

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, JUNE 8, 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, J. McCallum-Miller (via telephone), and E. Ramsay (via telephone). Also in attendance were H. Avison, Chief Administrative Officer, D. Block, Director of Development Services, A. Thompson, Clerk, and A. Poole, Executive Assistant (via telephone).

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

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

(No. 250)

MOVED/SECONDED to move In-Camera and close the meeting to the public pursuant to Division 3, Sections 90 (1) (e) and (k) of the Community Charter (to discuss matters relating to property and municipal services).

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the City's home page at www.terrace.ca, Council meetings are webcast on the City's website, and the past minutes have been archived.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:

There was no Addendum.

DELEGATIONS & GUESTS:

**David Try and Tim
Thompson, Kitselas
Geothermal Inc. –
Geothermal District Heating
and Cooling Project Update
and Request for Letter of
Support**

Mayor Leclerc welcomed Dr. Try of Kitselas Development Corporation and Mr. Thompson of Borealis GeoPower to the Council meeting.

Kitselas Geothermal Inc. (KGI) is a partnership between Kitselas Development Corporation and Borealis GeoPower. This project received a letter of support from the City a few years ago and the delegation was now requesting an updated letter of support to help them access additional government funding.

Geothermal energy is the energy contained within waters that have been exposed to a hot reservoir at a depth, which flows back up to the surface. This occurs naturally and is self-replenishing.

Geothermal energy uses a very minimal footprint. Of renewable energy, geothermal has the lowest environmental impact. In a closed system, as once the heat is removed from the water, the water is put back into the ground so that the underground reservoir doesn't go dry. The water is then re-heated and can be used again. Geothermal energy has been utilized for many years in other jurisdictions.

What the water is used for once it reaches the surface is a function of how hot the water is. Cooler water can be used for heat pumps, warmer water can be used for direct use, and very hot water can be used to generate electricity or flash dry.

Canada's hot spots are in the Yukon and along the west coast. These areas are where lava flows closest to the surface, ideal for harvesting geothermal energy. Mount Layton Hot Springs is an example of geothermal energy. This area generates enough heat to make it commercially viable.

In March, KGI completed a 33 day core hole drilling program. Four holes were drilled, three of which got to depth. KGI has been trying to find geothermal in areas where it doesn't express itself at the surface. After drilling three pilot holes, they were able to broadly confirm a geothermal resource in the area. They drilled in a safe and responsible manner and had zero safety, traffic, or environmental incidents; however, they did receive four concerns that they are almost finished addressing. All of this work was completed on schedule.

The area in which the drilling took place was on the west side of Lakelse Lake at Beacon Road, Herman Lake, Herman's Hole, and in an unlicensed quarry, where there are currently no geothermal expressions. KGI tried to choose brown field locations so that they would cause minimal environmental impacts. They hope their next set of wells will be production wells. They are looking for resources that can be commercialized.

They are currently working on permits for the next set of drills. They are working on commercial engagement with Top Speed Energy, as well as public engagement. They are hoping to reach a commercial agreement with Top Speed Energy in which they would serve Skeena LNG with pre-chilled methane.

KGI is looking at withdrawing 20 litres of water per second in their first phase, which would have no impact on Mount Layton Hot Springs if by chance they are tapped into the same fracture. KGI would like to obtain water that is 150°C or warmer.

The three successful drill holes are located approximately 5.5 kilometres away from the Skeena Industrial Development Park (SIDP). KGI doesn't believe there is any geothermal beneath the SIDP.

Once hot water is found, KGI will need a production permit, require/build a water pipeline, and need a buyer for the product. There will be many new jobs available during construction, but few jobs when the project is operational.

Mayor Leclerc thanked Dr. Try and Mr. Thompson for their presentation and advised that the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 258).

MINUTES:

***Regular Council Minutes,
May 25, 2020***

(No. 257)

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

There was no Old Business.

CORRESPONDENCE:

***David Try and Tim
Thompson, Kitselas
Geothermal Inc. –
Geothermal District Heating
and Cooling Project Update
and Request for Letter of
Support***

MOVED/SECONDED that Council write a letter of support for Kitselas Geothermal Inc. and the Geothermal District Heating and Cooling Project

Carried Unanimously.

(No. 258)

**CONVENE INTO COMMITTEE
OF THE WHOLE:**

MOVED/SECONDED that the June 8, 2020 Regular Council Meeting convene into Committee of the Whole.

(No. 259)

Carried Unanimously.

