



AGENDA

Regular Council Meeting

7:30 PM - Monday, June 22, 2026
Municipal Council Chambers/Microsoft Teams

Please participate in the meeting by observing or listening in one of the following ways:

1. Attend in person at City Hall (Council Chambers) – 3215 Eby Street
2. [Watch through our website](#)
3. [Watch through Facebook](#)
4. Join Teams by Desktop Computer or Mobile Device
 - o [Click here to join on Teams](#)
5. Join Teams by Regular Phone Call:
 - o 1-236-599-4533 (long-distance charges may apply)
 - o Conference ID: 635 920 677#

Page

1. **7:00 PM - MOVE TO IN-CAMERA SPECIAL COUNCIL**

- 1.1. Resolution to move In-Camera and close the meeting to the public pursuant to Division 3, Section 90(1) (j) of the *Community Charter* (to discuss matters relating to prohibited from disclosure under section 21 of *Freedom of Information and Protection of Privacy Act*).

2. **CALL MEETING TO ORDER**

3. **LAND ACKNOWLEDGEMENT**

4. **APPROVAL OF THE AGENDA**

5. **DELEGATIONS OR GUESTS**

- 5.1. Joan Isac, Indigenous and Stakeholder Relations Lead, Pacific Northern Gas – Status Update

6. **MINUTES**

- 6.1. Minutes of the Regular Council Meeting of June 8, 2026 3 - 11
[June 8, 2026 Regular Council Meeting Minutes](#)

7. **BUSINESS ARISING FROM THE MINUTES**

8. **CORRESPONDENCE**

- 8.1. Joan Isac, Indigenous and Stakeholder Relations Lead, Pacific Northern Gas – Status Update 12 - 23
[DEL – PNG Status Update](#)
- 8.2. Kyle MacDonald, President North Central Government Association – 24 - 25
Priorities for 2026-2027
[CORR – NCLGA Priorities for 2026-2027](#)

9. **RESOLVE INTO COMMITTEE OF THE WHOLE**

- 9.1. Convene into Committee of the Whole

10. RISE AND REPORT

10.1. Committee of the Whole (Development Services Component), June 22, 2026 (verbal)

11. COMMITTEE OF THE WHOLE REPORTS

12. STAFF REPORTS

12.1. Corporate Officer – 2025 Annual Report 26 - 120
[Memo – 2025 Annual Report](#)

12.2. Director of Parks, Recreation & Culture – Main Arena East End Wall Repair 121 - 127
[Memo – Main Arena East End Wall Repair](#)

12.3. Director of Development Services – Zoning Bylaw Amendment Considerations for Regulating Data Centres 128 - 135
[Memo – Zoning Bylaw Amendment Considerations for Regulating Data Centres](#)

12.4. Building Inspector – May 2026 Building Synopsis 136 - 141
[Memo – May 2026 Building Synopsis](#)

12.5. Housing Committee Meeting Minutes, May 26, 2026 142 - 143
[May 26, 2026 Housing Committee Meeting Minutes](#)

13. BYLAWS

14. NEW BUSINESS FROM COUNCIL

14.1. Regional District of Kitimat-Stikine Report

15. REPORTS ON COUNCIL ACTIVITIES

16. REPORT FROM CLOSED MEETING

17. QUESTIONS FROM THE MEDIA AND AUDIENCE

18. ADJOURNMENT

*R. Mattiuz
Corporate Officer*



MINUTES

Regular Council Meeting

7:30 PM - Monday, June 8, 2026

Municipal Council Chambers

The Regular Council meeting of the City of Terrace was called to order on Monday, June 8, 2026, at 7:30 PM, in the Municipal Council Chambers, with the following members present:

Council Present: Mayor Sean Bujtas, Councillor Chris Apps, Councillor James Cordeiro, Councillor Inder Dhillon, Councillor Brian Downie, and Councillor Dave Gordon. Councillor Apps attended the meeting virtually via MS Teams.

Council Absent: Councillor Sarah Zimmerman

Also Present: Maggie Arruda, City Manager, Ben Reinbolt, Director of Engineering & Public Works, Randi Fraser, Communications Advisor, Rachel Mattiuz, Director of Administration/Corporate Officer, Cristina Fleischbein, Legislative Clerk, and Tatiana Block, Executive Assistant

1. 7:15 PM - MOVE TO IN-CAMERA SPECIAL COUNCIL

1.1 Resolution 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 personal information).

No. 229

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 personal information).

Carried Unanimously.

2. CALL MEETING TO ORDER

The Chair advised that Council agendas and minutes were available for viewing at www.terrace.ca, and that the past minutes have been archived.

Mayor Bujtas also acknowledged that the public was welcome to attend meetings in person. The use of Microsoft Teams to allow the media and members of the public to take part in the meetings is also available. Information on how to take part in the question portion of the meeting can be found at terrace.ca/participate.

3. LAND ACKNOWLEDGEMENT

Mayor Bujtas acknowledged that the meeting was being held on the traditional homelands and territories of the Kitsumkalum and Kitselas people.

4. APPROVAL OF THE AGENDA**4.1** Approval of the Agenda**No. 234**

MOVED/SECONDED that the June 8, 2026 Regular Council Meeting Agenda be adopted as amended.

Carried Unanimously.

5. DELEGATIONS OR GUESTS**5.1** Victoria Dozzi, Terrace & District Chamber of Commerce – Request for Letter of Support for the Terrace & District Chamber of Commerce's Bid to Host Minerals North 2027

Michael Fernandes, Director and Member at Large of the Terrace & District Chamber of Commerce, explained that Minerals North is a mining conference hosted by northern communities for northern communities. The annual event brings together representatives from industry, Indigenous Nations, local businesses, suppliers, educators, workforce partners, and local governments. Smithers is scheduled to host the conference in 2026, and attendance typically averages approximately 500 participants.

Mr. Fernandes noted that Northwest British Columbia is currently a focal point for some of the province's largest industrial and infrastructure projects, which are helping to shape the economic future of the region. Hosting Minerals North would provide Terrace with a platform to bring together key stakeholders to discuss responsible resource development, procurement opportunities, workforce development, and the future of northern industry. He highlighted the economic benefits of hosting the conference, including increased visitor traffic, business opportunities for local enterprises, and the opportunity for Terrace to serve as the central gathering place for discussions that will influence the future of the Northwest while fostering valuable partnerships and relationships.

Mr. Fernandes advised that the organizing committee is seeking a letter of support from the City of Terrace. He explained that a letter of support would demonstrate the City's commitment to leadership in economic development and would enable the organizers to establish a steering committee, begin discussions with First Nations partners, approach sponsors, and commence development of the conference program.

The Mayor thanked Mr. Fernandes for his presentation and advised that the matter would be further dealt with under the Correspondence section of the Agenda (see Resolution No. 238).

6. MINUTES

Councillor Apps joined the meeting at 7:40 p.m.

6.1 Minutes of the Regular Council Meeting of May 25, 2026

No. 235

MOVED/SECONDED that the Regular Council Minutes of May 25, 2026 be adopted.

Carried Unanimously.

6.2 Minutes of the Special (Pre-Closed) Council Meeting of May 14, 2026

No. 236

MOVED/SECONDED that the Special (Pre-Closed) Council Meeting Minutes of May 14, 2026 be adopted.

Carried Unanimously.

6.3 Minutes of the Special (Pre-Closed) Council Meeting of June 1, 2026

No. 237

MOVED/SECONDED that the Special (Pre-Closed) Council Meeting Minutes of June 1, 2026 be adopted.

Carried Unanimously.

7. BUSINESS ARISING FROM THE MINUTES

There was no Old Business.

8. CORRESPONDENCE

8.1 Victoria Dozzi, Terrace & District Chamber of Commerce – Request for Letter of Support for the Terrace & District Chamber of Commerce's Bid to Host Minerals North 2027

No. 238

MOVED/SECONDED that Council provide a letter of support to the Terrace & District Chamber of Commerce in support of its bid to host Minerals North 2027.

Carried Unanimously.

8.2 Alisa Thompson, Executive Director, North West Regional Hospital District –

Regular Council
June 8, 2026

Request for Letter in Support - Health Care Equality, Daajing Giids, Haida Gwaii and Rural and Remote British Columbia

No. 239

MOVED/SECONDED that Council provide a letter of support to the North West Regional Hospital District in support of health care equality in Gaajing Giids, Haida Gwaii, and rural and remote British Columbia.

Carried Unanimously.

9. RESOLVE INTO COMMITTEE OF THE WHOLE

There was no Committee of the Whole (Development Services Component).

10. RISE AND REPORT

It was recommended that the Committee now rise and report.

10.1 Committee of the Whole, March 13, 2026

No. 240

MOVED that the March 13, 2026 Committee of the Whole report be adopted with the following recommendations:

1. COUNCIL CODE OF CONDUCT BYLAW

It was recommended that the Committee of the Whole review the draft Council Code of Conduct Bylaw and direct staff to bring the bylaw forward to a future Regular Council meeting for consideration of first, second, and third readings.

2. INDEMNIFICATION BYLAW

It was recommended that the Committee of the Whole review the draft Indemnification Bylaw and direct staff to bring the bylaw forward to a future Regular Council meeting for consideration of first, second, and third readings.

Carried Unanimously.

10.2 Committee of the Whole, April 1, 2026

No. 241

MOVED/SECONDED that the April 1, 2026 Committee of the Whole report be adopted with the following recommendation:

1. TERRACE SKATEPARK PROJECT UPDATE

It was recommended that Council direct staff to finalize a concept plan and detailed budget for the Skeena View Park location (proposed location "A"), as identified in the Site Selection Analysis from New Line Skateparks, to support next steps for this project.

Carried Unanimously.

10.3 Committee of the Whole, April 14, 2026

No. 242

MOVED/SECONDED that the April 14, 2026 Committee of the Whole report be adopted with the following recommendation:

1. 100-YEAR VISION SPECIALIST – CENTENNIAL UPDATE AND LEGACY CHOICES

There were no recommendations.

Carried Unanimously.

11. COMMITTEE OF THE WHOLE REPORTS

11.1 Committee of the Whole Report (Development Services Component), March 23, 2026 (For Information Only)

No. 243

MOVED/SECONDED that the March 23, 2026 Development Services Component of the Committee of the Whole report be received for information only.

Carried Unanimously.

11.2 Committee of the Whole Report (Development Services Component), April 13, 2026 (For Information Only)

No. 244

MOVED/SECONDED that the April 13, 2026 Development Services Component of the Committee of the Whole report be received for information only.

Carried Unanimously.

11.3 Committee of the Whole Report (Development Services Component), April 27, 2026 (For Information Only)

No. 245

MOVED/SECONDED that the April 27, 2026 Development Services Component of the Committee of the Whole report be received for information only.

