net taxes available for municipal purposes	\$ -	\$ -	\$ -	\$ 20,843,013	\$ 20,843,013	\$ 20,654,962	\$ 18,830,612
User fees and sale of goods and services	1,370,825	1,189,359	74,214	-	6,584,097	5,257,202	6,598,554
Government grants and cost sharing	-	5,610	-	-	18,989,776	2,710,209	5,817,709
Investment income	-	-	-	2,570,739	2,570,739	172,000	(351,232)
Developer contributions	-	-	-	3,499,423	3,499,423	-	893,300
Other	-	-	-	647,571	1,276,851	25,500	2,358,260
	1,370,825	1,194,969	74,214	27,560,746	53,763,899	28,819,873	34,147,203
<b>Expenses</b>							
Salaries and wages	660,858	287,270	63,600	-	13,781,682	13,152,763	12,377,824
Goods and services	455,543	411,949	31,095	-	21,000,174	17,652,637	15,956,131
Interest and bank charges	-	-	-	-	1,223,574	231,522	141,757
Amortization of tangible capital assets	342,712	396,863	-	-	4,558,809	-	4,303,766
(Gain)/Loss on disposal of tangible capital assets	-	-	-	-	(84,547)	-	91,898
	1,449,113	1,096,082	94,695	-	40,479,692	31,036,922	32,871,376
<b>Excess (deficiency) of revenues over expenses</b>	\$ (78,288)	\$ 98,887	\$ (20,481)	\$ 27,560,746	\$ 13,284,207	\$ (2,217,049)	\$ 1,275,827

The accompanying notes are an integral part of these financial statements.

**City of Terrace**  
**SCHEDULE OF TANGIBLE CAPITAL ASSETS**  
**FOR THE YEAR ENDED DECEMBER 31, 2023**

(Schedule 2)

Included in total additions are capital assets received from developers through property development activities or by donation, which totalled \$3,499,423 in 2023 (\$893,300 in 2022). In 2023, this included contributions to: land (\$73,700), land improvements (\$400,000), transportation (\$2,915,013), water (\$70,000) and storm (\$40,710).

	Cost					Accumulated Amortization					Net book value 2022
	Opening Balance	Additions	Disposals	Ending balance	Opening Balance	Amortization	Accumulated amortization on disposals	Ending balance	Net book value 2023	Net book value 2022	
Land	\$ 10,754,952	\$ 199,368	\$ -	\$ 10,954,320	\$ -	\$ -	\$ -	\$ -	\$ 10,954,320	\$ 10,754,952	
Land Improvements	5,883,359	2,012,649	-	7,896,008	3,408,556	302,900	-	3,711,456	4,184,552	2,474,803	
Buildings	33,241,306	3,900,002	-	37,141,308	17,894,791	1,193,270	-	19,088,061	18,053,247	15,346,515	
Motor Vehicles	8,852,991	1,575,662	(990,099)	9,438,554	3,898,473	512,993	(930,921)	3,480,545	5,958,009	4,954,518	
Furniture, equipment and technology	2,560,335	204,915	(192,945)	2,572,305	1,438,998	180,668	(192,945)	1,426,721	1,145,584	1,121,337	
Transportation infrastructure	58,151,660	3,588,455	(193,978)	61,546,137	32,687,096	1,333,632	(193,978)	33,826,750	27,719,387	25,464,564	
Water infrastructure	18,676,887	70,000	-	18,746,887	9,013,628	342,712	-	9,356,340	9,390,547	9,663,259	
Sanitary sewer infrastructure	17,908,534	163,536	-	18,072,070	9,823,722	396,863	-	10,220,585	7,851,485	8,084,812	
Storm sewer	14,947,299	56,710	-	15,004,009	7,092,360	295,771	-	7,388,131	7,615,878	7,854,939	
Assets under construction	2,326,325	3,368,746	-	5,695,071	-	-	-	-	5,695,071	2,326,325	
	\$ 173,303,648	\$ 15,140,043	\$(1,377,022)	\$ 187,066,669	\$ 85,257,624	\$ 4,558,809	\$(1,317,844)	\$ 88,498,589	\$ 98,568,080	\$ 88,046,024	

The accompanying notes are an integral part of these financial statements.

**City of Terrace**  
**CONSOLIDATED SCHEDULE OF RESERVE FUND ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2023**

(Schedule 3)

	Parks acquisition	Machinery and equipment	Land acquisition	Parking space	Sewer capital	Water capital	Capital works	Gaming	Community works	LGCAP
<b>Balance - Beginning of year</b>	\$ 257,962	\$ 3,706,881	\$ 917,360	\$ 78,058	\$ 1,180,728	\$ 756,470	\$ 2,707,346	\$ 161,041	\$ 1,215,357	\$ 87,227
Transfers in	168,396	688,796	-	-	745,781	475,778	902,187	837,697	595,268	68,360
Investment income	13,493	193,900	47,985	4,083	61,762	39,569	140,246	8,424	63,573	4,563
Transfers out	-	(681,625)	(373,336)	-	(950,291)	(524,085)	(126,738)	(559,943)	(532,453)	(25,075)
<b>Balance - End of year</b>	\$ 439,851	\$ 3,907,952	\$ 592,009	\$ 82,141	\$ 1,037,980	\$ 747,732	\$ 3,623,041	\$ 447,219	\$ 1,341,745	\$ 135,075

