

***MINUTES OF THE REGULAR COUNCIL MEETING  
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON  
MONDAY, JUNE 14, 2021 AT 7:30 P.M.***

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*Mayor C. Leclerc presided. Councillors present were S. Bujtas (via videoconference), L. Christiansen (via videoconference), J. Cordeiro (via videoconference), B. Downie (via videoconference), and E. Ramsay (via videoconference). Also in attendance were K. Boland, Chief Administrative Officer, L. Greenlaw, Director of Finance (via videoconference), D. Block, Director of Development Services (via videoconference), K. Newman, Planning Manager (via videoconference), T. Irwin, Director of Leisure Services (via videoconference), J. Lambert, Director of Engineering and Public Works (via videoconference), K. Lautens, Communications Advisor, A. Thompson, Clerk, and A. Poole, Executive Assistant.*

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

***Meeting Called to Order at  
6:15 p.m. – Move to In-  
Camera Special Council***

*(No. 248)*

*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 Leclerc acknowledged that the meeting was being held on the traditional unceded homelands and territories of the Tsimshian First Nations. She also advised that Council agendas and minutes were available for viewing at [www.terrace.ca](http://www.terrace.ca), that the Council meeting was being livestreamed on the City's Facebook page, and that the past minutes have been archived.*

*Mayor Leclerc acknowledged that the current public health orders prohibit the public from attending Council meetings in person. The media and members of the public still have an opportunity at the end of the meeting to comment or ask questions pertaining to items on the agenda.*

*It was further explained that participation could be had by joining the virtual Microsoft Teams meeting through a computer, mobile device, or regular telephone call. The information on how to take part in the question portion of the meeting could be found at [terrace.ca/participate](http://terrace.ca/participate).*

**ADDENDUM:**

*There was no Addendum.*

***Acknowledgement of the  
Discovery of Remains of 215  
Children at Former Kamloops  
Residential School***

*Mayor Leclerc acknowledged the tragic discovery of the remains of 215 children found at the former Residential School in Kamloops. 2 minutes and 15 seconds of silence was observed.*

***Councillor Elect Dave Gordon***

*The process following a by-election was explained to the public. Councillor Elect Dave Gordon will be sworn in at the June 28, 2021 Council meeting.*

**DELEGATIONS & GUESTS:**

***Wesley Teal – Presentation of  
Petition Regarding Noise  
Control Bylaw Exemption for  
Mills Memorial  
Redevelopment Project***

*Mayor Leclerc welcomed Mr. Teal to the Council meeting.*

*Mr. Teal created a petition regarding the Noise Control Bylaw exemption for the Mills Memorial Redevelopment Project. All residents on his block (directly adjacent to the work site) signed the petition, except for two individuals who were not home at the time. None of the residents were aware that the prime contractor's (PCL Construction) request for an exemption was on the Council agenda in October 2020.*

*PCL Construction noted that this exemption would result in earlier completion and minimize overall impact on the surrounding neighborhood and community. Mr. Teal acknowledged that it would result in an earlier completion date, but it is maximizing, not minimizing, the overall impact on the surrounding neighbourhood and community.*

*PCL Construction is now working seven days per week on the site. This construction is disturbing all nearby locations. The houses in the vicinity are vibrating at 7:00 a.m. everyday, including Sunday.*

*PCL Construction and Northern Health held a meeting last week with some of the residents. The residents were told to do what they do on their side of the fence, and that PCL Construction would do what they had to do on the other side of the fence. Mr. Teal noted that they were not open to any discussion or possible solutions. At the meeting Mr. Teal requested that Northern Health and PCL Construction install a wooden fence, as opposed to the proposed chain link fence, to obstruct the view of the site, mitigate dust, and mitigate some of the noise.*

*Mr. Teal asked Council to reconsider letting PCL Construction work on Sundays.*

*Mr. Teal had previously been informed by City staff that a buffer zone would be left at the back end of his property. There was no buffer zone left; all the trees have been removed.*