Carried Unanimously.

11.4 Committee of the Whole Report (Development Services Component), May 25, 2026 (For Information Only)

No. 246

MOVED/SECONDED that the May 25, 2026 Development Services Component of the Committee of the Whole report be received for information only.

Carried Unanimously.

12. STAFF REPORTS

12.1 Director of Engineering and Public Works – 4807 Lazelle Avenue - Demolition and Site Remediation (Phase 1) Budget Request

No. 247

MOVED/SECONDED that Council approve a budget of \$110,000 be allocated from General Surplus for Phase 1 demolition and hazardous materials removal at 4807 Lazelle Avenue; and that the 2026 Financial Plan be amended accordingly.

Carried Unanimously.

12.2 Housing Committee Meeting Minutes, January 20, 2026

No. 248

MOVED/SECONDED that the minutes of the January 20, 2026 Housing Committee meeting be received for information.

Carried Unanimously.

12.3 Housing Committee Meeting Minutes, February 17, 2026

No. 249

MOVED/SECONDED that the minutes of the February 17, 2026 Housing Committee meeting be received for information.

Carried Unanimously.

12.4 Housing Committee Meeting Minutes, March 24, 2026

No. 250

MOVED/SECONDED that the minutes of the March 24, 2026 Housing Committee meeting be received for information.

Carried Unanimously.

12.5 Housing Committee Meeting Minutes, April 14, 2026

No. 251

MOVED/SECONDED that the minutes of the April 14, 2026 Housing Committee meeting be received for information.

Carried Unanimously.

12.6 Centennial Advisory Committee Meeting Minutes, April 1, 2026

No. 252

MOVED/SECONDED that the minutes of the April 1, 2026 Centennial Committee meeting be received for information.

Carried Unanimously.

12.7 Centennial Advisory Committee Meeting Minutes, May 6, 2026

No. 253

MOVED/SECONDED that the minutes of the May 6, 2026 Centennial Committee meeting be received for information.

Carried Unanimously.

12.8 Council Remuneration Task Force Meeting Minutes, April 29, 2026

No. 254

MOVED/SECONDED that the minutes of the April 29, 2026 Council Remuneration Task Force meeting be received for information.

Carried Unanimously.

12.9 April 27, 2026 Public Hearing Report (For Information Only)

No. 255

MOVED/SECONDED that the Public Hearing Report of April 27, 2026 be received for information only.

Carried Unanimously.

13. BYLAWS

There were no Bylaws.

14. NEW BUSINESS FROM COUNCIL

14.1 Regional District of Kitimat-Stikine Report

There was no Regional District of Kitimat-Stikine Report.

14.2 Councillor James Cordeiro – Notice of Motion - Data Centre Zoning Regulations

No. 256

MOVED/SECONDED that Council direct staff to report back on the feasibility, implications, and options for amending the Zoning Bylaw to define and regulate data centre use separately from other industrial uses, including whether data centres should require site-specific Council approval before being permitted within urban industrial zones.

Carried Unanimously.

15. REPORTS ON COUNCIL ACTIVITIES

Mayor Bujtas reported on his visit to Ottawa and attendance at the Federation of Canadian Municipalities Conference.

16. REPORT FROM CLOSED MEETING

There was no report from closed meeting.

17. QUESTIONS FROM THE MEDIA AND AUDIENCE

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

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

18. ADJOURNMENT

No. 257

MOVED/SECONDED that the June 8, 2026 Regular Meeting of Council be now adjourned.

Carried Unanimously.

The meeting was adjourned at 8:10 p.m.

CERTIFIED CORRECT:

Mayor

Corporate Officer



Status Update

- Revenue Requirements Decision
- Operations & Pipeline Integrity
- Meter Modernization Project
- Energy Efficiency & Asset Management
- Regional Economic Development

City of Terrace
June 22, 2026

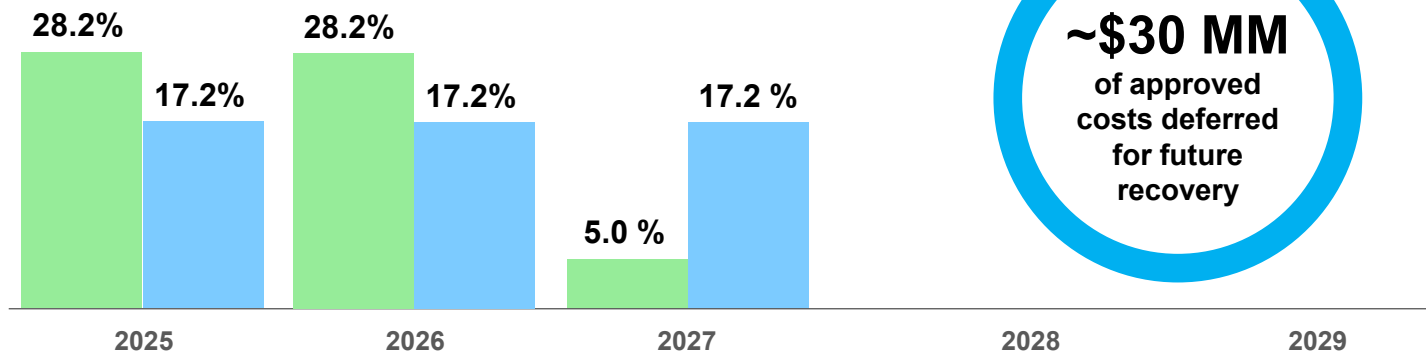
Revenue Requirements Decision

Rate Smoothing Decision

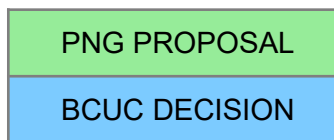
- PNG proposed ... 3-yr rate smoothing
- BCUC final rates ... ~17% annual increase
- Lower rates now ... recover approved costs later

**F2025 – F2027
REVENUE REQUIREMENT PERIOD**

FUTURE PERIOD



~\$30 MM
of approved
costs deferred
for future
recovery



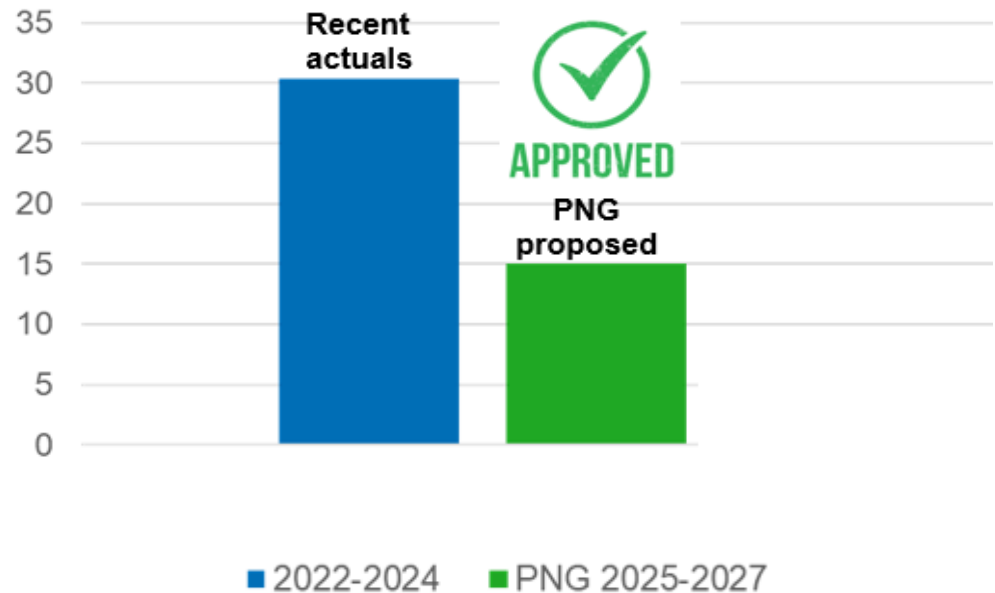
Pipeline Integrity Management

Pipeline integrity management is a systematic approach to assess, evaluate, repair and monitor the safe operation of the pipeline

Pipeline Integrity

- Funded through PNG's operational budget (O&M and capital) to ensure safe, reliable service
- PNG proposed \$45 MM capex over 3 years
- After reconsideration, the Commission approved PNG's request


Average Annual Integrity Spend
(\$Millions)




Integrity Dig Program




 **Identify Priority Locations**
Monitoring and inspection data identify segments that need closer review

 **Access & Prepare the Site**
Crews safely access the site to install environmental and safety protection

 **Expose the Pipeline**
Targeted excavation to carefully uncover small section of pipeline

 **Inspect & Repair**
Inspection, repair and recoat the segment if repair was required

 **Restore the Area**
Work areas are backfilled and returned to the original condition

Integrity Dig Work in Progress



Right-of-Way after Restoration and Regrowth



Automatic Meter Reading (Modernization)

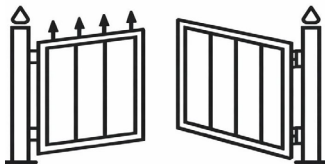


OVERVIEW

- Exchange ~ 21,000 meters
- Apply to BCUC in fall 2026 for expenditure approval
- Multi-year rollout commencing 2027