	Animal shelter crematorium	Community forest	Affordable housing	Active transportation	Airport lands joint venture	Northern capital and planning	COVID-19 safe restart	Growing communities	Total
<b>Balance - Beginning of year</b>	\$ -	\$ 618,137	\$ 183,127	\$ 17,194	\$ 1,629,018	\$ 11,589,012	\$ 640,383	\$ -	\$ 25,745,301
Transfers in	10,000	1,500,000	-	-	-	-	-	4,633,000	10,625,263
Investment income	-	32,334	9,579	899	-	606,199	33,497	-	1,260,106
Transfers out	-	(441,075)	(100,000)	-	-	(3,846,438)	(230,273)	-	(8,391,332)
<b>Balance - End of year</b>	\$ 10,000	\$ 1,709,396	\$ 92,706	\$ 18,093	\$ 1,629,018	\$ 8,348,773	\$ 443,607	\$ 4,633,000	\$ 29,239,338

The accompanying notes are an integral part of these financial statements.

## City of Terrace

NORTHERN CAPITAL PLANNING GRANT RESERVE  
FOR THE YEAR ENDED DECEMBER 31, 2023

(Schedule 4)

	2023	2022
<b>Balance - Beginning of year</b>	\$ 11,589,012	\$ 12,719,941
Investment income (loss)	606,199	(80,116)
Transfers out	(3,846,438)	(1,050,813)
<b>Balance - End of year</b>	<b>\$ 8,348,773</b>	<b>\$ 11,589,012</b>

## City of Terrace

COVID-19 SAFE RESTART GRANT RESERVE  
FOR THE YEAR ENDED DECEMBER 31, 2023

(Schedule 5)

	2023	2022
<b>Balance - Beginning of year</b>	\$ 640,383	\$ 1,471,063
Investment income (loss)	33,497	(9,265)
Transfers out	(230,273)	(821,415)
<b>Balance - End of year</b>	<b>\$ 443,607</b>	<b>\$ 640,383</b>

## City of Terrace

GROWING COMMUNITIES RESERVE  
FOR THE YEAR ENDED DECEMBER 31, 2023

(Schedule 6)

	2023	2022
Transfers in	\$ 4,633,000	\$ -
<b>Balance - End of year</b>	<b>\$ 4,633,000</b>	<b>\$ -</b>



