

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, AUGUST 10, 2020 AT 7:30 P.M.**

Mayor C. Leclerc presided. Councillors present were S. Bujtas, L. Christiansen (via telephone), J. Cordeiro (via telephone), B. Downie, and E. Ramsay. Councillor J. McCallum-Miller was absent. Also in attendance were H. Avison, Chief Administrative Officer, T. Irwin, City Planner, and A. Thompson, Clerk.

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

***Meeting Called to Order at
7:15 p.m. – Move to In-
Camera Special Council***

(No. 343)

MOVED/SECONDED to move In-Camera and close the meeting to the public pursuant to Division 3, Sections 90 (1) (a) and 90 (2) (b) of the Community Charter (to discuss matters relating to personnel and negotiations with the Provincial or Federal government).

Carried Unanimously.

REGULAR MEETING:

Mayor Leclerc acknowledged that the meeting was being held on the traditional unceded homelands and territory of the Tsimshian First Nation. She also advised that Council agendas and minutes are available for viewing on the City's home page at www.terrace.ca, Council meetings are webcast on the City's website, and the past minutes have been archived.

ADDENDUM:

(No. 347)

MOVED/SECONDED that the Addendum be included.

Carried Unanimously.

DELEGATIONS & GUESTS:

***Tyler Wilkes, Terrace Off
Road Cycling Association –
The HuB Project Update***

Tyler Wilkes, President of the Terrace Off Road Cycling Association (TORCA) thanked Council for the opportunity to present an update on their HuB project. The project includes the development of youth and family-oriented mountain bike trails and skills development area near the Terrace Sportsplex. The project also included 2.5 km of new and rehabilitated trails for mountain biking and hiking, a pump track and a skills area by Olson Avenue. The trail work is 75% complete and the new trails are now open. TORCA started the trail construction in April of this year. They had a number of TORCA volunteers providing the labour and corporate assistance contributing the use of heavy equipment to the project as well as funding. Due

to COVID they were not able to hold a traditional celebration but have held a virtual event celebrating the new trails. The new trails have been well used already.

The project was 100% funded by April 2020. Mr. Wilkes thanked the donors and local businesses that provided funding which was used to help access larger funds like the Rural Dividend Fund. The final location of the pump track was moved from the initial design and it will be located adjacent to the skate park.

A pump track is a circuit of banked corners and bumps for cyclists to ride without pedaling in order to learn bike handling skills. Mr. Wilkes thanked the City for their assistance with the project. TORCA will be recognizing local supporters with signage. The pump track will take about 4 weeks to complete.

Mayor Leclerc thanked Mr. Wilkes for his presentation and advised that the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 351).

**Anna Glass, Terrace &
District Museum Society –
Heritage Park Museum
Storage Shed Project**

Anna Glass, Curator for the Terrace & District Museum Society, presented information regarding the need for a storage shed at Heritage Park. Currently their storage spaces have artifacts mixed with the tools, equipment, and other items.

The Society would like approval from the City to build a new shed at Heritage Park and permission from the City to trim back a shrub in order to place the shed in the desired location. This project will be funded entirely by their capital projects budget. They would like to construct a shed that visually suits the other buildings at Heritage Park Museum rather than a pre-fabricated shed. The shed would be sided with cedar to make it inconspicuous and attractive.

As per the Society's agreement with the City of Terrace, Terrace and District Museum Society needs written approval from Council to construct the shed and to remove or trim back a shrub to place the shed. They would work with City staff regarding the development of the shed.

Mayor Leclerc thanked Ms. Glass for her presentation and advised that the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 352).