KEY BENEFITS

1. Fewer estimated bills
2. Accurate, timely consumption data
3. Improved safety / detection



**Safer field
access**

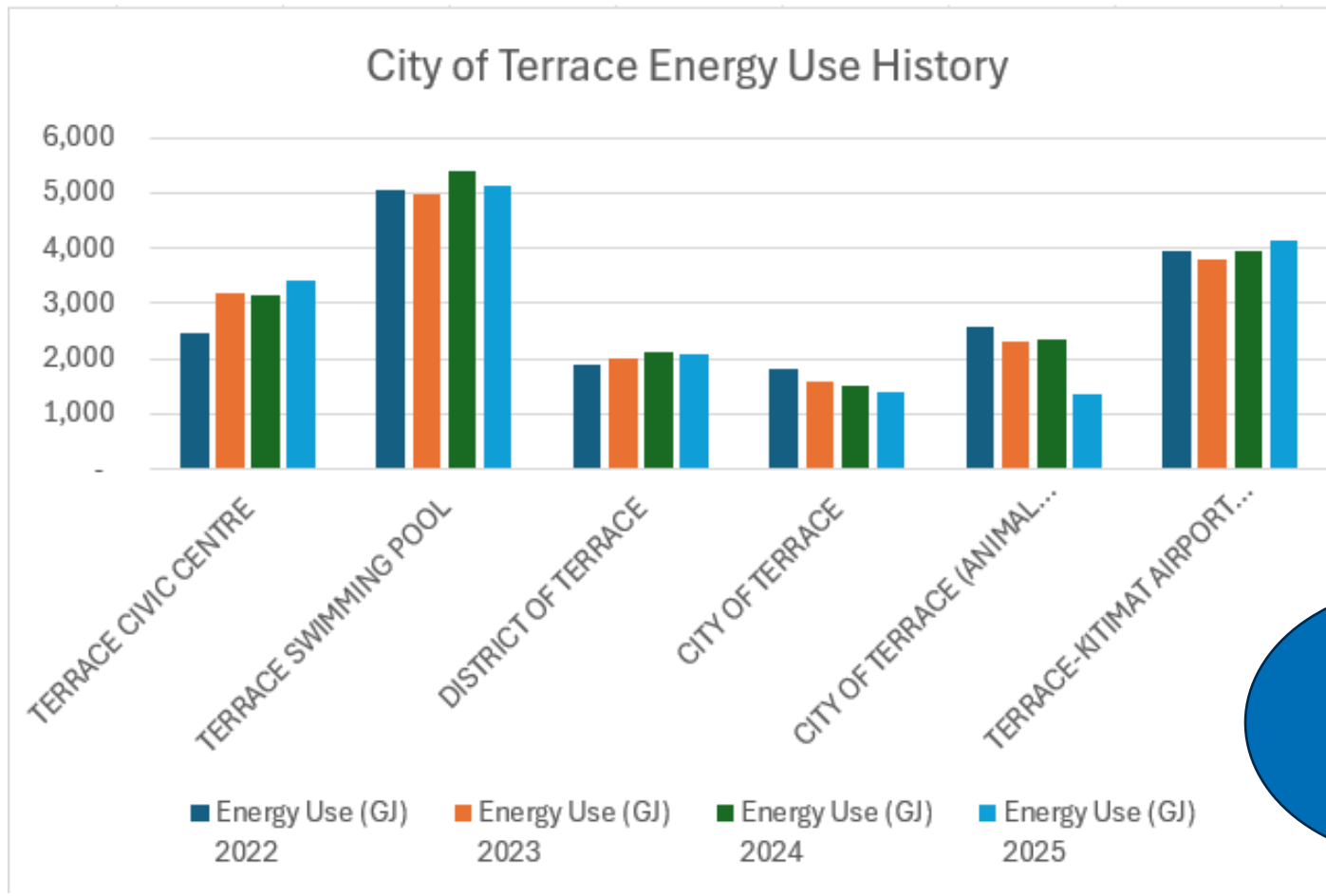


**Accurate
reads**



**Operational
efficiency**

Municipal Energy Conservation Programs



**Incentives to max of 75% of project costs or \$200k

1. Funding for site/facility energy studies
2. Dual fuel heating systems, HVAC controls
3. Custom energy efficiency solutions**

Case Study: REALice technology for community ice rinks



HOW IT WORKS

- Technology uses pressure instead of heat to remove air bubbles for ice resurfacing
- Enables use of less hot water to resurface ice
- Significant natural gas savings via avoided hot water
- PNG fixed rebate of \$20,000 + \$1,900 for approved mixing valve

RECENT INSTALLS

- Smithers
- Prince Rupert
- Taylor

Indicative Economics

	\$
Installed System Cost	43,000
PNG rebate	- 20,000
System cost after rebate	23,000
Annual gas savings	10,000
Annual electricity savings	10,000
Annual energy savings	20,000
Simple payback (yrs)	1.2

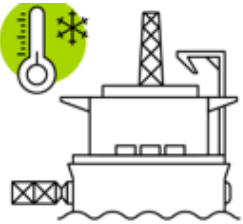
Supporting Regional Economic Development

Joan Isaac, Indigenous and Stakeholder Relations Lead, Pacific Northern Gas... Page 21 of 143

Key Demand Driver is North Coast Energy Exports to Global Markets



Skeena Industrial Development Park



LNG Feedstock



Utility Scale Power



Data Centres



AGENDA ITEM #8.1.

Energy for community growth





This is Northern Energy



June 16, 2026

Dear NCLGA Members,

Thank you to everyone who participated in the 2026 NCLGA AGM and Convention in Prince George. This year's event demonstrated the strength of local government leadership across northern and central British Columbia and reinforced the value of working together to address shared opportunities and challenges.

For those I have not yet had the opportunity to meet, I currently serve as a Councillor with the City of Dawson Creek and have been actively involved with the NCLGA Board for several years. I am honoured to serve as President for the 2026–2027 term and look forward to working with members throughout the region to advance the priorities that matter most to our communities.

I would also like to recognize Past President Gladys Atrill for her leadership and ongoing contributions to the Association, as well as Judy Greenaway and the many Board members whose efforts have helped strengthen the NCLGA's advocacy role and member engagement in recent years.

2026 AGM Highlights

The 2026 AGM and Convention brought together local government leaders, First Nations representatives, government partners, and stakeholders from across the region. Key outcomes included:

- Adoption of 44 member resolutions addressing issues of regional, provincial, and national significance
- Election of the 2026–2027 Board of Directors and Executive
- Productive discussions on transportation, healthcare, housing, economic development, public safety, emergency management, watershed sustainability, climate resilience, and reconciliation
- Continued collaboration among communities committed to advancing solutions for northern and central British Columbia.

The resolutions adopted at the AGM now form the foundation of the NCLGA's advocacy efforts for the coming year.

Advocacy Priorities for 2026–2027

The Board's focus now shifts from resolution development to advocacy and implementation. Working with members, partner organizations, and senior governments, we will advance the priorities identified through the resolutions process and ongoing member engagement.

Transportation infrastructure and connectivity continue to be recurring concerns across our region and will remain a significant advocacy priority. Reliable transportation networks are essential to economic development, public safety, healthcare access, trade, and community well-being.

The Board will also continue to advocate on a broad range of issues identified by members, including:

- Healthcare access and workforce challenges
- Housing availability and affordability
- Economic development and community prosperity
- Emergency preparedness and disaster resilience
- Public safety and community well-being

- Reconciliation and meaningful partnerships with First Nations.

Over the coming year, the NCLGA Executive and Board will continue engaging with Ministers, Parliamentary Secretaries, MLAs, MPs, and senior government officials to advance these priorities and ensure the perspectives of northern and central British Columbia are represented in government decision-making.

Member Engagement

The strength of the NCLGA has always been its members. Effective advocacy depends on understanding local priorities and identifying opportunities for collective action.

I encourage elected officials to connect with members of the Executive, Board, and NCLGA staff to discuss emerging issues, opportunities for collaboration, and priorities that would benefit from regional advocacy. We will continue to engage members through committee meetings, webinars, newsletters, regional discussions, and direct outreach throughout the year.

I also encourage members to review the resolutions adopted at the 2026 AGM and consider how they may support local priorities within your community. These resolutions represent the collective voice of our membership and provide a strong foundation for advancing meaningful change throughout the region.

By working together, we can continue to strengthen the voice of northern and central British Columbia and advance practical solutions that support resilient, prosperous, and healthy communities.

Thank you for your continued commitment to local government leadership and to the communities you serve. I look forward to working with you throughout the year ahead.

Sincerely,



Kyle MacDonald
President
North Central Local Government Association

Quick Links

2026 AGM Resolutions - <https://www.nclga.ca/advocacy/2026-resolutions>

2026–2027 Board of Directors - <https://www.nclga.ca/board-staff/board>

Contact the NCLGA - <https://www.nclga.ca>



City of Terrace
COUNCIL REPORT
 Regular Council

MEETING: Regular Council - 22 Jun 2026
TO: Maggie Arruda, City Manager for Mayor and Council
FROM: Rachel Mattiuz, Director of Administration/Corporate Officer

SUBJECT: **2025 Annual Report**

ATTACHED: [2025 Draft Annual Report - Final](#)

RECOMMENDATION(S):

That Council adopt the draft 2025 City of Terrace Annual Report as presented.

PURPOSE:

The purpose of this report is for Council to review and consider adopting the 2025 draft Annual Report.

BACKGROUND INFORMATION:

Under the *Community Charter*, before June 30 of each year, a Council must prepare an Annual Report and make it available for public inspection. The Annual Report must include the following:

- The audited annual financial statements for the previous year;
- For each tax exemption provided by a Council, the amount of property taxes that would have been imposed on the property in the previous year if it were not exempt for that year;
- A report respecting municipal services and operations for the previous year;
- A progress report respecting the previous year in relation to the objectives and measures established for that year;
- Any declarations of disqualification made under *Section 111* [application to court for declaration of disqualification] in the previous year, including identification of the Council member or former Council member involved and the nature of the disqualification;
- A statement of municipal objectives, and the measures that will be used to determine progress respecting those objectives, for the current and next year; and
- Any other information the Council considers advisable.

Finally, Council must consider, at a Council meeting or other public meeting, the Annual Report and all submissions and questions from the public.

DISCUSSION AND ANALYSIS:

The 2025 draft Annual Report was released to the public on June 5, 2026, and has been available for public viewing at City Hall and on the City of Terrace website. No public comments were received at the time this report was written.

Since the initial draft version of the report was made available for public inspection, minor grammatical, spelling, and formatting updates have been made. The Independent Auditor's Report has also been incorporated, replacing the placeholder that was included pending receipt of the final report.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

COUNCIL STRATEGIC FOCUS AREA(S):

- Livable Community
- Community Wellness
- Organizational Strength and Cultural Awareness
- Responsible Asset Management
- Grow Revenues and Economic Development
- Not Applicable

COMMUNICATIONS:

The 2025 draft Annual Report was available to the public for viewing at City Hall and on the City of Terrace website from June 5 - 22. The final adopted report will be made available publicly in the same way.

In accordance with City of Terrace Public Notice Bylaw No. 2315-2025, a newspaper ad was placed in the Terrace Standard, and notices were also posted on the City website and at the Public Notice Posting Place located at City Hall.

SUMMARY AND CONCLUSION:

The Annual Report provides a variety of information on City activities and finances throughout 2025, and is ready to be adopted pending discussions of Council.

RELEVANT GUIDING DOCUMENTS:

Prepared by:

Rachel Mattiuz

Approved by

Tatiana Block, Executive Assistant

Tatiana Block, Executive Assistant

Status:

Approved - 19 Jun 2026

Approved - 19 Jun 2026

AGENDA ITEM #12.1.