*Mayor Leclerc spoke with Northern Health and they mentioned that they would be installing some netting to mitigate dust and have been utilizing a water truck on the streets. They will be installing a chain link fence with privacy slats.*

*Mr. Teal would like to see the dirt piles on site sprayed down with water. The large dirt piles are being blown into the surrounding yards.*

*The trucks being used are following a safety plan and must slow down or they will be shut down. Mr. Teal acknowledged that the trucks were not an issue.*

*Mayor Leclerc thanked Mr. Teal 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. 255).*

***Colum O'Donnell, Royal Canadian Legion Branch #13 – Request for Resolution of Support for Northern Development Initiative Trust Grant Application***

*Mr. O'Donnell was not virtually in attendance at the meeting at the time of his presentation. Mayor Leclerc advised that the matter would be dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 256).*

***Jolene Wesley, Kermode Friendship Society – Request for Letter of Support for Grant Application***

*Mayor Leclerc welcomed Ms. Wesley of Kermode Friendship Society (Kermode) to the Council meeting.*

*Ms. Wesley requested a letter of support for additional positions to Kermode's outreach team and to expand Kermode's outreach programs to help Terrace's most vulnerable people.*

*Kermode has experienced successes in getting people from the vulnerable population treatment, housing, and supporting individuals to get to their doctors appointments to be diagnosed.*

*If Kermode expands their outreach team they can further build on current partnerships they have. Many communities are struggling with the vulnerable population at this time. Kermode and their partners have found ways to work with this population. They would like to expand their housing and outreach programs.*

*Kermode is looking into training for a housing first approach.*

*Luma Native Housing (Luma) is a community entity. They oversee the funding that Kermode is applying for. Kermode has been working with them for approximately three years. They also work with the Prince George Nechako Aboriginal Employment & Training Association (PGNAETA) to offer their housing program. They have a positive working relationship with both Luma and PGNAETA and would like to continue and possibly expand the housing program.*

*Kermode would like to provide a wrap-around approach to housing. This would include their partners. The housing first approach is a wrap-*

*around approach. They are working with street entrenched and multi-barrier individuals. Kermode staff have been working throughout the pandemic.*

*Kermode is proposing to add four part-time outreach workers. This will enable them to be more flexible and creative with their scheduling and give them the ability to work in pairs to create a safer work environment.*

*Mayor Leclerc thanked Ms. Wesley 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. 257).*

**MINUTES:**

***Regular Council Minutes,  
May 25, 2021***

*(No. 254)*

*MOVED/SECONDED that the Regular Council Minutes of May 25, 2021 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:**

***Wesley Teal – Presentation of  
Petition Regarding Noise  
Control Bylaw Exemption for  
Mills Memorial  
Redevelopment Project***

*MOVED/SECONDED that the petition be received, and that Mr. Teal's request be referred to staff to have further discussions with PCL Construction, Northern Health, and the North West Regional Hospital District, and*

*(No. 255)*

*That staff investigate the requirements of a buffer zone.*

*Carried Unanimously.*

***Colum O'Donnell, Royal Canadian Legion Branch #13 – Request for Resolution of Support for Northern Development Initiative Trust Grant Application***

*(No. 256)*

*MOVED/SECONDED that the City of Terrace support the application to Northern Development Initiative Trust from the Royal Canadian Legion Branch 13 (Terrace) for the Outside Patio Project.*

*Carried Unanimously.*

***Jolene Wesley, Kermode Friendship Society – Request for Letter of Support for Grant Application***

*(No. 257)*

*MOVED/SECONDED that the City of Terrace write a letter of support to Kermode Friendship Society for their grant application to Luma Housing Support Services to expand their outreach team.*

*Carried Unanimously.*

***United Way of Northern BC – Period Promise Campaign***

*(No. 258)*

*MOVED/SECONDED that staff investigate the feasibility of providing no charge menstruation products in civic facilities.*

