

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, AUGUST 25, 2014 AT 7:35 P.M.**

Mayor D. Pernarowski presided. Councillors present were B. Bidgood, L. Christiansen, J. Cordeiro, B. Downie, and S. Tyers. Also in attendance were H. Avison, Chief Administrative Officer, A. Thompson, Clerk, T. Irwin, Sustainability Coordinator, and K. Kofoed, Executive Assistant.

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

***Meeting Called to Order at
7:00 p.m. – Move to In-
Camera Special Council
(No. 389)***

MOVED/SECONDED to move In-Camera and close the meeting to the public pursuant to Division 3, Sections 90(1)(a) & (j) of the Community Charter to discuss matters relating to personnel and information prohibited from disclosure under Section 21 of the Freedom of Information and Protection of Privacy Act.

Carried Unanimously.

REGULAR MEETING:

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home page at www.terrace.ca and that Council meetings are webcast on the City's website and the past minutes have been archived.

ADDENDUM:

There was no Addendum.

DELEGATIONS & GUESTS:

There were no Delegations & Guests.

**PETITIONS AND
QUESTIONS:**

There were no Petitions and Questions.

MINUTES:

***Regular Council Minutes,
August 11, 2014
(No. 394)***

MOVED/SECONDED that the Regular Council Minutes of August 11, 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:

**Alexa MacDonald, Canadian
Geothermal Energy
Association (CanGEA) –
Request for Letter of
Support**

MOVED/SECONDED that the City write a Letter of Support for Canadian Geothermal Energy Association (CanGEA) to host outreach workshops on possible direct uses of geothermal heat.

Carried Unanimously.

(No. 395)

**CONVENE INTO
COMMITTEE OF THE
WHOLE:**

MOVED/SECONDED that the August 25, 2014 Regular Council Meeting convene into Committee of the Whole.

Carried Unanimously.

(No. 396)

**Committee of the Whole
➤ Development Services
Component,
August 25, 2014**

The following items were discussed at the August 25, 2014 Development Services Component of the Committee of the Whole:

**1.DEVELOPMENT PERMIT NO. 22-2014 – 0982506
BC LTD. (5112 HIGHWAY 16 WEST)**

**2.OFF-SITE WORKS AND SERVICES – 0982506 BC
LTD. (5112 HIGHWAY 16 WEST)**

**3.DEVELOPMENT PERMIT NO. 27-2014 – COAST TO
COAST HOLDINGS LTD. (3304 KENNEY STREET)**

**4.DEVELOPMENT PERMIT NO. 34-2014 – HERMAC
INVESTMENTS LTD. (4606 & 4608 LAKELSE
AVENUE)**

**5.ZONING & OCP AMENDMENTS – MAINWARING
(4737 DAVIS AVENUE)**

**6.ZONING & OCP AMENDMENTS – CITY OF TERRACE
(INDUSTRIAL WAY)**

7.REPEAL AND REPLACE PLANNING FEES

8.AFFORDABLE HOUSING RESERVE FUND

It was recommended that the Committee now rise and report.

COMMITTEE REPORTS:

Committee of the Whole
➤ **Development Services**
Component,
August 25, 2014

MOVED/SECONDED that the August 25, 2014 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

(No. 397)

1.DEVELOPMENT PERMIT NO. 22-2014 – 0982506 BC LTD. (5112 HIGHWAY 16 WEST)

It was recommended that Development Permit No. 22-2014 be issued to 0982506 BC Ltd. for property legally described as Lot 2, District Lot 362, Range 5, Coast District, Plan 4269 (5112 Highway 16 West) to permit the development of a new 92-room hotel, including the following variance:

- *A variance on maximum height for a building in the C3 zone from 9 metres to 17 metres to allow the construction of a 4-storey commercial building.*

2.OFFSITE WORKS AND SERVICES – 0982506 BC LTD. (5112 HIGHWAY 16 WEST)

It was recommended that Off-site Works and Services for the construction of a highway system, including the design approved by the City of Terrace, construction, and inspection of a highway system for approximately 44 meters of Brooks Street from current developed roadway to the north property line of 5110 Highway 16 West be required by 0982506 BC Ltd. as per Subdivision and Development Bylaw 1591-1997 in conjunction with the issuance of Development Permit No. 22-2014 for Lot 2, District Lot 362, Range 5, Coast District, Plan 4269 (5112 Highway 16 West) to permit the construction and necessary access to a four-storey, 92-room hotel.