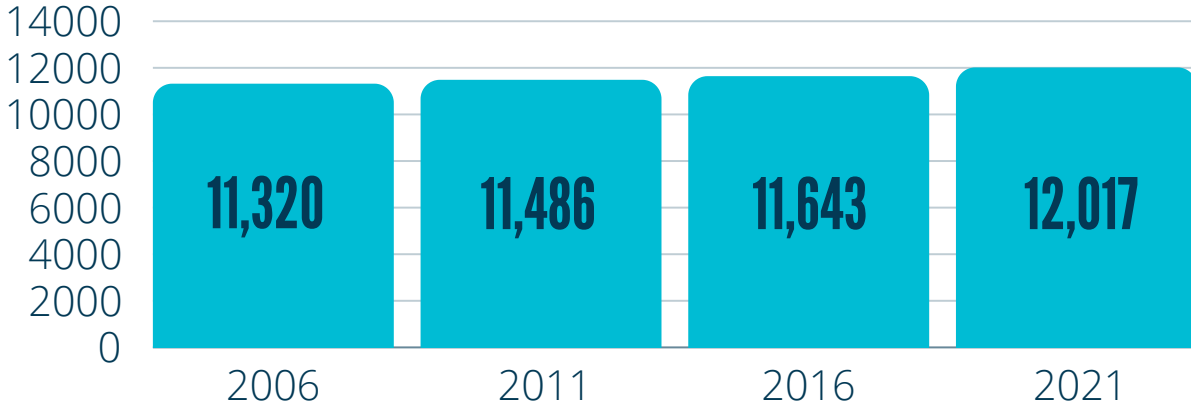


# STATISTICAL INFORMATION

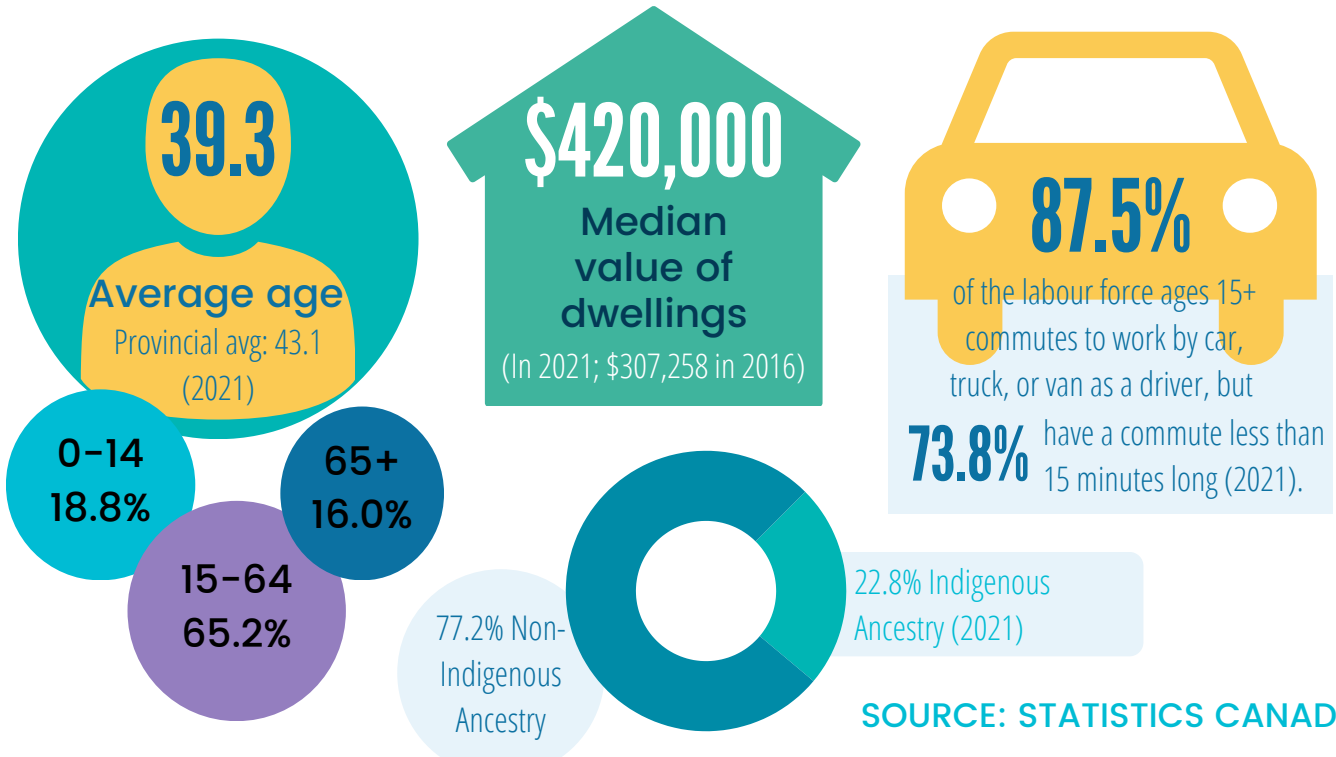
# City of Terrace

## AT A GLANCE

### CITY OF TERRACE POPULATION

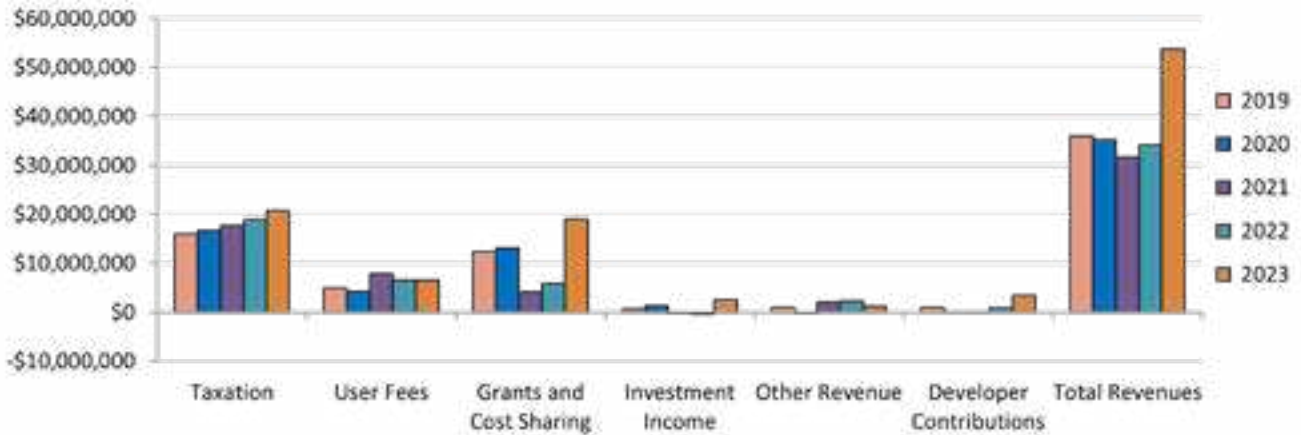


70.1% of private households are occupied by owners; 29.9% by renters (2021)