*Carried Unanimously.*

***Upper Skeena Counselling and Legal Assistance Society – Request for Contributions to the Opening of the Hazelton Indigenous Court***

*(No. 259)*

*MOVED/SECONDED that the City decline the Upper Skeena Counselling and Legal Assistance Society's request for contributions to the opening of the Hazelton Indigenous Court, and that they be referred to the Regional District of Kitimat-Stikine.*

*Carried Unanimously.*

***CONVENE INTO COMMITTEE OF THE WHOLE:***

*(No. 260)*

*MOVED/SECONDED that the June 14, 2021 Regular Council Meeting convene into Committee of the Whole.*

*Carried Unanimously.*

***Committee of the Whole Development Services Component***

***➤ June 14, 2021***

*The following items were discussed at the June 14, 2021 Development Services Component of the Committee of the Whole:*

- 1. OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS – EIDE & BARLOW (4214 & 4204 SPARKS STREET)***
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**COMMITTEE REPORTS:**

***Committee of the Whole  
Development Services  
Component***

➤ ***June 14, 2021***

*(No. 261)*

***It was recommended that the Committee now rise and report.***

***MOVED/SECONDED that the June 14, 2021 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:***

**1. OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS – EIDE & BARLOW (4214 & 4204 SPARKS STREET)**

***It was recommended that Council consider first and second reading of a bylaw to amend Official Community Plan Bylaw No. 2142-2018 by amending Schedule B – Future Land Use to:***

- ***Change the land use designation from Rural Residential to Neighbourhood Residential and amending Schedule B – Future Land Use for a portion of the property legally described as Lot 2, District Lot 977, Range 5, Coast District, Plan 1055 (4214 Sparks Street).***
- ***Change the land use designation from Rural Residential to Urban Residential and amending Schedule B – Future Land Use for a portion of the property legally described as Lot 1, District Lot 977, Range 5, Coast District, Plan 1055 (4204 Sparks Street).***
- ***Change the Urban Containment Boundary by amending Schedule B – Future Land Use to include portions of the properties legally described as Lot 1, District Lot 977, Range 5, Coast District, Plan 1055 (4204 Sparks Street) and Lot 2, District Lot 977, Range 5, Coast District, Plan 1055 (4214 Sparks Street).***

***It was recommended that a bylaw to amend Zoning Bylaw No. 2069-2014 by changing the zoning designation from AR2 – Rural to R1 – Single Detached Residential for a portion of the property legally described as Lot 2, District Lot 977, Range 5, Coast District, Plan 1055 (4214 Sparks Street) proceed to Council for consideration of first and second reading.***

***Carried Unanimously.***

**Committee of the Whole**  
➤ **May 26, 2021**

(No. 262)

*MOVED/SECONDED that the May 26, 2021 Committee of the Whole report be adopted with the following recommendation:*

**1. SEABRIDGE GOLD KSM MINING PROJECT UPDATE**

*There were no recommendations.*

*Carried Unanimously.*

**Committee of the Whole**  
➤ **May 27, 2021**

(No. 263)

*MOVED/SECONDED that the May 27, 2021 Committee of the Whole report be adopted with the following recommendation:*

**1. CEDAR LNG PROJECT UPDATE**

*There were no recommendations.*

*Carried Unanimously.*

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

**Committee of the Whole**  
**Development Services**  
**Component**  
➤ **May 25, 2021**

(No. 264)

*MOVED/SECONDED that the May 25, 2021 Development Services Component of the Committee of the Whole report be received for information only.*

*Carried Unanimously.*

**SPECIAL REPORTS:**

**Memo – Corporate**  
**Administrator, 2021 Local By-**  
**Election Results**

(No. 265)

*MOVED/SECONDED that the report from the Chief Election Officer on the results of the 2021 local by-election be accepted.*

*Carried Unanimously.*

**Memo – Director of Finance,**  
**BC Transit 2021/2022 Annual**  
**Operating Agreement**

(No. 266)