Lori Greenlaw, Interim City Manager
Maggie Arruda, City Manager

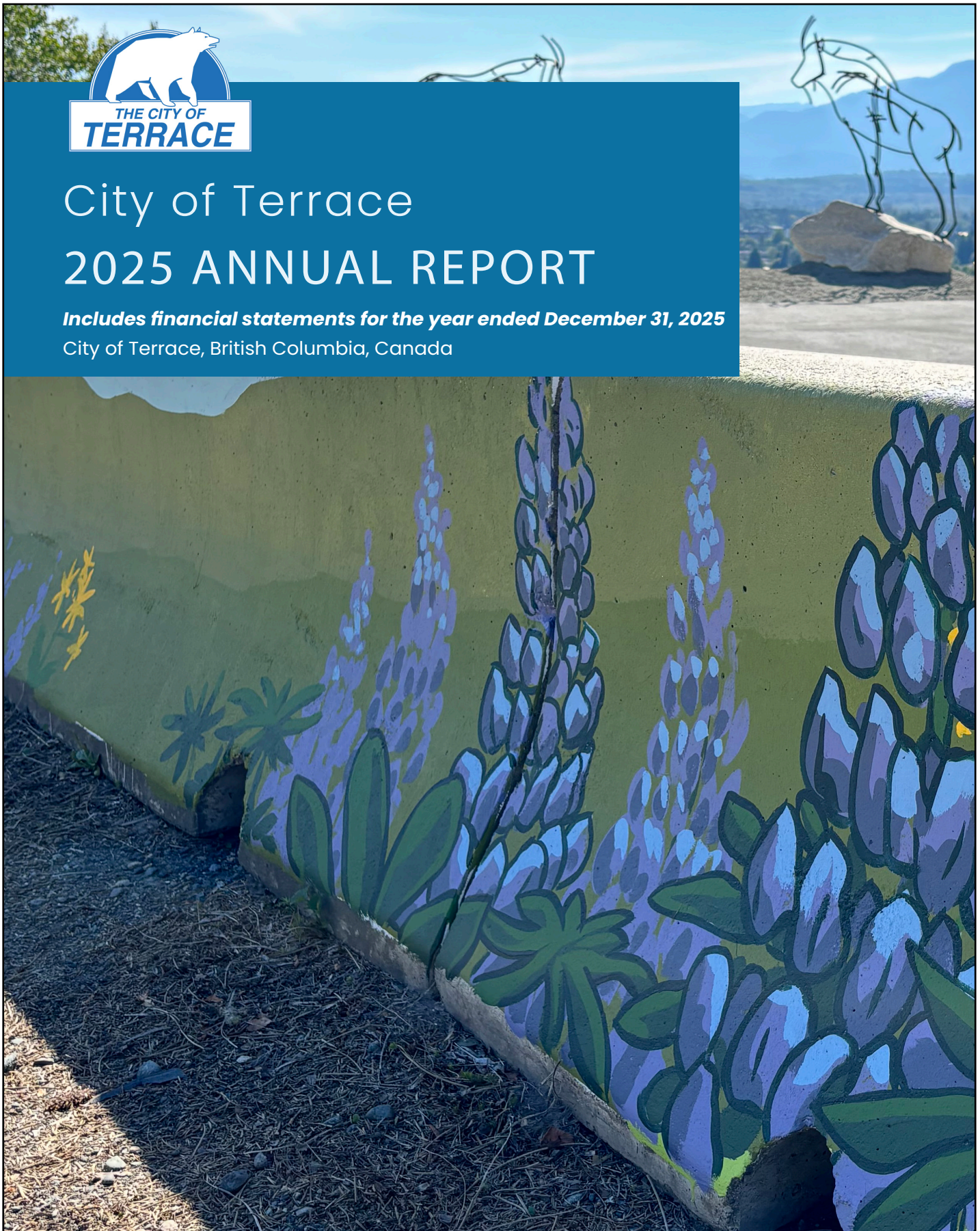
Approved - 19 Jun 2026
Approved - 19 Jun 2026



City of Terrace 2025 ANNUAL REPORT

Includes financial statements for the year ended December 31, 2025

City of Terrace, British Columbia, Canada



Canadian Award for Financial Reporting

Recipient of GFOA Award for Excellence in Financial Reporting



Government Finance Officers Association

Canadian Award for Financial Reporting

Presented to

**The City of Terrace
British Columbia**

For its Annual
Financial Report
for the Year Ended

December 31, 2024

Christopher P. Morrell

Executive Director/CEO

Government Finance Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to the City of Terrace for its annual financial report for the fiscal year ended December, 31, 2024.

The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.

In order to be awarded a Canadian Award for Financial Reporting, a government unit must publish an easily readable and efficiently organized annual financial report, whose contents conform to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments, and address user needs.

A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Canadian Award for Financial Reporting program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

2025 Annual Report & Financial Statements

Includes financial statements for the year ended December 31, 2025
City of Terrace, British Columbia, Canada



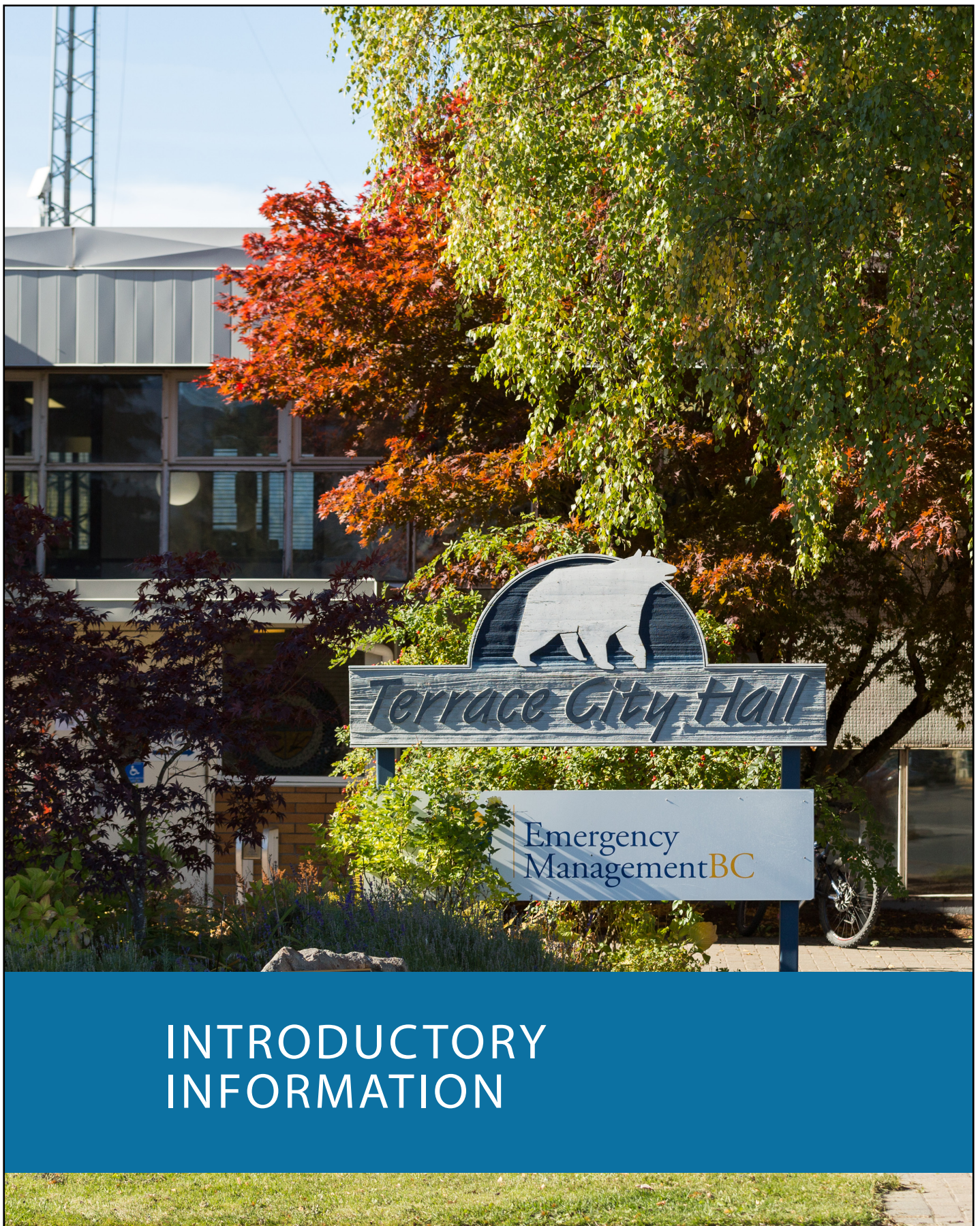
Prepared and submitted by: Finance Department and
Administration Department, City of Terrace

City Hall
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Terrace, BC V8G 2X8
Ph: 250-638-4700 Fax: 250-638-4777
terrace.ca | engage.terrace.ca

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We acknowledge that it is an honour to live, work, and play on the Laxyuubm Tsimshian, Kitsumkalum and Kitselas, toyaxsuut nuusm.



INTRODUCTORY INFORMATION

MESSAGE FROM THE MAYOR

•
Sean Bujtas



As we reflect on 2025, I am proud of the work accomplished by Council, staff, community partners, volunteers, and residents in continuing to move Terrace forward during a period of tremendous growth and change across Northwest British Columbia.

This year was defined by advocacy. Through Council's determination in meeting with federal and provincial leaders to champion the needs of our community, and through the countless residents, volunteers, and City staff who work every day to support one another and bring our collective vision of Terrace as a strong, prosperous and connected community to life.

Tangible Results

One of the most significant achievements for communities across the region remains the Northwest BC Resource Benefits Alliance funding agreement. Through years of coordinated advocacy and collaboration, the Alliance secured \$250 million over five years for Northwest communities, with Terrace receiving \$7 million annually. This funding is already making a visible difference in our city.

In 2025, residents saw these investments reflected in important infrastructure improvements, including the Thomas Street Reconstruction Project and critical upgrades to the sewage treatment plant. These projects strengthen the infrastructure our community depends on today while preparing Terrace for future growth.

Advocacy in a Time of Growth

This year also brought national attention to Terrace. We were honoured to welcome Prime Minister Mark Carney to our community for the announcement of the next round of nation-building projects. For Terrace to be selected as the location for such an important national announcement was recognition of the critical role Northwest BC plays in Canada's future economy. The visit also provided an opportunity for Council to highlight the integral yet overlooked role Terrace has in supporting the national and provincial economies as a service and supply hub. A role that we



Top photo: Community celebration for the 100-year anniversary of the Old Bridge.

Bottom photo: City Council with Prime Minister Mark Carney and Minister Gregor Robertson during their visit to Terrace.

will continue to play for these nation-building projects.

Council's advocacy efforts this year also included multiple trips to Victoria to meet with Premier David Eby and participation at the Union of BC Municipalities convention, where Council met with eight provincial ministers to advocate for Terrace's priorities and future needs. Advocacy efforts extended to Ottawa, where meetings were held with the Prime Minister's Office and the Official Opposition Leader, Pierre Poilievre, to continue raising awareness of the unique opportunities and challenges facing Terrace and the Northwest region.