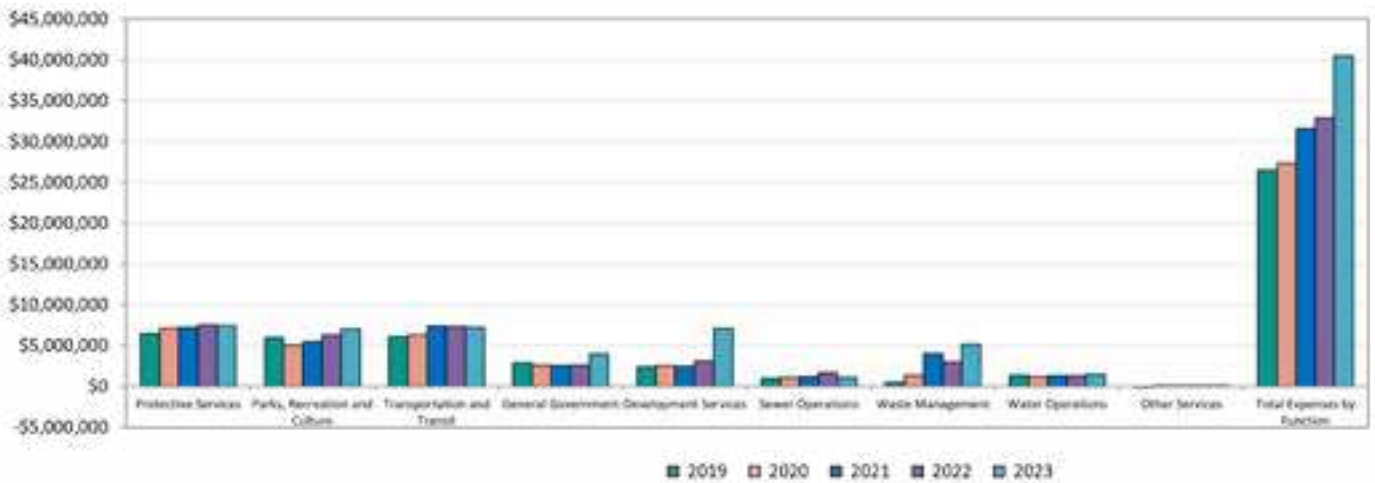


SOURCE: STATISTICS CANADA

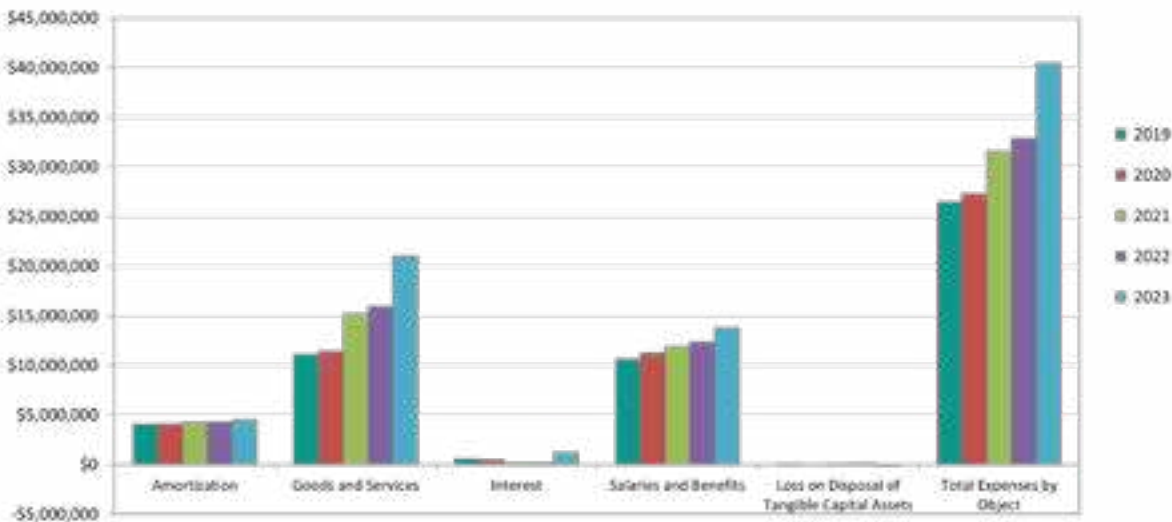
## REVENUES BY SOURCE - LAST 5 FISCAL YEARS



