

***MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, APRIL 14, 2014 AT 7:30 P.M.***

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

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

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

(No. 162)

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

Carried Unanimously.

REGULAR MEETING:

Mayor Pernarowski advised that Council agendas and minutes are available for viewing on the City's home page at www.terrace.ca and that Council meetings are webcast on the City's website and the past minutes have been archived.

DELEGATIONS & GUESTS:

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

Mayor Pernarowski welcomed Todd Taylor and congratulated and thanked the Dr. REM Lee Hospital Foundation on their 25th Anniversary.

***Helmut Giesbrecht –
Handicapped Parking***

Helmut Giesbrecht introduced himself and expressed his concern regarding the enforcement of disabled parking in Terrace. Mr. Giesbrecht explained there are five organizations involved in disabled parking permitting and enforcement and it causes confusion not only between the five organizations, but to the public as well. SPARC issues Disabled Parking Permits but does not deal with enforcement. The City does not patrol and enforce parking infractions on private property, such as parking lots in shopping centres. The property owners are not interested in enforcing disabled parking on their lots. The RCMP who may enforce Motor Vehicle Act infractions are often too busy to go out to a private parking lot

when they must hand-deliver any tickets issued. The fine for such an infraction is only \$40 which Mr. Giesbrecht did not feel was a sufficient deterrent.

Mr. Giesbrecht detailed several instances where seemingly non-disabled people have parked in a space designated for disabled parking. He requested the City investigate this problem and implement more effective enforcement of disabled parking.

Mayor Pernarowski thanked Mr. Giesbrecht for his presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda. (See Resolution No. 165).

Kathy Buell, BC Nurses' Union – Rally for Health & Social Services

Kathy Buell introduced herself and stated she works as a nurse at Mills Memorial Hospital. Ms. Buell stated that there have been cuts to health and social services at the Provincial level yet there has been an increase in population in the region due to increased economic development. Services affected are youth and adult mental health, elder care, special needs populations, hospitals, and numerous other agencies that support the health and well-being of our populations.

Ms. Buell stated that nurses are proposing a rally called "Walk with Nurses, Talk with Nurses" on May 31 to bring awareness to the growing concerns of reduced spending to health and social services. Ms. Buell asked the City to support this rally by allowing the use of the George Little Park and help develop strategies that will stop reduction of funds to health and social services.

Mayor Pernarowski thanked Ms. Buell for her presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda. (See Resolution No. 166).

PETITIONS AND QUESTIONS:

There were no Petitions and Questions.

MINUTES:

**Regular Council Minutes,
March 24, 2014**

(No. 164)

MOVED/SECONDED that the Regular Council Minutes March 24, 2014 be adopted as read on this day and that such Minutes as read set out all the business before Council that day and fully and properly record all of the resolutions and bylaws passed and adopted by Council at that meeting.

Carried Unanimously.

**BUSINESS ARISING FROM
THE MINUTES (OLD
BUSINESS):**

There was no Old Business.

CORRESPONDENCE:

**Helmut Giesbrecht –
Handicapped Parking**

(No. 165)

MOVED/SECONDED that Administration research opportunities to increase awareness regarding disabled parking as well as options for increased enforcement.

Carried Unanimously.

**Kathy Buell, BC Nurses’
Union – Rally for Health &
Social Services**

(No. 166)

MOVED/SECONDED that the City of Terrace support the Rally for Health & Social Services.

Carried Unanimously.

**CONVENE INTO
COMMITTEE OF THE
WHOLE:**

(No. 167)

MOVED/SECONDED that the April 14, 2014 Regular Council Meeting convene into Committee of the Whole.

Carried Unanimously.

**Committee of the Whole
➤ Finance, Personnel &
Administration
Component,
April 14, 2014**

The following item was discussed at the April 14, 2014 Finance, Personnel & Administration Component of the Committee of the Whole:

1. BC TRANSIT 2014/15 ANNUAL OPERATING AGREEMENT

**Committee of the Whole
➤ Development Services
Component,
April 14, 2014**

The following items were discussed at the April 14, 2014 Development Services Component of the Committee of the Whole:

1. OCP & ZONING AMENDMENTS – PRINCIPAL CONSTRUCTION LTD. (3227 & 3229 SPARKS STREET)

- 2. ZONING AMENDMENT – 0990098 BC LTD. (4814 LAZELLE AVENUE)**

- 3. DEVELOPMENT VARIANCE PERMIT NO. 08-2014 – KONDOLAS FURNITURE TERRACE LTD. (2910 KALUM STREET)**

- 4. DEVELOPMENT PERMIT NO. 11-2014 – LINDSAY ENTERPRISES (5127 KEITH AVENUE)**

- 5. DEVELOPMENT PERMIT NO. 13-2014 – 0466927 BC LTD., 0985815 BC LTD., KENNEDY FAMILY HOLDINGS, SHAVERY HOLDINGS LTD., AND DALOK HOLDINGS LTD. (2406 KENNEY STREET)**