Heart of a Community

This year, we also celebrated the successes and milestones that reflect the strength and spirit of our community. We celebrated alongside Kitsumkalum First Nation as they successfully ratified their treaty and constitution, marking a significant step toward self-governance. We were honoured to join Kitselas First Nation as they raised a new totem pole at their community centre in Gitau. We celebrated the 100th anniversary of the Old Bridge while beginning preparations for Terrace's own centennial celebration in 2027.

As we reflect on the community milestones and highlights from over the last year, we also recognize the generations of community members whose hard work, commitment, and dedication have helped moved our community forward. Council is honoured to help build on that legacy and contribute to the continued growth and success of our community.

Thank you to everyone who contributed to the successes of 2025. We look forward to another year of progress, partnership, and community as we continue building the future of the City of Terrace.

SEAN BUJTAS
Mayor

MESSAGE FROM THE CITY MANAGER

•
Maggie Arruda



On behalf of staff at the City of Terrace, I am honoured to present the City's 2025 Annual Report, the accomplishments of which were made possible by the dedication of City staff, the vision of Mayor and Council, and the participation of the community.

Critical Infrastructure

Throughout 2025, the City of Terrace worked diligently to maintain the critical infrastructure that residents rely on. We built sidewalks and repaved roads; we renewed underground mains that deliver clean water to homes and businesses; we planned to replace aging infrastructure, we improved parks, trails, and fields. Local governments own over 60% of Canada's core public infrastructure and now more than ever, it is important that we take our responsibility to maintain that infrastructure seriously.

Wellness Focused

We also continued to deliver the important services that residents and visitors to Terrace rely on. In 2025 we were proud to deliver everything from swimming lessons to yoga, and skating to pickleball. We continue to offer high-quality downtown safety that includes in-person presence from our Social Development Program Coordinator and Bylaw and Community Safety Officers. From recreation programming to working together with residents and business owners, it is important to us at the City to deliver high-quality services as cost-effectively as possible.

Our Team

On a personal note, in 2025 I was able to participate in many things that the City offers from the sidelines. I want to thank Lori Greenlaw, Interim City Manager, for

leading the City for the majority of the year while I took time off to grow my family. I'd also like to thank all staff at the City of Terrace who adapted to this change, took on new roles, and filled in where they could.

Strength in Community

As we look forward into 2026, community members can expect to continue to see forward-thinking policies and programs and capital and operational work that makes the most efficient use of the City's resources. As with most small communities, we often want to accomplish more than we have the resources for. We are proud of where we live and collectively want to make it the best it can be. This motivation drives the work that City staff do, and I know drives community members like you to continue to participate, communicate, and work together with us as we accomplish great things.



MAGGIE ARRUDA
City Manager



Above: Steel goat sculptures by Steve Rogers (of Great Bear Ironworks) at Skeena Viewpoint.

CITY COUNCIL

WHO REPRESENTS THE CITIZENS OF TERRACE?



City Council is a legislative body representing the citizens of Terrace. Council provides leadership and establishes policies and priorities for the community.

The City of Terrace holds council meetings in the Municipal Council Chambers at City Hall on the second and fourth Monday of each month. Want to take part? There are many ways to keep informed about what's happening with your local government:

- Attend a council meeting in person at 7:30 pm—they are open to the public.
- Join the Teams meeting to participate virtually.
- Watch the webcast live on our Webcasts page.
- Watch the webcast live (or later on) on our Facebook page.
- Read the minutes, which are a summary of the actions of Council during the meeting.

Learn more about public participation and find a link to the Council portal at terrace.ca/participate.

COUNCILLORS' AREAS OF RESPONSIBILITY IN 2025

Every year City Councillors serve as liaisons between various committees, community organizations, and City departments. Councillors attended meetings for these groups and relayed information between Council and their respective organizations. Below is a list of each Councillor's areas of responsibility for 2025.



Mayor Sean Bujtas

- Government – Federal, Provincial, Municipal, and First Nations
- North West Regional Hospital District Board
- Regional District of Kitimat-Stikine
- Terrace Community Foundation
- Terrace-Kitimat Airport Society



Councillor Chris Apps

- Skeena Roundtable
- Terrace Downtown Improvement Area



Councillor Brian Downie

- Terrace & District Museum Society (Heritage Park)
- Northern Development Initiative Trust
- Northern Medical Programs Trust
- Terrace & District Chamber of Commerce
- North West Regional Hospital District Board
- Regional District of Kitimat-Stikine.



Councillor James Cordeiro

- Regional District of Kitimat-Stikine
- Terrace Public Library
- Kermodei Tourism Society



Councillor Dave Gordon

- Northern Development Initiative Trust
- Regional District of Kitimat-Stikine
- Housing Committee
- Terrace Community Forest
- North West Regional Hospital District Board



Councillor Inder Dhillon

- Housing Committee
- Educational Services (SD#82/NWCC/UNBC)



Councillor Sarah Zimmerman

- Healthy Communities Committee
- Kitimat Airshed Group
- Terrace Public Library

STRATEGIC PLANNING

In January 2023, Council and City staff met to develop the 2023-2026 Corporate Strategic Plan. This plan builds on the work of previous plans and guiding documents and policies of the City.

Council identified five strategic focus areas for the 2023-2026 term of office. These are areas Council considers key priorities for the near and longer term.

- Grow revenues and economic development
- Responsible asset management
- Livable community
- Community wellness
- Organizational strength and cultural awareness



More info about Mayor & Council, including the full strategic plan at: terrace.ca/city-hall/mayor-council

Our Vision

Terrace will prosper from its surrounding natural abundance through access to outdoor recreation, sustainable resource-based industry and full use of its agricultural potential. Terrace will be a dynamic city with a diverse economy and will maintain a small-town feel. Compact development and prominent pedestrian paths and bikeways will connect people in their daily travels and excursions. Local businesses will thrive, and support Terrace as a business and retail destination. We will celebrate our diversity in heritage and culture and the social strength that comes from all ages and walks of life working together to create an inclusive, affordable, and vibrant city. We will strive to meet the health and educational needs of residents and visitors alike, achieving community vitality.

Our Mission

The City of Terrace provides services and good governance while maintaining City assets and fostering economic, environmental, and social wellbeing.

CITY OF TERRACE Corporate Strategic Plan 2023-2026

Our Values
The work and decision making of the City of Terrace is guided by the following values:

- Fiscal responsibility
- Reconciliation
- Climate resilience
- Equity, diversity, inclusion, & justice

Our Mission
The City of Terrace provides services and good governance while maintaining City assets and fostering economic, environmental, and social wellbeing. (BC Community Charter Sec. 7)

Our Vision
Terrace will prosper from its surrounding natural abundance through access to outdoor recreation, sustainable resource-based industry and full use of its agricultural potential.
Terrace will be a dynamic city with a diverse economy and will maintain a small-town feel. Compact development and prominent pedestrian paths and bikeways will connect people in their daily travels and excursions. Local businesses will thrive, and support Terrace as a business and retail destination.
We will celebrate our diversity in heritage and culture and the social strength that comes from all ages and walks of life working together to create an inclusive, affordable, and vibrant city. We will strive to meet the health and educational needs of residents and visitors alike, achieving community vitality.

Strategic Focus Areas

Grow Revenues and Economic Development

- Increase City revenues

Livable Community

- Address housing gaps and needs
- Improve community accessibility
- Continue to improve Terrace downtown
- Improve active transportation opportunities
- Review and update OCP
- Enhance communications to the public

Responsible Asset Management

- Ensure City infrastructure is maintained and replaced into the future

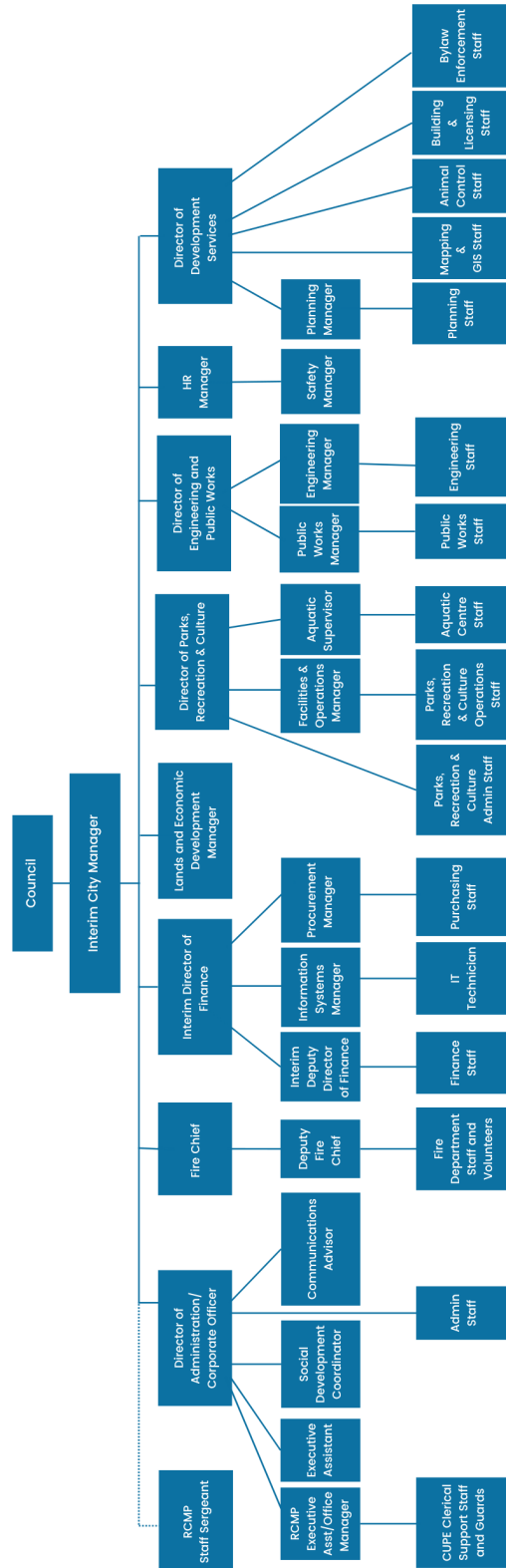
Community Wellness

- Facilitate and coordinate the provision of services to meet social and health needs in the community
- Promote a healthy community
- Support equity, diversity, and inclusion in the community

Organizational Strength and Cultural Awareness

- Be an employer of choice
- Ensure alignment and implementation of City policies.
- Strong relationships with government partners
- Support reconciliation efforts

ORGANIZATIONAL CHART



DEPARTMENT REPORTS

2025 DEPARTMENT HEADS

City Manager
 Interim City Manager
 Director of Administration/Corporate Officer
 Director of Parks, Recreation & Culture
 Director of Engineering and Public Works
 Director of Development Services
 Interim Director of Finance
 Fire Chief
 Staff Sergeant (A/Insp.), Terrace RCMP Detachment