## EXPENSES BY FUNCTION - LAST 5 FISCAL YEARS

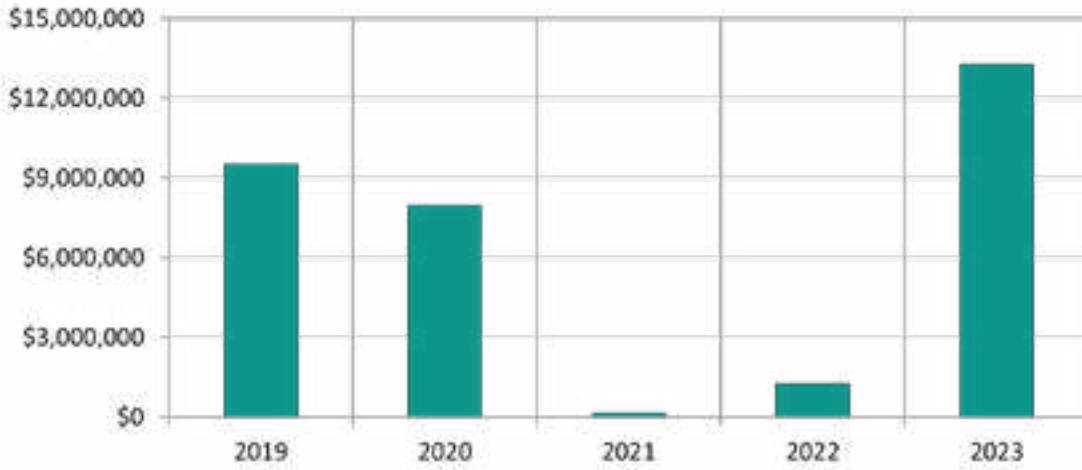


## EXPENSES BY OBJECT - LAST 5 FISCAL YEARS

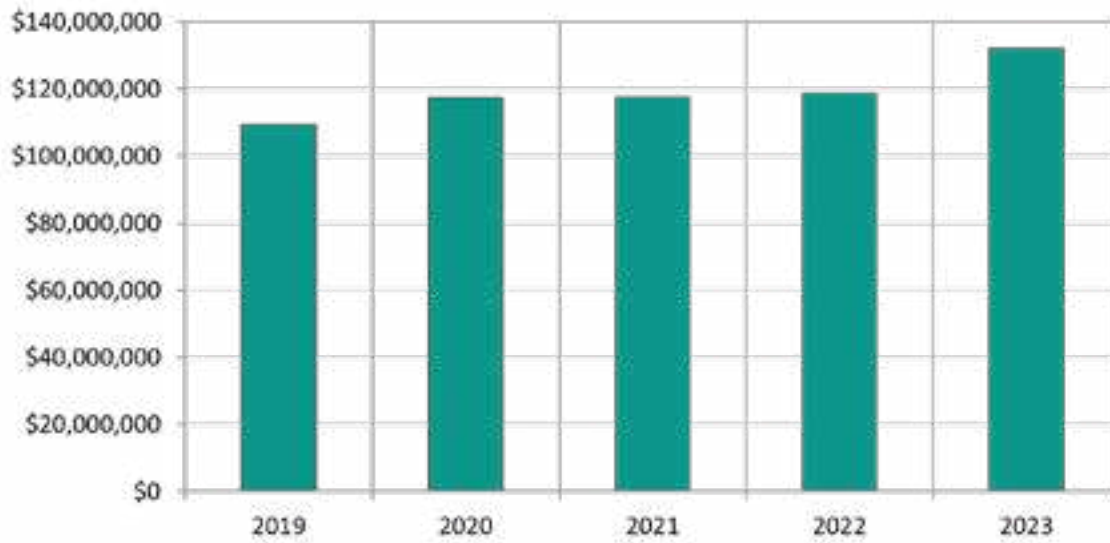


Unaudited Statistical Information, Source: City of Terrace Finance Department

## TOTAL ANNUAL SURPLUS

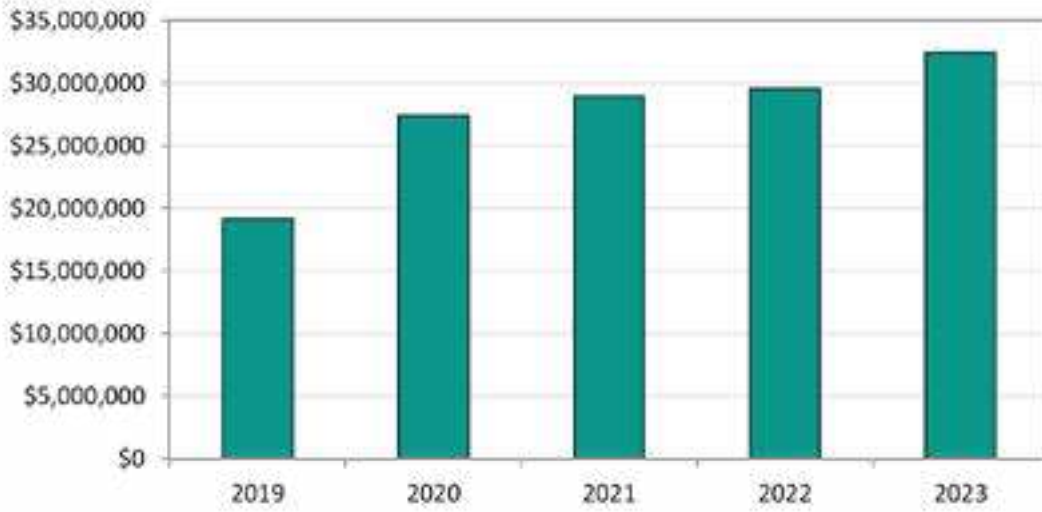


## TOTAL ACCUMULATED SURPLUS

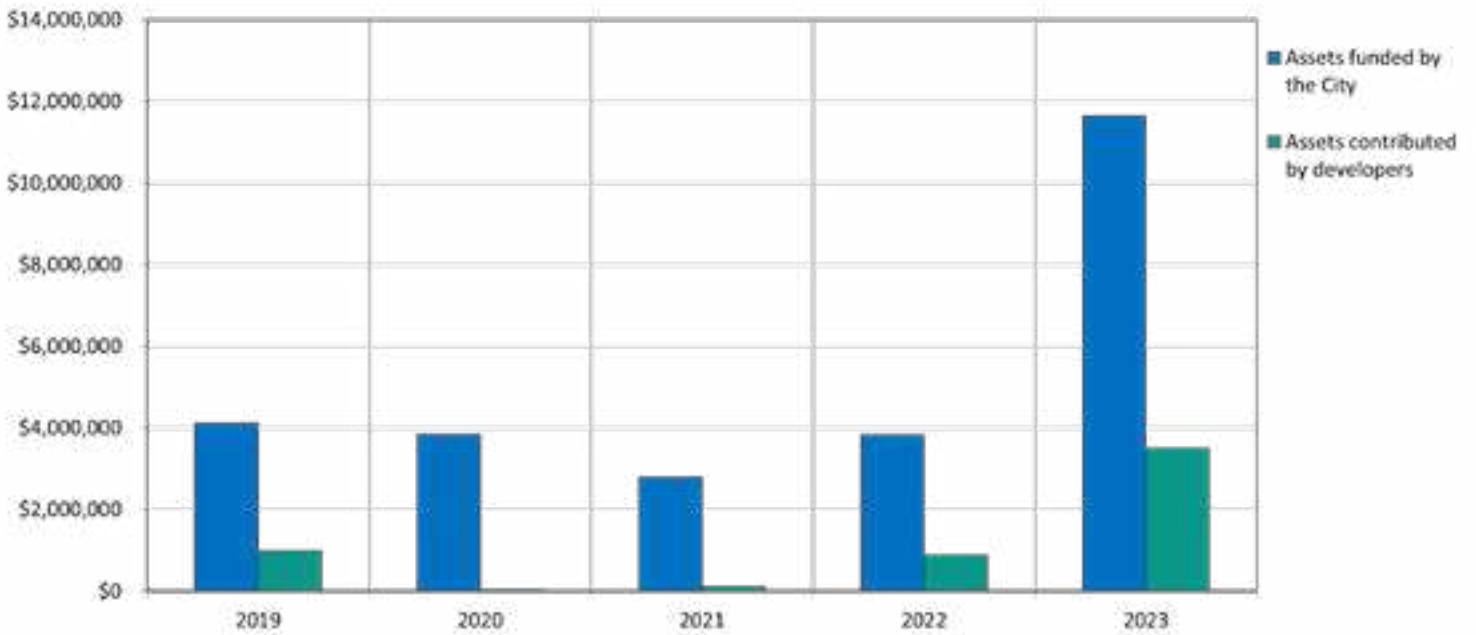