MINUTES:

**Regular Council Minutes,
July 27, 2020**

(No. 348)

MOVED/SECONDED that the Regular Council Minutes of July 27, 2020 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):**

**Request for Reconsideration
– Dominic Ignas and Jacquie
Munson**

At the July 27, 2020 Regular Council Meeting, Council moved third readings of two bylaws concerning 5008 Agar Avenue. One bylaw was to amend the Official Community Plan by changing the land use designation on the north half of the property from Neighbourhood Residential to Industrial and to change the Development Permit Area designation from Commercial to Industrial for the north half of the property. The other bylaw was to change the zoning on the north half of the property from C5 Commercial to M1 Light Industrial and to add “office” as a site specific permitted use on the south half of the property. A request from Dominic Ignas and Jacquie Munson for reconsideration of these two bylaws was received. Section 131 of the Community Charter empowers the Mayor to require the Council to reconsider a vote. The Mayor felt that other options to rezone the property to add a site specific use on the subject property warranted further discussion.

The City Planner reviewed her report from the July 27, 2020 Public Hearing. The proponent proposed to split zone the subject property. The recommendation to rezone the property from C5 to M1 appeared to be the best option to meet their needs now and in future and was preferable to a site specific use rezoning from planning perspective. At the time of writing the Public Hearing report there were only letters in favour of the proposed changes. After the report was prepared correspondence in opposition to the proposed changes were received.

Site Specific Permitted Uses added to the C5 zone was the only other immediate option to permit the operations on the subject property. It may meet the needs of the property owner while re-assuring the neighbouring

property owners. Without the property owner and stakeholders present the City Planner could not speak to their opinions.

Official Community Plan Amendment (5008 Agar Avenue) Bylaw, Project No. ADP-02-2027 (Third Reading)

MOVED/SECONDED that Official Community Plan Amendment (5008 Agar Avenue) Bylaw, Project No. ADP-02-2027 be reconsidered, read by title only, and passed in its third reading.

Defeated.

(No. 349-D)

Zoning Amendment (5008 Agar Avenue) Bylaw, Project No. ADP-02-2028 (Third Reading)

MOVED/SECONDED that Zoning Amendment (5008 Agar Avenue) Bylaw, Project No. ADP-02-2028 be reconsidered, read by title only, and passed in its third reading.

Defeated.

(No. 350-D)

CORRESPONDENCE:

Tyler Wilkes, Terrace Off Road Cycling Association – The HuB Project Update

MOVED/SECONDED that the presentation from the Terrace Off Road Cycling Association be received for information.

Carried Unanimously.

(No. 351)

Anna Glass, Terrace & District Museum Society – Heritage Park Museum Storage Shed Project

MOVED/SECONDED that the City provide written approval to Terrace and District Museum Society to construct a shed and to trim any landscaping required for the construction of the shed at Heritage Park Museum, with the understanding the Society will work with City staff regarding the development of the shed plans.

Carried Unanimously.

(No. 352)

CONVENE INTO COMMITTEE OF THE WHOLE:

MOVED/SECONDED that the August 10, 2020 Regular Council Meeting convene into Committee of the Whole.

Carried Unanimously.

(No. 353)

**Committee of the Whole
Development Services
Component**

➤ **August 10, 2020**

The following items were discussed at the August 10, 2020 Development Services Component of the Committee of the Whole:

- 1. DEVELOPMENT PERMIT NO. 12-2020 – PROGRESSIVE VENTURES LTD. (5030 KEITH AVENUE)**

- 2. DEVELOPMENT VARIANCE PERMIT NO 08-2020 (#20 – 4921 HALLIWELL AVENUE)**

COMMITTEE REPORTS:

It was recommended that the Committee now rise and report.

**Committee of the Whole
Development Services
Component**

➤ **August 10, 2020**

MOVED/SECONDED that the August 10, 2020 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

(No. 354)

- 1. DEVELOPMENT PERMIT NO. 12-2020 – PROGRESSIVE VENTURES LTD. (5030 KEITH AVENUE)**

It was recommended that Development Permit No. 12-2020 be issued to Progressive Ventures Ltd. for the property legally described as Lot 3, District Lot 362, Range 5, Coast District, Plan 7424 (5030 Keith Avenue) to permit the construction of a light industrial building and all related site development works.