- 6. DEVELOPMENT PERMIT NO. 14-2014 – TERRACE BUILDERS CENTRE LTD. (3202 MUNROE STREET)**

- 7. DEVELOPMENT PERMIT NO. 15-2014 – TERRACE CARPET CENTRE LTD. (4602 KEITH AVENUE)**

- 8. DEVELOPMENT PERMIT NO. 16-2014 – KITSELAS DEVELOPMENT CORPORATION (3755 INDUSTRIAL WAY)**

- 9. DEVELOPMENT PERMIT NO. 18-2014 – TERRACE & DISTRICT CHRISTIAN COUNCIL FOR SOCIAL RESOURCES (4623 TUCK AVENUE)**

COMMITTEE REPORTS

It was recommended that the Committee now rise and report.

Committee of the Whole
➤ Finance, Personnel & Administration Component,
April 14, 2014

MOVED/SECONDED that the April 14, 2014 Finance, Personnel & Administration Component of the Committee of the Whole verbal report be adopted with the following recommendation:

1. BC TRANSIT 2014/15 ANNUAL OPERATING AGREEMENT

(No. 168)

It was recommended that the Terrace Regional Transit 2014/2015 Annual Operating Agreement (AOA) be approved and that a letter be sent thanking BC Transit for their improved relationship with its partners.

Carried Unanimously.

Committee of the Whole
➤ **Development Services**
Component,
April 14, 2014

Items No. 1 – 7 and No. 9

(No. 169)

Division was requested on Item No. 8.

MOVED/SECONDED that the April 14, 2014 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

1. OCP & ZONING AMENDMENTS – PRINCIPAL CONSTRUCTION LTD. (3227 & 3229 SPARKS STREET)

It is recommended that the City bylaw to amend Official Community Plan Bylaw No. 1983-2011 by changing the Land Use designation from Public and Community to Downtown for the property legally described as Lot 2, District Lot 361, Range 5, Coast District, Plan 3409 and Lot 4, District Lot 361, Range 5, Coast District, Plan 3329 (3227 & 3229 Sparks Street) proceed to Council for consideration.

It is recommended that the bylaw to amend Official Community Plan Bylaw No. 1983-2011, and having considered appropriate consultation, both early and ongoing, with various persons, organizations and authorities considered to be potentially affected, the Bylaw proceed to holding a Public Hearing, all in compliance with the Local Government Act.

It is recommended that the bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from P1 - Public and Institutional to C1-A Mixed Use Downtown for the property legally described as Lot 2, District Lot 361, Range 5, Coast District, Plan 3409 and Lot 4, District Lot 361, Range 5, Coast District, Plan 3329 (3227 & 3229 Sparks Street) proceed to Council for consideration.

2. ZONING AMENDMENT – 0990098 BC LTD. (4814 LAZELLE AVENUE)

It is recommended that the bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from C4 – Neighbourhood Commercial to R3 – Low Density Multi-Family Residential for the property legally described as Lot D, District Lot 362, Range 5, Coast District, Plan 6066 (4814 Lazelle Avenue) proceed to Council for consideration.

**3. DEVELOPMENT VARIANCE PERMIT NO. 08-2014 –
KONDOLAS FURNITURE TERRACE LTD. (2910
KALUM STREET)**

It is recommended that the City issue Development Variance Permit No. 08-2014 for the property located at 2910 Kalum Street (Lot 1, District Lot 360, Range 5, Coast District, Plan BCP37223), including the following variance:

- *Schedule B - Maximum Total Sign Area Zone Lot by Zoning District of Signage Bylaw No. 1500 - 1996, and amendments thereto, shall be varied to allow an increase in the maximum allowable sign area for signage in the C3 – Service Commercial Zone from 18.5 square metres to 92 square metres.*

**4. DEVELOPMENT PERMIT NO. 11-2014 – LINDSAY
ENTERPRISES (5127 KEITH AVENUE)**

It is recommended that Development Permit No. 11-2014 be issued to Lindsay Enterprises Inc. for the property legally described as Lot 18, Block 2, District Lot 611, Range 5, Coast District, Plan 1992 (5127 Keith Avenue) to permit the development of a new automated touchless car wash.