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

The following items were discussed at the June 8, 2020 Development Services Component of the Committee of the Whole:

➤ ***June 8, 2020***

1. DEVELOPMENT PERMIT NO. 09-2020 – NORTH PAC FORESTRY GROUP LTD. (5101 KEITH AVENUE)

2. ZONING BYLAW AENDMENT – 0997677 B.C. LTD. (2406 KENNEY STREET)

COMMITTEE REPORTS:

It was recommended that the Committee now rise and report.

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

MOVED/SECONDED that the June 8, 2020 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

➤ ***June 8, 2020***

1. DEVELOPMENT PERMIT NO. 09-2020 – NORTH PAC FORESTRY GROUP LTD. (5101 KEITH AVENUE)

It was recommended that Development Permit No. 09-2020 be issued to Northpac Forestry Group Ltd. for the property legally described as Lot B, District Lot 611, Range 5, Coast District, Plan 4397 (5101 Keith Avenue) to amend Development Permit No. 06-2020 to permit the construction of a light industrial/office building, including the following variance:

(No. 260)

- *Vary Section 13.1.3.3.b.i of Zoning Bylaw No. 2069-2014, to reduce the required interior side parcel line setback adjacent a residential use from 6.0 m to 4.8 m.*

**2. ZONING BYLAW AMENDMENT – 0997677 B.C. LTD.
(2406 KENNEY STREET)**

It was recommended that a bylaw to amend Zoning Bylaw No. 2069-2014 by changing the zoning designation from R3 – Low Density Multi-Family Residential to R1-A – Single Detached Residential for the property legally described as Lot A, District Lot 611, Range 5, Coast District, Plan PRP12989 (2406 Kenney Street) proceed to Council for consideration of third reading and adoption.

Carried Unanimously.

Committee of the Whole

➤ **May 27, 2020**

(No. 261)

MOVED/SECONDED that the May 27, 2020 Committee of the Whole report be adopted with the following recommendations:

1. ECONOMIC DEVELOPMENT DISCUSSION

It was recommended that the BC Oil & Gas Commission (BC OGC) be invited to present at a Committee of the Whole meeting.

It was recommended that Pacific Northern Gas (PNG) be invited to present an update at a Committee of the Whole meeting.

Carried Unanimously.

Committee of the Whole

➤ **June 2, 2020**

(No. 262)

MOVED/SECONDED that the June 2, 2020 Committee of the Whole report be adopted with the following recommendations:

1. CONSIDERATIONS FOR RE-ACTIVATING TERRACE RECREATION SPACES DURING THE COVID-19 PANDEMIC

It was recommended that the indoor facilities, including the Sportsplex and Terrace & District Aquatic Centre, be kept closed to the public with the exception of a few existing private rentals in the Sportsplex and that these rentals be subject to all of the COVID-19 orders and regulations and required to submit a COVID 19 Exposure Control Plan.

It was recommended that the City open playgrounds, the outdoor gym, and the Rotary Splash Park after reviewing the guidelines and additional requirements.

It was recommended that the basketball and volleyball pits be opened for casual play.

It was recommended that the City permit select outdoor facility rentals/bookings subject to all COVID-19 orders and regulations and that they be required to submit a COVID-19 Exposure Control Plan.

It was recommended that the City permit summer activity programs for youth.

It was recommended that the City permit the Saturday Skeena Valley Farmers' Market (the Market) to proceed with gradual progression in allowable vendors in accordance to BC Farmers' Market guidelines and that the Market be subject to all COVID-19 orders and regulations and required to submit a COVID-19 Exposure Control Plan.

It was recommended that tendering for the Arena Concession contract for 2020-2021 be cancelled and reviewed at a later date.

It was recommended that the City plan for public opening of the Terrace & District Aquatic Centre and Sportsplex for September 2020.

Carried Unanimously.

COMMITTEE REPORTS (FOR INFORMATION ONLY)

**Committee of the Whole
Development Services
Component**

➤ **May 25, 2020**

(No. 263)

MOVED/SECONDED that the May 25, 2020 Development Services Component of the Committee of the Whole report be received for information only.