Maggie Arruda
 Lori Greenlaw
 Rachel Mattiuz
 Tara Irwin
 Ben Reinbolt
 David Block
 Khalie Genereaux
 Joel Brousson
 Terry Gillespie/
 Michael Bourguignon



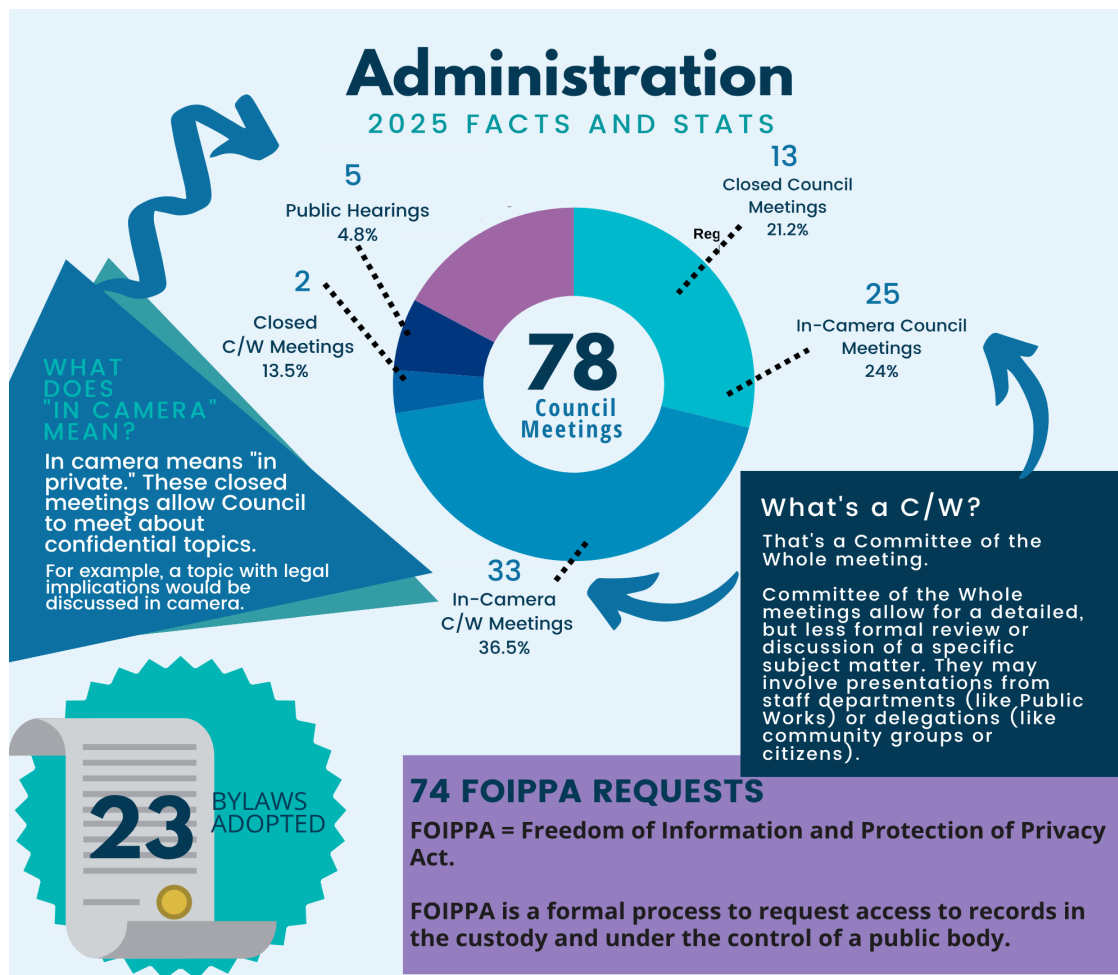
The following pages include the department reports outlining how activities in 2025 related to one or more of the five strategic focus areas.

ADMINISTRATION DEPARTMENT

terrace.ca/city-hall

The Administration Department is the governance and organizational hub of the City. The department includes Communications, Economic Development, General Administration, Human Resources, Legislative Services, RCMP Municipal Support, Safety, and Social Development.

Legislative Services maintains the records of the City, provides access to information and prepares Council agendas, bylaws and minutes. Communications drafts information for the media, responds to inquiries from the public, and manages the City's websites and social media accounts. Economic Development assists in the development of projects that assist with the stimulation of the local economy. RCMP Municipal Support provides administrative and operational support to the police and to the public. Human Resources addresses organizational staffing and supports employee growth, while Safety is responsible for the health, safety, and well-being of the City's employees and ensures that occupational health and safety obligations and compliance are met.



STRATEGIC FOCUS AREAS IN 2025

LIVABLE COMMUNITY

- The City of Terrace LinkedIn page continued to grow over its first year to 1,092 followers.
- The Facebook page is a busy place, with over 8,700 followers and has a reach of almost 900,000 (the total number of Facebook users who see City content).
- Our Engage projects were popular this year with 10 new project pages and over 6,500 site visits!

COMMUNITY WELLNESS

- The Administration Department organized the annual Volunteer Appreciation Dinner. This event is hosted by the Mayor and Council to recognize the volunteers that work with the City.
- The Administration Department also organized the Riverboat Days Opening Ceremonies and Council's Annual Pancake Breakfast in George Little Park.
- With support from Administration, in December, Mayor and Council hosted a Townhall as part of the 2026 draft budget consultation process. The event provided an opportunity for community members to engage directly with Council to discuss the City's financial limitations, and to understand resident concerns.
- Staff prepared Council to attend the Union of BC Municipalities to address BC's Ministers of Energy and Climate Solutions, Public Safety and Solicitor General, Health, Jobs and Economic Growth, Tourism, Arts, Culture and Sport, Forests, Housing and Municipal Affairs, Mining and Critical Minerals, and Transportation and Transit to advocate for City needs.

ORGANIZATIONAL STRENGTH & CULTURAL AWARENESS

- Staff participated in Cultural Awareness Training in November and December.
- Internal staff movement for City Manager-interim, Director of Finance-interim, Deputy Director of Finance-interim, and the hiring of the new Deputy Fire Chief.
- Recruitment largely followed expected seasonal patterns.



Above: New water fountain for humans and pets on Xpilaxha-Charles and Emma Nelson Trail

STRATEGIC FOCUS AREAS FOR 2026

Livable Community

- Planning for the City's Centennial year is well underway in 2026. The Centennial Committee was formed and is working hard to prepare for the City's 100-year anniversary in 2027.

Responsible Asset Management

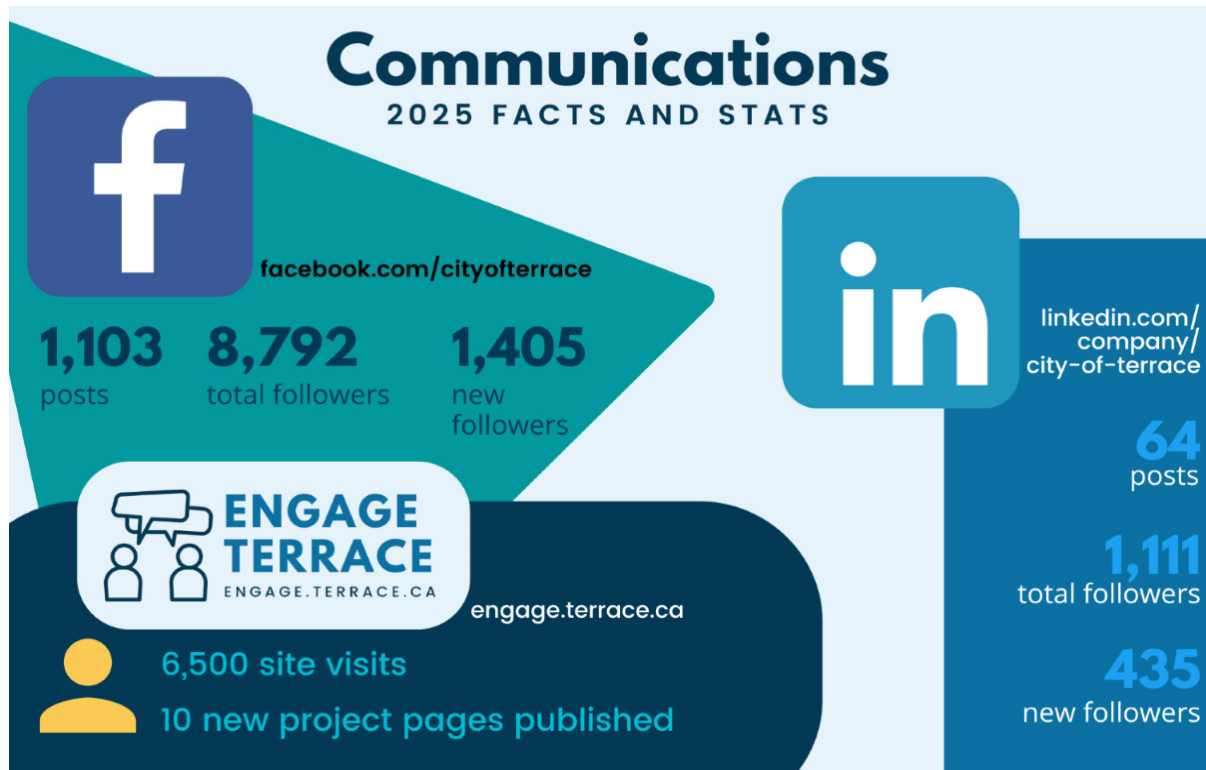
- The Council Remuneration Task Force is an independent advisory body established to review and provide recommendations on the compensation and benefits of Mayor and Council. Conducted on a periodic basis, the review compares remuneration levels with those of

similar municipalities, taking into account factors such as population, budget, and scope of responsibilities. The Task Force helps ensure that Council compensation remains fair, transparent, and aligned with best practices in local government.

- Continue to complete ongoing reviews and updates of City policies.

Community Wellness

- Provide support to Council to advocate for the community by preparing correspondence, writing reports, and doing research as directed by Council, and support Council's attendance at the Union of BC Municipalities Annual Convention and other events.



Economic Development develops and implements projects, programs, and policies that assist with the stimulation of the local economy through business attraction, retention, and expansion.

Economic development is a diverse and dynamic field where no day is the same. Day-to-day work can range from liaising with investors, site selectors, and contractors to managing marketing campaigns and policy reviews. Our work is defined by the common objective to make Terrace a great place to live, work, and do business.

STRATEGIC FOCUS AREAS IN 2025

GROW REVENUES & ECONOMIC DEVELOPMENT

- Strategized amongst changes to federal immigration and worker policies and lobbied in support of businesses affected in the community through national and regional interviews, and joint advocacy initiatives with provinces and regional municipalities.
- Developed an updated plan for the Skeena Industrial Development Park.
- Advocated in Ottawa and Victoria for support related to pressures from regional industrial development.
- Continued support of clean fuel initiatives.