**5. DEVELOPMENT PERMIT NO. 13-2014 – 0466927
BC LTD., 0985815 BC LTD., KENNEDY FAMILY
HOLDINGS, SHAVERY HOLDINGS LTD., AND
DALOK HOLDINGS LTD. (2406 KENNEY STREET)**

It is recommended that Development Permit No. 13-2014 be issued to 0466927 BC Ltd., 0985815 BC Ltd., Kennedy Family Holdings, Shavery Holdings Ltd., and Dalok Holdings Ltd., for property legally described as Lot A, District Lot 611, Range 5, Coast District, Plan PRP12989 (2406 Kenney Street) to permit the development of a 8 unit multi-family residential townhouse building.

**6. DEVELOPMENT PERMIT NO. 14-2014 – TERRACE
BUILDERS CENTRE LTD. (3202 MUNROE STREET)**

It is recommended that Development Permit No. 14-2014 be issued to Terrace Builders Centre Ltd. for the property legally described as Lot 1, District Lot 362, Range 5, Coast District, Plan BCP53149 (3202 Munroe Street) to amend DP No. 07-2014 to permit installation of a freestanding sign including the following variance:

- *Vary Schedule C – Number Dimensions, and Location of Individual Signs by Zoning District of Sign age Bylaw No. 1500-1996 and amendments thereto to increase the maximum allowable height for a freestanding sign in a C3 – Service Commercial zone from 7.3 meters to 9.0 meters.*

7. DEVELOPMENT PERMIT NO. 15-2014 – TERRACE CARPET CENTRE LTD. (4602 KEITH AVENUE)

It is recommended that Development Permit No. 15-2014 be issued to Terrace Carpet Centre Ltd. for the property legally described as Lot 1, District Lot 361, Range 5, Coast District, Plan 2029 Except Plans 1100 and 11428 [4602 Keith Avenue] to increase the height of an animated sign in the C3 - Service Commercial zone including the following variance:

- *Vary Schedule C - Number Dimensions, and Location of Individual Signs by Zoning District of Sign age Bylaw No. 1500-1996 and amendments thereto to increase the maximum allowable height for a freestanding sign in a C3 - Service Commercial zone from 7.3 meters to 7.8 meters.*

9. DEVELOPMENT PERMIT NO. 18-2014 – TERRACE & DISTRICT CHRISTIAN COUNCIL FOR SOCIAL RESOURCES (4623 TUCK AVENUE)

It is recommended that Development Permit No. 18-2014 be issued to Terrace & District Christian Council for Social Resources, for property legally described as Lot 2, District Lot 361, Range 5, Coast District, Plan 3291 (4623 Tuck Avenue) to permit the development of an additional multi-family residential unit for seniors.

Carried Unanimously.

Item No. 8

(No. 170)

8. DEVELOPMENT PERMIT NO. 16-2014 – KITSELAS DEVELOPMENT CORPORATION (3755 INDUSTRIAL WAY)

It is recommended that Development Permit No. 16-2014 be issued to Kitselas Development Corporation for the property legally described as Lot 1, Block F, District Lot 1722, 1725 & 1726, Range 5, Coast District, Plan EPP19161 (3755 Industrial Way) to permit the development of the site access, works and servicing for a laydown site (outdoor storage yard) and temporary pre-engineered office(s), for the Chevron/PTP lease area.

Carried.

Councillor Davies wished to be recorded as opposed.

Committee of the Whole
➤ **March 24, 2014**

(No. 171)

**1. MATT THOMSON, M. THOMSON CONSULTING
2014 HOUSING NEEDS ASSESSMENT**

There were no recommendations at this time.

Carried Unanimously.

Committee of the Whole
➤ **April 1, 2014**

(No. 172)

**1. NADIA NOWAK, NORTHWEST INSTITUTE –
IMPACTS ON NORTHWEST COMMUNITIES FROM
LIQUEFIED NATURAL GAS PROJECTS**

There were no recommendations at this time.

Carried Unanimously.

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

Committee of the Whole
➤ **March 24, 2014**

(No. 173)

MOVED/SECONDED that the March 24, 2014 Committee of the Whole report be received for information.

Carried Unanimously.

SPECIAL REPORTS:

***Memo – Fire Chief, 2014
First Quarter Fire
Department Report***

(No. 174)

MOVED/SECONDED the 2014 First Quarter Fire Department Report be received.

Carried Unanimously.

***Housing Committee Minutes,
February 27, 2014***

(No. 175)

MOVED/SECONDED the February 27, 2014 Housing Committee Minutes be received.

Carried Unanimously.