3. DEVELOPMENT PERMIT NO. 27-2014 – COAST TO COAST HOLDINGS LTD. (3304 KENNEY STREET)

It was recommended that Development Permit No. 27-2014 be issued to Coast to Coast Holdings Ltd., for property legally described as Lot A, District Lot 362, Range 5, Coast District, Plan PRP46812 (3304 Kenney Street) to permit the development of a Multi-Family Apartment Development: Phase 1 consisting of 24 2-bedroom apartment units in two three-storey buildings with associated site access, parking and landscaping works.

4. DEVELOPMENT PERMIT NO. 34-2014 – HEMAC INVESTMENTS LTD. (4606 & 4608 LAKELSE AVENUE)

It was recommended that Development Permit No. 34-2014 be issued to Hemac Investments Ltd. for property legally described as Lot A, District Lot 361, Range 5, Coast District, Plan PRP14477 (4606 & 4608 Lakelse Avenue) for conversion of an existing retail space to permit the expansion of an existing restaurant.

5. ZONING & OCP AMENDMENTS – MAINWARING (4737 DAVIS AVENUE)

It was recommended that the Bylaw to amend Official Community Plan Bylaw No. 1983-2011 by amending Schedule C – Development Permit Areas of the Official Community Plan Bylaw No. 1983-2011 to designate Lot 8, District Lot 361, Range 5, Coast District, Plan BCP257 as Development Permit Area No.7 – Multi-Family proceed to Council for consideration.

It was also recommended that the Bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from R2 – Two Family Residential to R3 – Low Density Multi-Family Residential for the property legally described as Lot 8, District Lot 361, Range 5, Coast District, Plan BCP257 (4737 Davis Avenue) proceed to Council for consideration.

6. ZONING & OCP AMENDMENTS – CITY OF TERRACE (INDUSTRIAL WAY)

It was recommended that the Bylaw to amend Official Community Plan Bylaw No. 1983-2011 by changing the Land Use designation from Park, Recreational & Open Space to Industrial for the property legally described as a portion of Lot I, District Lot 1721, Range 5, Coast District, Plan EPC1179 and a portion of Lot G, District Lot 1721, Range 5, Coast District, Plan EPC1179 and Parcel 1, District Lot 1721, Range 5, Coast District, Plan EPP38380 and Parcel 2, District Lot 1721, Range 5, Coast District, Plan EPP38380 (Industrial Way) proceed to Council for consideration.

It was also recommended that the Bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from OS – Open Space/Natural to M2 – Heavy Industrial for the property legally described as a portion of Lot I, District Lot 1721, Range 5, Coast District, Plan EPC1179 and a portion of Lot G, District Lot 1721, Range 5, Coast District, Plan EPC1179 and Parcel 1, District Lot 1721, Range 5, Coast District, Plan EPP38380 and Parcel 2, District Lot 1721, Range 5, Coast District, Plan EPP38380 (Industrial Way) proceed to Council for consideration.

7. REPEAL AND REPLACE PLANNING FEES

It was recommended that the Bylaw to repeal and replace "Planning Fees Under Section 931 Bylaw No. 1441-1995" and the bylaws that amend Development Permit Procedures Bylaw No. 1640-1995, Board of Variance Bylaw No. 1721-2000, and Subdivision Bylaw No. 1591-1997 proceed to Council for consideration.

8. AFFORDABLE HOUSING RESERVE FUND

It was recommended that the Bylaw to establish an Affordable Housing Reserve Fund proceed to Council for consideration.

Carried Unanimously.

COMMITTEE REPORTS (FOR INFORMATION ONLY):

Committee of the Whole
➤ Development Services Component, August 11, 2014

MOVED/SECONDED that the August 11, 2014 Development Services Component of the Committee of the Whole report be received for information.