## NET FINANCIAL ASSETS

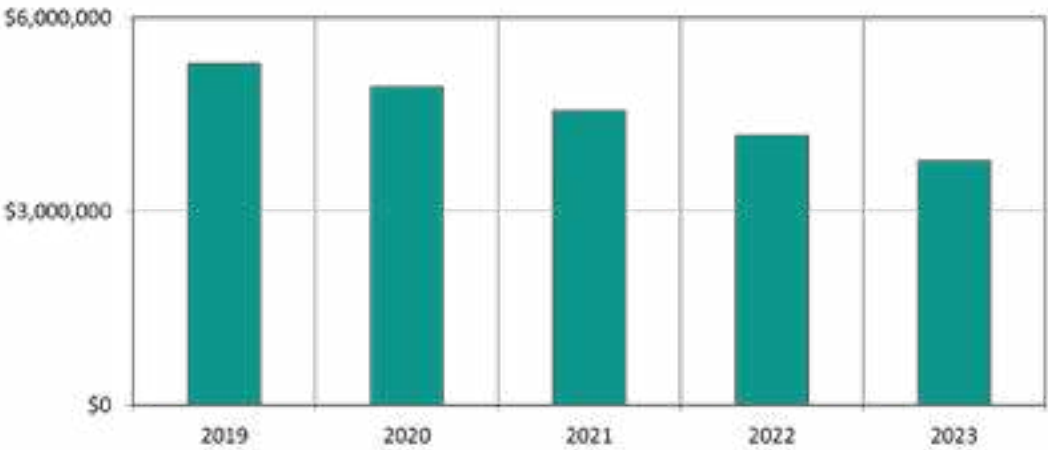


## ACQUISITION OF TANGIBLE CAPITAL ASSETS

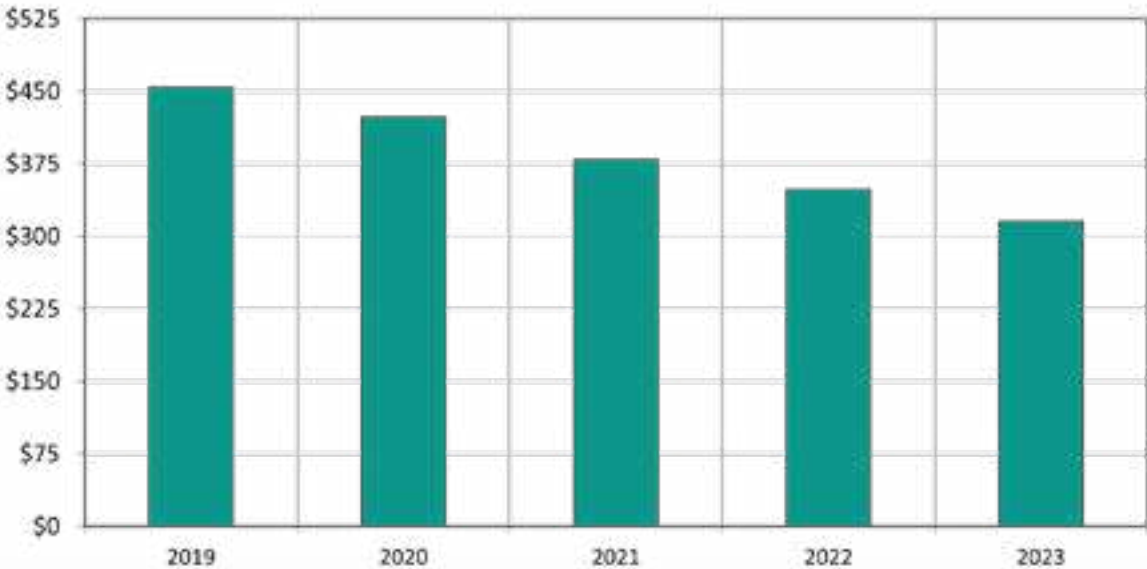


Unaudited Statistical Information, Source: City of Terrace Finance Department

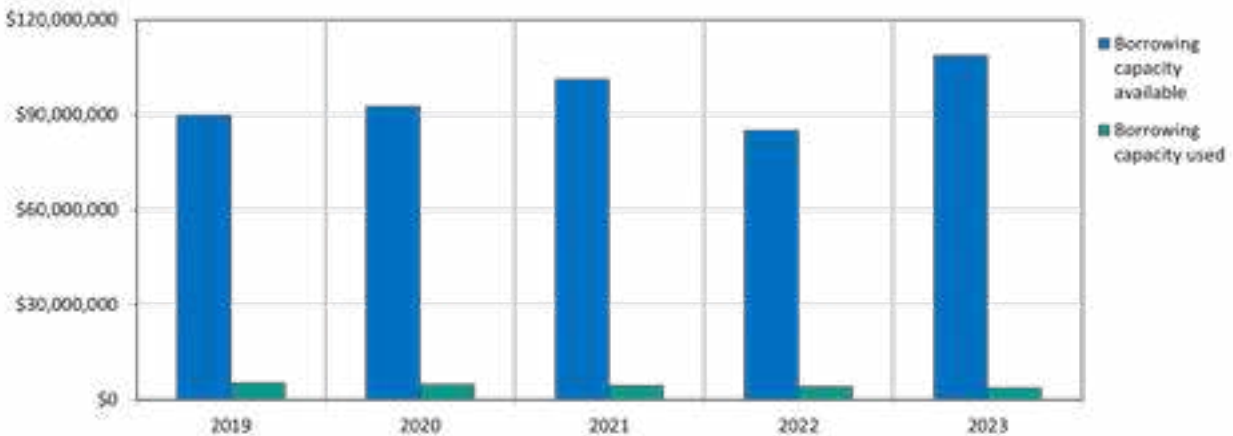
### LONG-TERM GENERAL DEBT OUTSTANDING (SUPPORTED BY PROPERTY TAXES)