- 2. DEVELOPMENT VARIANCE PERMIT NO 08-2020 (#20 – 4921 HALLIWELL AVENUE)**

It was recommended that the City issue Development Variance Permit No. 08-2020 for the property located at #20 – 4921 Halliwell Avenue (Strata Lot 20, District Lot 979, Range 5, Coast District, Plan EPS6522 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot, including the following variances:

- *To vary Section 3.8.3.b of Zoning Bylaw 2069-2014 and amendments thereto to increase the maximum percentage of a wall that a covered deck projecting into the minimum front setback can occupy from 40% to 100%.*
- *To vary Section 11.10.3.9.a of Zoning Bylaw 2069-2014 and amendments thereto to increase the maximum permitted height for a residential building in the RB1 zone from 9.0 metres to*

11.49 metres.

Carried Unanimously.

Committee of the Whole

➤ **July 28, 2020**

(No. 355-D)

MOVED/SECONDED that the July 28, 2020 Committee of the Whole report be amended and adopted with the following recommendation:

1. COURT WATCH COMMITTEE DISCUSSION

It was recommended that the Court Watch Committee be postponed until the COVID pandemic has subsided and then the issue be brought back to Council.

Defeated.

(No. 356)

MOVED/SECONDED that the July 28, 2020 Committee of the Whole report be amended and adopted with the following recommendation:

1. COURT WATCH COMMITTEE DISCUSSION

It was recommended that Administration proceed with a call to the public for volunteers for a Court Watch Committee.

Carried.

Councillors S. Bujtas and B. Downie wished to be recorded as opposed.

Committee of the Whole

➤ **July 30, 2020**

(No. 357)

MOVED/SECONDED that the July 30, 2020 Committee of the Whole report be adopted with the following recommendation:

1. LNG CANADA PROJECT UPDATE

There were no recommendations.

Carried Unanimously.

COMMITTEE REPORTS (FOR INFORMATION ONLY)

Committee of the Whole

MOVED/SECONDED that the July 27, 2020

**Development Services
Component**

➤ **July 27, 2020**

(No. 358)

Development Services Component of the Committee of the Whole report be received for information only.

Carried Unanimously

SPECIAL REPORTS:

**Memo – City Planner,
Amendment to Business
License Bylaw 2112-2016**

(No. 359)

MOVED/SECONDED that the Bylaw to amend Business Licence Bylaw 2112-2016 be postponed.

Carried Unanimously.

**July 27, 2020 Public Hearing
Report (For Information
Only)**

(No. 360)

MOVED/SECONDED that the Report from the July 27, 2020 Public Hearing be received for information only.

Carried Unanimously.

BYLAWS:

**Business Licence Bylaw
Amendment (Mobile Food
Vendors) Bylaw, Project No.
ADP-02-2034
(First, Second, and Third
Reading)**

This item was removed from the Agenda.

**NEW BUSINESS FROM
COUNCIL:**

**Regional District of Kitimat-
Stikine Report**

There was no report on the Regional District of Kitimat-Stikine.

**REPORTS ON COUNCIL
ACTIVITIES:**

Councillor Ramsay

Councillor Ramsay reported on the activities of the Greater Terrace Beautification Society.

Councillor Downie

Councillor Downie reported on Kermodei Tourism Society's Annual General Meeting.

Mayor Leclerc

Mayor Leclerc mentioned the City's new Highway Rescue Truck and LNG Canada's \$500,000 contribution towards the purchase of this new vehicle.

REPORT FROM IN-CAMERA:

There were no items released from In-Camera status.

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

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

ADJOURNMENT

MOVED/SECONDED that the August 10, 2020 Regular Meeting of Council be now adjourned.

(No. 361)

Carried Unanimously.

The meeting adjourned at 9:30 p.m.

CERTIFIED CORRECT:

Mayor

Clerk