Carried Unanimously.

(No. 398)

SPECIAL REPORTS:

Public Hearing Report, August 11, 2014 (For Information Only)

MOVED/SECONDED that the August 11, 2014 Public Hearing Report be received for information.

Carried Unanimously.

(No. 399)

BYLAWS:

Official Community Plan Amendment (4737 Davis Avenue) Bylaw, Project No. ADP-02-1425 (First and Second Reading)

MOVED/SECONDED that the Official Community Plan Amendment (4737 Davis Avenue) Bylaw, Project No. ADP-02-1425 be read by title only and passed in its First and Second Reading.

Carried Unanimously.

(No. 400)

Zoning Amendment (4737 Davis Avenue) Bylaw, Project No. ADP-02-1426 (First and Second Reading)

MOVED/SECONDED that the Zoning Amendment (4737 Davis Avenue) Bylaw, Project No. ADP-02-1426 be read by title only and passed in its First and Second Reading.

Carried Unanimously.

(No. 401)

**Official Community Plan
Amendment (Industrial Way)
Bylaw, Project No. ADP-02-
1427
(First and Second Reading)**

(No. 402)

MOVED/SECONDED that the Official Community Plan Amendment (Industrial Way) Bylaw, Project No. ADP-02-1427 be read by title only and passed in its First and Second Reading.

Carried Unanimously.

**Zoning Amendment
(Industrial Way) Bylaw,
Project No. ADP-02-1428
(First and Second Reading)**

(No. 403)

MOVED/SECONDED that the Zoning Amendment (Industrial Way) Bylaw, Project No. ADP-02-1428 be read and passed in its First and Second Reading.

Carried Unanimously.

**Planning Fees Bylaw, Project
No. ADP-02-1429
(First, Second and Third
Reading)**

(No. 404)

MOVED/SECONDED that the Planning Fees Bylaw, Project No. ADP-02-1429 be read and passed in its First, Second and Third Reading.

Carried Unanimously.

**Development Permit
Procedures Amendment
Bylaw, Project No. ADP-02-
1430
(First, Second and Third
Reading)**

(No. 405)

MOVED/SECONDED that the Development Permit Procedures Amendment Bylaw, Project No. ADP-02-1430 be read and passed in its First, Second and Third Reading.

Carried Unanimously.

**Board of Variance
Amendment Bylaw, Project
No. ADP-02-1431
(First, Second and Third
Reading)**

(No. 406)

MOVED/SECONDED that the Board of Variance Amendment Bylaw, Project No. ADP-02-1431 be read and passed in its First, Second and Third Reading.

Carried Unanimously.

Subdivision and Development Amendment Bylaw, Project No. ADP-02-1432

(First, Second and Third Reading)

(No. 407)

Affordable Housing Reserve Fund Bylaw, Project No. ADP-02-1433
(First and Second Reading)

(No. 408)

NEW BUSINESS:

Councillor B. Downie

Councillor Downie reported on the following:

- *Northwest Transmission Line completion event; and*
- *Northern Medical Program Trust meeting.*

Councillor B. Bidgood

Councillor Bidgood reported on the following:

- *Nisga'a Lisims Government taxation; and*
- *UNBC's new President.*

(No. 409)

MOVED/SECONDED that the City of Terrace write welcome letters to the new President of the University of Northern British Columbia, and the new Dean of Regional Operations.

Carried Unanimously.

Councillor S. Tyers

Councillor Tyers reported on the following:

- *Meeting with MLA Selina Robinson; and*
- *Meeting with MP Nathan Cullen and MP Thomas Mulcair.*

REPORT FROM IN-CAMERA:

There were no items released from In-Camera Status.

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

There was one Question from the Media.

ADJOURNMENT:

(No. 410)

*MOVED/SECONDED that the August 25, 2014
Regular Meeting of Council be now adjourned.*

Carried Unanimously.

The meeting adjourned at 8:25 p.m.

CERTIFIED CORRECT:

Mayor

Alisa Thompson

Clerk