STRATEGIC FOCUS AREAS FOR 2026

Grow Revenues and Economic Development:

- Redevelop marketing strategy for existing vacant municipal land.
- Continue advocating for supports related to the pressures in our community caused by industrial development.
- Continue responsible asset management measures.

FINANCE DEPARTMENT

terrace.ca/finance

The Finance Department is responsible for safeguarding the City’s financial assets and planning to ensure the financial stability and viability of the City. Those safeguards include monitoring, controlling, and allocating the City’s financial resources to meet the short and long-term budgetary goals and objectives that Council has set out in the five-year Financial Plan. All financial transactions are completed in accordance with the Community Charter, the Local Government Act, and Canadian Generally Accepted Accounting Principles as set out by the Public Sector Accounting Board.

The Finance Department coordinates expenses through the annual budget process; prepares internal and external financial statements and reports for various stakeholders; maintains property records and administers property tax collection. Also, this department is responsible for front counter service at City Hall; and other general accounting functions such as payroll, accounts payable, accounts receivable, insurance and risk management, and securing and managing debt.

Operating within the Finance Department is the City’s IT Department and, as of 2024, the Purchasing and Procurement Department. The IT Department is responsible for managing the technology infrastructure, systems, and services that support municipal operations. Its goal is to ensure secure, efficient, and reliable technology solutions that enable municipal employees to perform their duties and provide services to residents. The Purchasing and Procurement Department is responsible for procuring goods, services, and materials needed to support the operations and objectives of the municipality.



Above: Front cover of the 2026 budget consultation document.

Every year, the City provides financial information to the public in a detailed consultation document about the next year’s budget. The public then has the chance to fill out a survey and give feedback on the next year’s proposed budget.

STRATEGIC FOCUS AREAS IN 2025

RESPONSIBLE ASSET MANAGEMENT

- In 2025, the Asset Management Leadership Team was successful in applying for a Union of British Columbia Municipalities grant for the Capital Planning Framework. This project's goal is to develop a consistent and repeatable framework for long-term capital project planning. The framework will allow staff to compile project justifications and costs and rank projects based on priority. This will be especially helpful for ranking dissimilar projects. The project will include piloting the developed framework with the City's existing capital plan. To date, Urban Systems, along with City staff, has compiled a master list of known projects by referencing all relevant master plans and planning documents. The next step will be to develop the scoring matrix which will be used to assign an appropriate level of priority to each of these known City initiatives. Staff received an extension from the Union of British Columbia Municipalities for this project to the spring of 2026 to allow staff more time to work with the scoring matrix, with the goal of implementing it into the 2027 budget cycle.

GROW REVENUES & ECONOMIC DEVELOPMENT

- Water and Sewer user fees were increased by 3.5% and 4.5%, respectively, to ensure these funds remain self-sustainable. The collection of bulk waste water at our treatment plant and the scale of bulk water at our water loading station continued in 2025. This additional revenue assists with sewer and water infrastructure requirements.
- In 2025, General taxes increased by 7.63%. While most of these increases were operational in nature, 1% was for asset management and will be set aside for future infrastructure requirements.
- Investment income remained high at \$2.6M; approximately half of this gets redistributed to the reserves where the funds remain until the money is spent.

Grow Revenues & Economic Development

- The General taxes for the City will increase by 4.8% in 2026. These are mainly due to wage increases and incorporate a 1% asset management increase, further discussed below.
- The Water and Sewer taxes and user fees will increase by 2.5% and 4.5%, respectively, in 2026. This increase was needed to keep up with increasing costs and incorporates a 1.5% and 2.5% asset management increase, further discussed below.

Responsible Asset Management

- The City continues to work towards a long-term plan of renewing capital in a sustainable manner. This means saving overtime for capital requirements so that the funds are in place when the need arises. The Water fund will receive a 1.5%

fee increase in 2026 and the Sewer fund will receive a 2.5% fee increase in 2026. These amounts will be transferred annually to a dedicated Water and Sewer reserve and will be used to fund the future replacement of water and sewer capital assets.

- In 2026, a 1% tax increase will be set aside for asset management in the general fund. This amount will be transferred annually to a dedicated asset management reserve and will be used to fund the future replacement of general assets. General assets include all assets other than water and sewer and vehicles, such as buildings, roads, parks, storm, etc.

Finance Department

2025 FACTS AND STATS

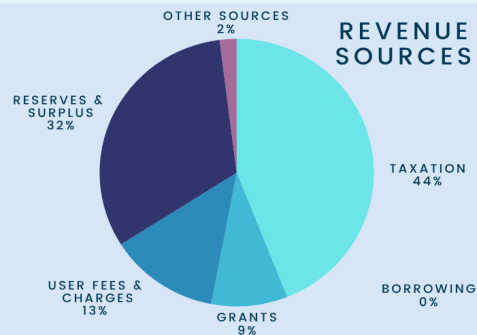
CITY REVENUES

\$46.6 million
2024 revenues



\$60 million
2025 revenues

\$20.7 million was received from the Province for the Northwest Regional Funding Agreement



EXPENSES TOTALLED **\$38.4 million**

which, when deducted from revenues, created the annual surplus of **\$21.6 million**

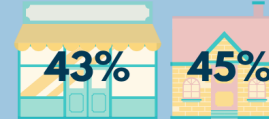


Expenses increased by 11% from 2024.

Significant changes affecting expenses in 2025 include:

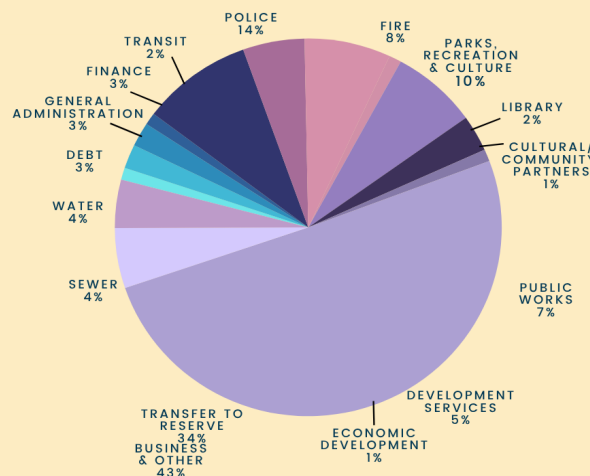
- The Ministry accepted an amended landfill closure plan, resulting in a reduced scope of work. It was therefore determined that the land fund was overfunded by \$1,600,000, and that amount was removed from liability and returned to the general surplus through the waste management function in 2024. This resulted in a credit balance in the waste management expense line.
- In 2025, there was a further reduction in the landfill liability of \$350,000, which resulted in reduced expenses for that function in 2025 as well.
- RCMP had an increase to their budgeted contract of approx \$250,000 due to RCMP unionization.
- Approx \$1.7M was invested in pavement overlays across various sections of the City.

Businesses and residents contribute



of the total property taxation

OPERATING EXPENDITURES



DEVELOPMENT SERVICES DEPARTMENT

terrace.ca/developmentservices

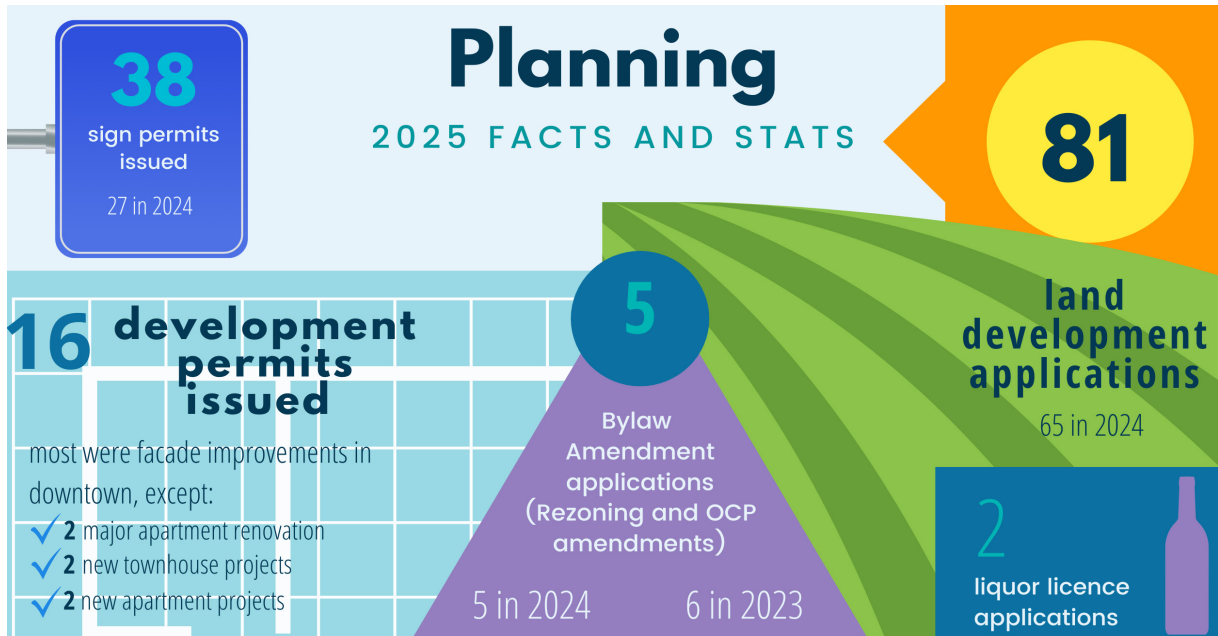
The Development Services Department oversees the many municipal processes that enable and support development in our growing community. We are responsible for all community and land use planning activities, from long-range planning to the processing of subdivision, development permit, and development variance permit applications. The Development Services Department also oversees initiatives related to corporate and community sustainability. Other primary services include building inspection and business licensing, geographic information systems and mapping, as well as bylaw compliance and animal control.

What does Development Services do?

- Often serves as the first point of contact for land development information from residential to commercial development.
- Provides information and guides applicants through permit application processes.
- Undertakes long-range planning, such as updates to our Official Community Plan Bylaw.
- Oversees community sustainability initiatives, including climate action commitments.
- Supports and collaborates with other levels of government and agencies to address social development issues such as housing and homelessness.



Read about Development Services' divisions on the following pages: Planning, Bylaw Enforcement, Building and Licensing, Mapping and GIS, and Animal Control.



Planning

The Planning Department oversees the development of land use policies that support and organize development of the community. This includes long-range planning such as periodic updates of the Official Community Plan (OCP), and Zoning Bylaw that set policy and the regulatory scheme for community growth and development.