*MOVED/SECONDED that the Mayor and the Corporate Administrator be authorized to execute the BC Transit 2021/2022 Annual Operating Agreement between the City of Terrace and BC Transit for the period of April 1, 2021 to March 31, 2022.*

*Carried Unanimously.*



**Memo – Director of Finance,  
Anticipating RCMP  
Unionization Costs**

*MOVED/SECONDED that the report on anticipating RCMP unionization costs be received for information.*

*(No. 267)*

*Carried Unanimously.*

**Memo – Director of Finance,  
Cancellation of the Climate  
Action Revenue Incentive  
Program**

*MOVED/SECONDED that the report regarding the cancellation of the Climate Action Revenue Incentive Program be received for information.*

*(No. 268)*

*Carried Unanimously.*

**Memo – Planning Manager,  
2020 TDIA Funded  
Downtown Sculptures and  
2021 Public Art Updates**

*MOVED/SECONDED that Council support the installation of three sculptures in downtown Terrace.*

*(No. 269)*

*Carried Unanimously.*

**Memo – Human Resources  
Manager, City of Terrace  
Critical Incident Stress  
Management Policy**

*MOVED/SECONDED that the City of Terrace Critical Incident Stress Management Policy be approved.*

*(No. 270)*

*Carried Unanimously.*

**Memo – Building Inspector,  
May 2021 Building Synopsis**

*MOVED/SECONDED that the May 2021 Building Synopsis be received for information.*

*(No. 271)*

*Carried Unanimously.*

**Oral Report, June 14, 2021  
Public Hearing**

***Division was requested.***

*MOVED/SECONDED that Item No. 1 of the Oral Report from the June 14, 2021 Public Hearing be adopted with the following recommendation:*

**Item No. 1**

***1. AMENDMENTS TO ZONING BYLAW NO. 2069-2014 TO ESTABLISH A NEW INDUSTRIAL ZONE DESIGNATED AS M2A – HEAVY INDUSTRIAL***

*(No. 272)*

*It was recommended that following the holding of a Public Hearing, a bylaw to amend Zoning Bylaw No. 2069-2014 by adding an industrial zone designated as M2A – Heavy Industrial and revise specific additional sections of the Zoning Bylaw,*

*including the addition of a new definition and general regulations relating to the new zone proceed to Council for consideration of third reading.*

*Carried Unanimously.*

**Item No. 2**

*(No. 273)*

*MOVED/SECONDED that Item No. 2 of the Oral Report from the June 14, 2021 Public Hearing be adopted with the following recommendation:*

**2. AMENDMENT TO ZONING BYLAW NO. 2069-2014 (4800 & 4760 KEITH AVENUE)**

*It was recommended that following the holding of a Public Hearing, Council consider third reading of a Bylaw to amend Zoning Bylaw No. 2069-2014 by changing the zoning designation from:*

- *M1 – Light Industrial to M2A – Heavy Industrial for a portion of the property legally described as Lot A, District Lot 362, Range 5, Coast District, Plan 12018 Except Part In Plan EPP42962 (4800 Keith Avenue);*
- *M1 – Light Industrial to P2 – Park for a 0.2 Hectare portion of the property legally described as Lot A, District Lot 362, Range 5, Coast District, Plan 12018 Except Part In Plan EPP42962 (4800 Keith Avenue); and*
- *C3 – Service Commercial to M2A – Heavy Industrial for a portion of the property legally described as Lot A, District Lot 361, Range 5, Coast District, Plan 6510 Except Part In Plan EPP53069(4760 Keith Avenue).*

*Carried Unanimously.*

**May 25, 2021 Public Hearing Report (For Information Only)**

*(No. 274)*

*MOVED/SECONDED that the report from the May 25, 2021 Public Hearing be received for information only.*

*Carried Unanimously.*

**BYLAWS:**

***Zoning Amendment (M2A Heavy Industrial Zone) Bylaw, Project No. ADP-02-2110  
(Third Reading)***

*(No. 275)*

*MOVED/SECONDED that Zoning Amendment (M2A Heavy Industrial Zone) Bylaw, Project No. ADP-02-2110 be read by title only and passed in its third reading.*