### LONG-TERM GENERAL DEBT PER CAPITA (SUPPORTED BY PROPERTY TAXES)



### LEGISLATED BORROWING CAPACITY



Note: Borrowing capacity is estimated based on market interest rates at each year-end

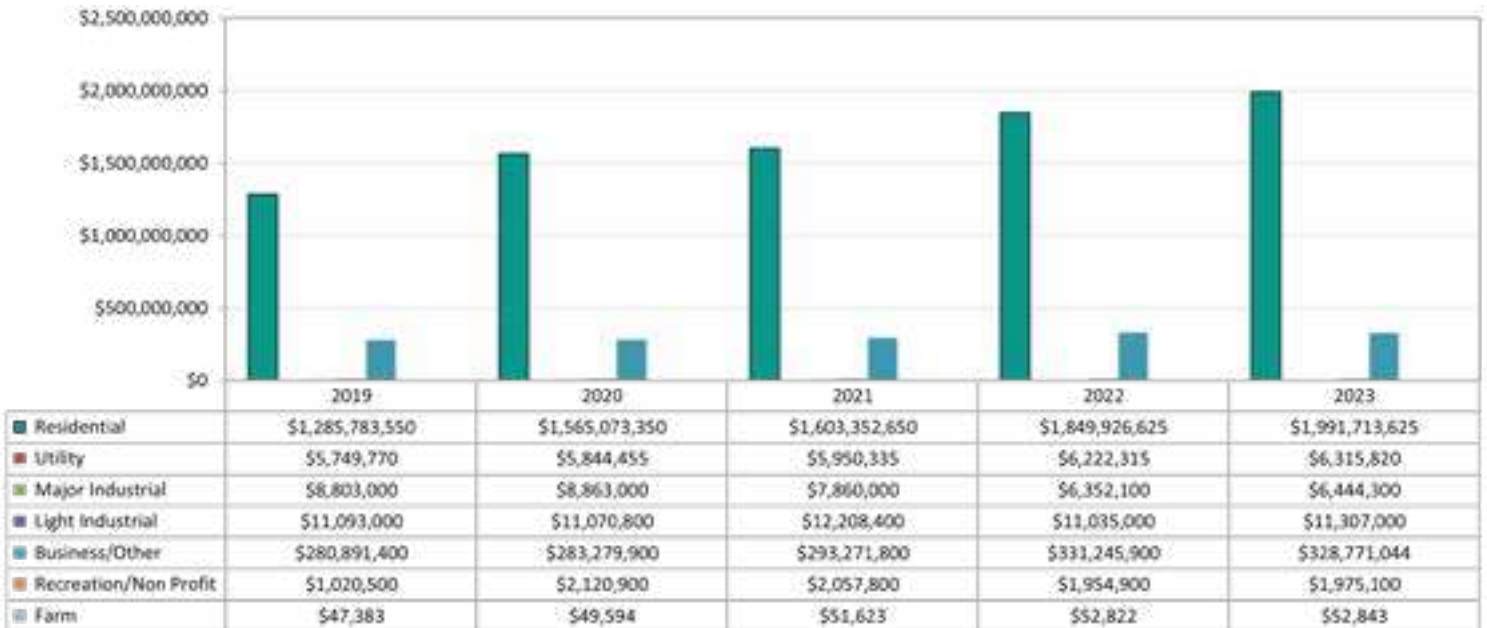
## PROPERTY TAX COLLECTIONS

	2019	2020	2021	2022	2023
Current taxes levied <sup>1</sup>	23,380,535	23,470,727	25,234,394	26,487,732	28,850,602
Current taxes collected	22,302,071	22,246,088	24,146,300	25,411,418	27,440,435
Current taxes outstanding as at December 31	1,078,464	1,224,639	1,088,094	1,076,314	1,410,167
Percentage of current taxes collected	95.4%	94.8%	95.7%	95.9%	95.1%
<b><i><sup>1</sup>Includes residential flat rate utilities, collections for other authorities, and penalties; excludes grants in lieu of tax and interest</i></b>					

## OTHER MAJOR TAX LEVIES AND COLLECTIONS

	2019	2020	2021	2022	2023
School District	5,079,622	4,542,173	5,481,439	5,584,493	5,828,862
Hospital District	1,373,136	1,457,765	1,441,853	1,248,079	1,212,380
Regional District	1,258,178	1,119,930	1,187,450	1,459,286	1,510,625
BCA/MFA	94,269	115,051	115,303	112,744	114,011