***March 24, 2014 Public
Hearing Report (For
Information Only)***

(No. 176)

MOVED/SECONDED the March 24, 2014 Public Hearing Report be received for information only.

Carried Unanimously.

***Oral Report, April 14, 2014
Public Hearing***

(No. 177)

MOVED/SECONDED the oral report for the April 14, 2014 Public Hearing be adopted with the following recommendations:

**1. PUBLIC HEARING – ZONING AMENDMENT – 4816
HWY 16 WEST**

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

**PUBLIC HEARING – ZONING AMENDMENT – 3755
INDUSTRIAL WAY**

It is recommended that having considered appropriate consultation, both early and ongoing, with specific persons, community agencies, organizations and authorities considered to be potentially affected and having engaged public consultation, all in consideration of and in compliance with the Local Government Act, the City of Terrace, following the holding of a Public Hearing, consider for third reading the bylaw to amend OCP Bylaw No. 1983-2011 by amending Schedule A - Part C: Community Goals, Objectives and Policies; Part D: Land Use Designations and Part E: Development Permit Areas to add wording related to permitting Temporary Industrial Work Camp Accommodation uses on industrial zoned lands in the Skeena Industrial Development Park.

It is recommended that, following the holding of a Public Hearing, the bylaw to amend Zoning Bylaw No. 1431-1995 by amending the definitions, and by adding permitted uses and special regulations in the M2 - Heavy Industrial zone, for the property at 3755 Industrial Way proceed to Council for consideration of third reading.

Carried Unanimously.

BYLAWS:

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

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

Carried Unanimously.

(No. 178)

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

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

Carried Unanimously.

(No. 179)

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

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

(No. 180)

Carried Unanimously

Official Community Plan Amendment (3227 & 3229 Sparks Street) Bylaw, Project No. ADP-02-1411 (First and Second Reading)

MOVED/SECONDED that the Official Community Plan Amendment (3227 & 3229 Sparks Street) Bylaw, Project No. ADP-02-1411 be read by title only and passed in its first and second reading.

Carried Unanimously.

(No. 181)

Official Community Plan Amendment (3227 & 3229 Sparks Street) Bylaw, Project No. ADP-02-1412 (First and Second Reading)

MOVED/SECONDED that the Official Community Plan Amendment (3227 & 3229 Sparks Street) Bylaw, Project No. ADP-02-1411 be read by title only and passed in its first and second reading.

Carried Unanimously.

(No. 182)

Zoning Amendment (4814 Lazelle Avenue) Bylaw, Project No. ADP-02-1413 (First and Second Reading)

MOVED/SECONDED that the Zoning Amendment (4814 Lazelle Avenue) Bylaw, Project No. ADP-02-1413 be read by title only and passed in its first and second reading.

Carried Unanimously.

(No. 183)

NEW BUSINESS:

Councillor M. Davies

Councillor Davies reported on the following:

- *Council of Forest Industries Conference;*
- *Terrace Volunteer Firefighters annual gala;*
- *City of Terrace Volunteer Open House.*

Councillor B. Downie

Councillor Downie reported on the following:

- *Riverboat Days meeting;*
- *Industry Training Authority meet and greet last week;*
- *100th Anniversary Pacific Train ride from Terrace to Prince Rupert.*

Councillor S. Tyers

Councillor Tyers reported on the following:

- *Terrace Downtown Improvement Area Society (TDIA) AGM;*
- *Kermodei Tourism Society AGM;*
- *Centre for Civic Governance Conference;*
- *Law Day;*
- *Volunteer Appreciation Open House.*

Councillor J. Cordeiro

Councillor Cordeiro reported on the following:

- *TDIA AGM;*
- *Terrace Economic Development Authority (TEDA) meeting.*

Councillor L. Christiansen

Councillor Christiansen reported on the following:

- *100th Anniversary Pacific Train ride from Terrace to Prince Rupert;*
- *The celebration at the George Little House.*

Mayor Pernarowski

Mayor Pernarowski reported on the following:

- *Pacific Northwest Music Festival and Gala;*
- *Garbathon;*
- *Caleb Brousseau Welcome Home Celebration.*

REPORT FROM IN-CAMERA:

There were no items released from In-Camera Status.

QUESTIONS/COMMENTS FROM THE MEDIA:

There were no comments from the Audience or the Media.

ADJOURNMENT:

MOVED/SECONDED that the April 14, 2014 Regular Meeting of Council be now adjourned.

(No. 184)

Carried Unanimously.

The meeting adjourned at 9:30 p.m.

CERTIFIED CORRECT:

Mayor

Clerk