*Carried Unanimously.*

***Zoning Amendment (4800 Keith Avenue and 4760 Keith Avenue) Bylaw, Project No. ADP-02-2032  
(Third Reading)***

*(No. 276)*

*MOVED/SECONDED that Zoning Amendment (4800 Keith Avenue and 4760 Keith Avenue) Bylaw, Project No. ADP-02-2032 be read by title only and passed in its third reading.*

*Carried Unanimously.*

***Subdivision and Development Bylaw Amendment (Schedule H – Section 00500 Highways) Bylaw, Project No. ADP-02-2112  
(Adoption)***

*(No. 277)*

*MOVED/SECONDED that Subdivision and Development Bylaw Amendment (Schedule H – Section 00500 Highways) Bylaw, Project No. ADP-02-2112 be read by title only and adopted.*

*Carried Unanimously.*

***Official Community Plan Amendment (4204 & 4214 Sparks Street) Bylaw, Project No. ADP-02-2113  
(First and Second Reading)***

*(No. 278)*

*MOVED/SECONDED that Official Community Plan Amendment (4204 & 4214 Sparks Street) Bylaw, Project No. ADP-02-2113 be read by title only and passed in its first and second reading.*

*Carried Unanimously.*

***Zoning Amendment (4214 Sparks Street) Bylaw, Project No. ADP-02-2114  
(First and Second Reading)***

*(No. 279)*

*MOVED/SECONDED that Zoning Amendment (4214 Sparks Street) Bylaw, Project No. ADP-02-2114 be read by title only and passed in its first and second reading.*

*Carried Unanimously.*

**NEW BUSINESS FROM COUNCIL:**

***Regional District of Kitimat-Stikine Report***

*Councillor Bujtas and Councillor Cordeiro reported on the Regional District of Kitimat-Stikine.*

***Councillor Evan Ramsay – Cemetery Additions***

*MOVED/SECONDED that staff review the cost to add portable washrooms to all cemetery locations in the City of Terrace.*

*(No. 280)*

*Carried Unanimously.*

***Councillor Lynne Christiansen – Downtown Safety and Livability Crisis Townhall Meeting***

*MOVED/SECONDED that staff be directed to organize a virtual townhall meeting to address the downtown safety and livability crisis, and that Northern Health, Crown Counsel, and the Provincial Government be invited to attend and participate.*

*(No. 281)*

*Carried Unanimously.*

**REPORTS ON COUNCIL ACTIVITIES:**

*Councillor Ramsay*

*Councillor Cordeiro reported on the Greater Terrace Beautification Society.*

*Mayor Leclerc*

*Mayor Leclerc reported on the Howe Creek Trail bench, upcoming City of Terrace Weed Pull/Garbage Pick-Up, and the Federation of Canadian Municipalities (FCM) convention.*

*Councillor Bujtas*

*Councillor Bujtas reported on FCM.*

*Councillor Downie*

*Councillor Downie reported on the Indigenous Partnership Success Showcase.*

**REPORT FROM IN-CAMERA:**

**In-Camera Special Meeting of Council, June 14, 2021**

**Resolution No. 252**

**Appointment of Deputy Clerk**

**MOVED/SECONDED that the City of Terrace appoint Kris Boland to the position of Deputy City Clerk, effective June 14, 2021 in addition to his role as Chief Administrative Officer.**

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

*Mayor Leclerc asked if there was anyone from the media or audience dialed in to ask a question.*

*There was nobody present from the Media and nobody present in the audience.*

**ADJOURNMENT**

*MOVED/SECONDED that the June 14, 2021 Regular Meeting of Council be now adjourned.*

*(No. 282)*

*Carried Unanimously.*

*The meeting adjourned at 10:40 p.m.*

**CERTIFIED CORRECT:**

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*Mayor*

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*Clerk*