## ASSESSED VALUES



Unaudited Statistical Information, Source: City of Terrace Finance Department

## PRINCIPAL CORPORATE TAXPAYERS

<b>2023 MAJOR TAX REVENUE BASE (INCLUDES GENERAL MUNICIPAL TAXES ONLY; DOES NOT INCLUDE TRANSIT)</b>	
ROC HOLDINGS LTD	\$490,147.49
PROGRESSIVE VENTURES LTD	\$347,722.03
WAL-MART CANADA CORP	\$347,230.22
LOON PROPERTIES (SKEENA) INC	\$275,608.91
CANADIAN TIRE REAL ESTATE LIMITED	\$196,405.76
TELUS COMMUNICATIONS INC.	\$190,942.79
CANADIAN NATIONAL RAILWAY CO. (VN119638)	\$189,728.27
SUNSHINE INN EXECUTIVE SUITES INC.	\$177,149.12
645999 BC LTD	\$165,504.38
FROZEN NORTH DEVELOPMENTS LTD	\$154,378.76
<b>TOTAL</b>	<b>\$2,534,817.73</b>

## NEW CONSTRUCTION

TYPE OF PERMIT	2023	2022	2021	2020	2019
Single Residential	6,065,000	7,204,507	12,759,000	11,528,000	10,863,300
Duplex Residential	500,000		799,200	960,000	380,000
Multi-Residential		16,625,000	18,795,200		800,000
Commercial New	330,000	2,200,000	596,488	1,088,000	1,300,000
Industrial New	800,000	278,500	2,206,525	2,672,955	50,000
Institutional New			296,325,000	765,500	
<b>TOTALS</b>	<b>7,695,000</b>	<b>26,308,007</b>	<b>331,481,413</b>	<b>17,014,455</b>	<b>13,393,300</b>



## PERMISSIVE TAX EXEMPTIONS

*In accordance with section 98(2)(b) of the Community Charter, the following properties in the City of Terrace were provided permissive property tax exemptions by Council for 2022 in addition to any statutory exemptions provided by the Chamber Charter.*

<b>Name</b>	<b>Address</b>	<b>2023 City Exempt Taxes (\$)</b>	<b>2023 Other Exempt Taxes (\$)</b>
Governing Council of the Salvation Army	3236 Kalum	12,949	3,600
645999 BC LTD (Salvation Army-Lease)	3227-3229 Sparks	5,503	1,400
My Recreational Mountain Co-op	101-4805 Hwy 16 W	2,008	520
Terrace Child Development Centre	4665 Park	7,584	2,101
Terrace Cerebral Palsy Assoc. (T.Child Dev)	2510 Eby	7,172	1,955
Terrace Curling Association	3210 School	13,854	3,656
Terrace & District Community Serv	2806 Eby	1,808	1,269
Terrace & District Community Serv	4530 Lakelse	9,739	2,584
Canadian Red Cross - 645999 BC Ltd (Lease)	124-4720 Lazelle	5,839	1,638
Kermode Friendship Society	4714 Park	36,154	10,188
Kermode Friendship Society	3313 Kalum	14,539	4,202
K'San House Society	4444 Lakelse	7,102	2,055
K'San House Society	2812 Hall	9,655	7,038
K'San House Society	4838 Lazelle	24,253	8,407
Mills Memorial Hospital Auxiliary	4544 Lazelle	3,111	821
Royal Canadian Legion Pacific #13	4425 Legion	3,760	1,046
Terrace Little Theatre Society	3625 Kalum	6,371	1,665
Terrace Search & Rescue Society	4455 Greig	11,290	3,224
Clay Artists of Terrace Society	4438 Greig	3,758	1,053
The Terrace Church's Food Bank	3504 Kalum	4,912	1,397
City of Terrace-Visitor Information Centre	4511 Keith	9,373	2,426
Congregation of Jehovah's Witnesses	2908 Eby	845	410
Congregation of Jehovah's Witnesses	2906 Eby	845	410
Zion Baptist Church	2911 Sparks	2,493	1,209
Terrace Evangelical Free Church	4640 Park	3,594	1,743
Terrace & District Council for Social Resources	4623 Tuck	609	385
Skeena Gursikh Society	4634 Walsh	1,263	612
Pentecostal Assemblies	4643 Walsh	1,039	504
Christian Reformed Church	3602 Sparks	913	427
Terrace Gospel Hall	4802 Scott	806	391
Knox United Church	4907 Lazelle	2,282	1,107

## PERMISSIVE TAX EXEMPTIONS (CONT'D)

<b>Name</b>	<b>Address</b>	<b>2023 City Exempt Taxes (\$)</b>	<b>2023 Other Exempt Taxes (\$)</b>
Pentecostal Assemblies	3511 Eby	1,806	875
Roman Catholic Episcopal Corp.	4836 Straume	3,371	970
Anglican Synod Diocese	4506 Lakelse	2,253	1,093
BC Old Age Pensioners (Happy Gang)	3266 Kalum	1,736	875
George Little House	3100 Kalum	972	237
Skeena Valley Guru Nanak Soc.	4916 Medeek	1,471	713
Christian and Missionary Alliance	4927 Agar	1,246	604
Uplands Baptist Church	5003 Halliwell	831	403
Seventh-Day Adventist Church	5401 McConnell	1,143	554
Fisherman's Park	5831 Hwy 16 W	1,498	727
Terrace Kitimat Airport Society	Bristol Road	324,414	78,002
	<b>Totals</b>	<b>556,164</b>	<b>154,496</b>

## DECLARATION OF DISQUALIFICATIONS

There were no disqualifications made under Section 111 of the Community Charter in 2023.

Rachel Mattiuz  
Corporate Officer



## CITY OF TERRACE

3215 Eby Street  
Terrace, BC  
V8G 2X8

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