Carried Unanimously

SPECIAL REPORTS:

**Oral Report, June 8, 2020
Public Hearing**

(No. 264)

MOVED/SECONDED that the Oral Report from the June 8, 2020 Public Hearing be adopted with the following recommendation:

1. AMENDMENTS TO THE OFFICIAL COMMUNITY PLAN (OCP) (LANDS NORTH AND SOUTH OF MCCONNELL AVENUE BETWEEN MARSHALL STREET AND THOMAS STREET)

It was recommended that, having considered appropriate consultation, both early and ongoing, with specific persons, community agencies, organizations and authorities considered to be potentially affected and

interested, all in consideration of and in compliance with the Local Government Act, the City of Terrace, following the holding of a Public Hearing, a bylaw to amend Schedule B – Future Land Use of Official Community Plan (OCP) Bylaw No. 2142-2018 to remove the Urban Holdings designation from lands north and south of McConnell Avenue between Marshall Street and Thomas Street proceed to Council for consideration of third reading and adoption.

Carried Unanimously.

May 25, 2020 Public Hearing Report (For Information Only)

MOVED/SECONDED that the May 25, 2020 Public Hearing Report be received for information only.

Carried Unanimously.

(No. 265)

BYLAWS:

Official Community Plan Amendment (2702 Kalum Street) Bylaw, Project No. ADP-02-2012 (Adoption)

MOVED/SECONDED that Official Community Plan Amendment (2702 Kalum Street) Bylaw, Project No. ADP-02-2012 be read by title only and adopted.

Carried Unanimously.

(No. 266)

Zoning Amendment (2702 Kalum Street) Bylaw, Project No. ADP-02-2013 (Adoption)

MOVED/SECONDED that Zoning Amendment (2702 Kalum Street) Bylaw, Project No. ADP-02-2013 be read by title only and adopted.

Carried Unanimously.

(No. 267)

Official Community Plan Amendment (2704 Kalum Street) Bylaw, Project No. ADP-02-2014 (Adoption)

MOVED/SECONDED that Official Community Plan Amendment (2704 Kalum Street) Bylaw, Project No. ADP-02-2014 be read by title only and adopted.

Carried Unanimously.

(No. 268)

Zoning Amendment (2704 Kalum Street) Bylaw, Project No. ADP-02-2015 (Adoption)

MOVED/SECONDED that Zoning Amendment (2704 Kalum Street) Bylaw, Project No. ADP-02-2015 be read by title only and adopted.

Carried Unanimously.

(No. 269)

**Official Community Plan
Amendment (Urban
Holdings) Bylaw, Project No.
ADP-02-2022
(Third Reading)**

MOVED/SECONDED that Official Community Plan Amendment (Urban Holdings) Bylaw, Project No. ADP-02-2022 be read by title only and passed in its third reading.

Carried Unanimously.

(No. 270)

**Official Community Plan
Amendment (Urban
Holdings) Bylaw, Project No.
ADP-02-2022
(Adoption)**

MOVED/SECONDED that Official Community Plan Amendment (Urban Holdings) Bylaw, Project No. ADP-02-2022 be read by title only and adopted.

Carried Unanimously.

(No. 271)

**Zoning Amendment (2406
Kenney Street) Bylaw,
Project No. ADP-02-2023
(Third Reading)**

MOVED/SECONDED that Zoning Amendment (2406 Kenney Street) Bylaw, Project No. ADP-02-2023 be read by title only and passed in its third reading.

Carried Unanimously.

(No. 272)

**Zoning Amendment (2406
Kenney Street) Bylaw,
Project No. ADP-02-2023
(Adoption)**

MOVED/SECONDED that Zoning Amendment (2406 Kenney Street) Bylaw, Project No. ADP-02-2023 be read by title only and adopted.

Carried Unanimously.

(No. 273)

**Business License Bylaw
Amendment Bylaw, Project
No. ADP-02-2024
(Adoption)**

MOVED/SECONDED that Business License Bylaw Amendment Bylaw, Project No. ADP-02-2024 be read by title only and adopted.

Carried Unanimously.

(No. 274)

**NEW BUSINESS FROM
COUNCIL:**

**Regional District of Kitimat-
Stikine Report**

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

**REPORTS ON COUNCIL
ACTIVITIES:**

Councillor Downie

Councillor Downie reported on the Kermodei Tourism Society and Riverboat Days.

Councillor Ramsay

Councillor Ramsay reported on the Greater Terrace Beautification Society.

Councillor Christiansen

Councillor Christiansen reported on the Skeena Valley Farmers' Market.

Councillor McCallum-Miller

Councillor McCallum-Miller reported on the Terrace Public Library.

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

(No. 275)

MOVED/SECONDED that the June 8, 2020 Regular Meeting of Council be now adjourned.

Carried Unanimously.

The meeting adjourned at 8:40 p.m.

CERTIFIED CORRECT:

Mayor

Clerk