A primary function of this department involves short-term planning, which includes responding to development inquiries and processing zoning and OCP amendments, subdivision, development permit, development variance permit, temporary use permit and sign permit applications.

The department is also involved in other related community initiatives including long-range land use planning, climate adaptation planning, social planning and heritage conservation.

Finally, the department is also occasionally called upon to support other City departments and their projects, such as the Parks, Recreation & Culture,

Economic Development, Public Works, and Engineering.

Daily responsibilities

- Responding to public inquiries concerning land development policy and regulations.
- Process land development applications and provide information and guidance throughout the process.
- Review and update long range planning policies and regulation documents as needed.
- Apply to various grant programs for policy and infrastructure projects.
- As required, work with other City departments in support of their initiatives.
- Work collaboratively with external agencies in regional planning and social development.

STRATEGIC FOCUS AREAS IN 2025

GROW REVENUES & ECONOMIC DEVELOPMENT

- The City was successful in its applications for the Rural Economic Diversification and Infrastructure Program grant to contribute \$789,530 to the 4600 Lakelse Avenue Revitalization Project and received a \$20,000 from the Northern Development Initiative Trust Business Façade Improvement Grant.

LIVABLE COMMUNITY

- Continued to work alongside Terrace Downtown Improvement Area (TDIA), in the administration of the \$20,000 NDIT Business Façade Improvement Grant program, evaluating and processing two applications.
- At the request of neighbourhood residents, processed an OCP/Zoning amendment to designate a small community-owned parcel as a neighbourhood park.
- Worked alongside TDIA, the City's public works and engineering departments in the final design and public engagement for 4600 Lakelse Avenue Revitalization Project.
- Engaged consultants in support of drafting new OCP goal area policy for housing actions.

COMMUNITY WELLNESS

- Continued working towards the completion of an updated OCP. Completing a second summer of public

engagement at the farmer's market and a public open house in October.

- In continued support of the OCP, staff coordinated with consultants to prepare two downtown land use analysis reports. First, a downtown zoning and market analysis for townhouses, apartments, and mixed-use residential developments in the downtown. Second, a downtown retail capacity and demand analysis.
- With the support of consultants, staff wrapped up a Service Commercial and Light Industrial Land analysis to determine the land inventory and future needs demand for service commercial lands versus light industrial lands.

ORGANIZATIONAL STRENGTH & CULTURAL AWARENESS

- Planning staff attended two cultural awareness training sessions.
- Due to staffing turnover, all three planning positions became vacant. This resulted in a lengthy process of hiring new planners. These turnovers in staff resulted in decreased demand for staff training in departmental roles, responsibility, and process.

STRATEGIC FOCUS AREAS FOR 2026

Grow Revenues and Economic Development

- Continue to work with and support developers of residential, commercial and industrial projects within the community. Providing advice and helping developers navigate the land use policy directions of the City.
- Support the Lands and Economic Development Manager in the pursuit of and planning for investment in the Skeena Industrial Development Park.

Livable Community

- Finalizing a draft of the OCP to present to Council and the public, followed by final adoption.
- Continue to work with TDIA in the administration of the NDIT funded Downtown Business Façade Improvement program.
- Support the Parks, Recreation & Culture Department as they work towards the preparation of the new Parks and Recreation Masterplan.
- Continue to play a critical role in public communication and project support during the 4600 Lakelse Avenue Revitalization Project.

Bylaw Enforcement & Community Safety Officers

2025 FACTS AND STATS



Bylaw Enforcement

The mandate of the Bylaw/Community Safety Officer (CSO) Department is to enforce local government bylaws and to ensure community safety and quality of life. The Bylaw department provides citizens and businesses with a variety of services related to regulatory issues, public disorder and to be a complement to police services.

The Bylaw department liaises with and, where appropriate, works in collaboration with police, fire services, private security patrollers, and other City departments and health and social service outreach teams.

The CSO's engage with vulnerable populations in our community and with property and business owners. The team supports individuals and the community to enhance safety in our public spaces and on our streets.

Daily Responsibilities

- Enforce parking regulations.
- Investigate property complaints and work with property owners to take corrective action towards compliance; address complaints from businesses.
- Monitor downtown activities to ensure safe and clean streets. Dealing with alcohol offences, loitering, panhandling and other unwanted activities in the downtown area.
- Bylaw officers work with Community Safety Officers (CSO) on providing municipal support and responses to the community and vulnerable citizens.

STRATEGIC FOCUS AREAS IN 2025

ORGANIZATIONAL STRENGTH & CULTURAL AWARENESS

- Bylaw/CSO Officers participated in Cultural Awareness Training hosted by the City of Terrace in conjunction with Skeena Diversity.

COMMUNITY WELLNESS

- CSOs work collaboratively with the Terrace Situation Table. Situation Tables are community-level initiatives bringing together multisectoral front-line staff from the public safety, health, and social service sectors to collaboratively and rapidly connect at-risk individuals to services and supports before they experience negative or traumatic outcomes such as victimization, overdose, incarceration, eviction, etc.
- This has proven to result in better outcomes and a reduction of risk to the individual and the community.

LIVABLE COMMUNITY

- Bylaw/Community Safety Officers continue to support a livable community by keeping our community safe and healthy.
- Bylaw Officers keep our streets clean by continuously collecting garbage and other debris.
- Maintaining a visible presence in the downtown through constant patrols and on-street presence 7 days a week.



Right: Rainbow crosswalk located by George Little Park.

STRATEGIC FOCUS AREAS FOR 2026

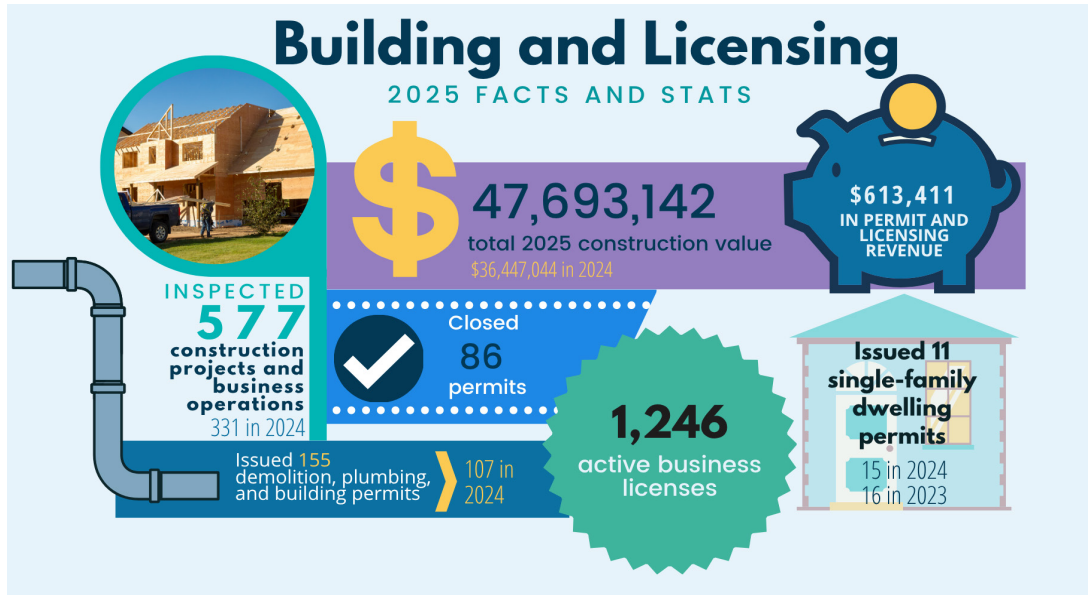
Community Wellness

- CSOs & Bylaw officers, partnering with social service agencies, will participate in the annual homeless count contributing to the accurate assessment of homelessness in our community. Working alongside these agencies, CSOs interviewed and collected information from the unhoused population by visiting encampments and shelters.

Grow Revenues and Economic Development

- Bylaw plans on proposing a change from the Municipal Ticketing Information (MTI) System to the

Bylaw Enforcement System. This will allow the city to mail out fines versus the current system where fines must be served in person. The BEN program also allows disputes to be heard by a provincial adjudicator rather than a provincial judge or justice of the peace. This reduces the burden of proof on providing evidence during ticket disputes to increase payment of fines and facilitate public education on bylaws and regulations.



Building and Licensing

The Building and Licensing Department is mandated to ensure that all building and business applications are code compliant. This department reviews and approves all building plans and specifications for compliance with municipal building and zoning regulations, BC Building, BC Plumbing and Fire Code, as well as issuing building permits and plumbing permits.

The department performs technical work in enforcing a variety of provincial and municipal regulations governing building construction and alteration including renovation works and plumbing works. They oversee business licensing and enforce miscellaneous bylaws within the City of Terrace.

Daily Responsibilities

- Process new building permit applications using our Cloudpermit online portal from submission through the plan review and referral stages.
- Conduct stages of site inspections for building construction, additions, and repairs to existing buildings, proposed business, including water and sewer connections, for conformance to BC Building Code.
- Assist in ensuring compliance with municipal building and zoning regulations and development permit requirements.
- Issue of building permits, plumbing permits, and occupancy permits.
- Administer and enforce the Building Regulations Bylaws.
- Administer and enforce the Business License Bylaw.
- Respond to inquiries relating to construction and building codes.
- Oversee the business license function.
- Process business license applications and ensure the applicant is compliant with our bylaw and Building Code.
- Prepare reports, maintain records and statistics.
- Prepare bylaws and resolutions that affect regulating buildings, new construction, and business licensing.

STRATEGIC FOCUS AREA IN 2025

GROW REVENUES & ECONOMIC DEVELOPMENT

- We continue to embrace online Business License Applications and Renewals, and online Building Permits for the Terrace community. Online building permitting and business license applications and renewals are now widely used and well understood, making it more efficient for both sides, clients and the City.
- Newly adopted Building Regulation bylaws were successfully implemented. In addition, BC Energy Step Code requirements are fully enforced in Terrace. Residential projects now require a minimum of Step 3, while complex buildings require Step 2. It has been encouraging to see so many new projects exceed these minimum standards, resulting in many new energy-efficient homes and buildings throughout the city.

STRATEGIC FOCUS AREAS FOR 2026

Accessibility and Improved Resources

- We will focus on developing clear and accessible reference materials that outline inspection expectations and requirements for contractors, with the goal of reducing deficiencies and improving overall quality of work.

Expanded Services

- We will continue to expand services while strengthening follow-up, enforcement, and consistency through well-defined and repeatable procedures that deliver measurable results.

Become a Leader in Housing

- We will take a leadership role in housing related programs, with a particular emphasis on retrofitting existing homes to enhance sustainability and energy efficiency.

Mapping/GIS
2025 FACTS AND STATS

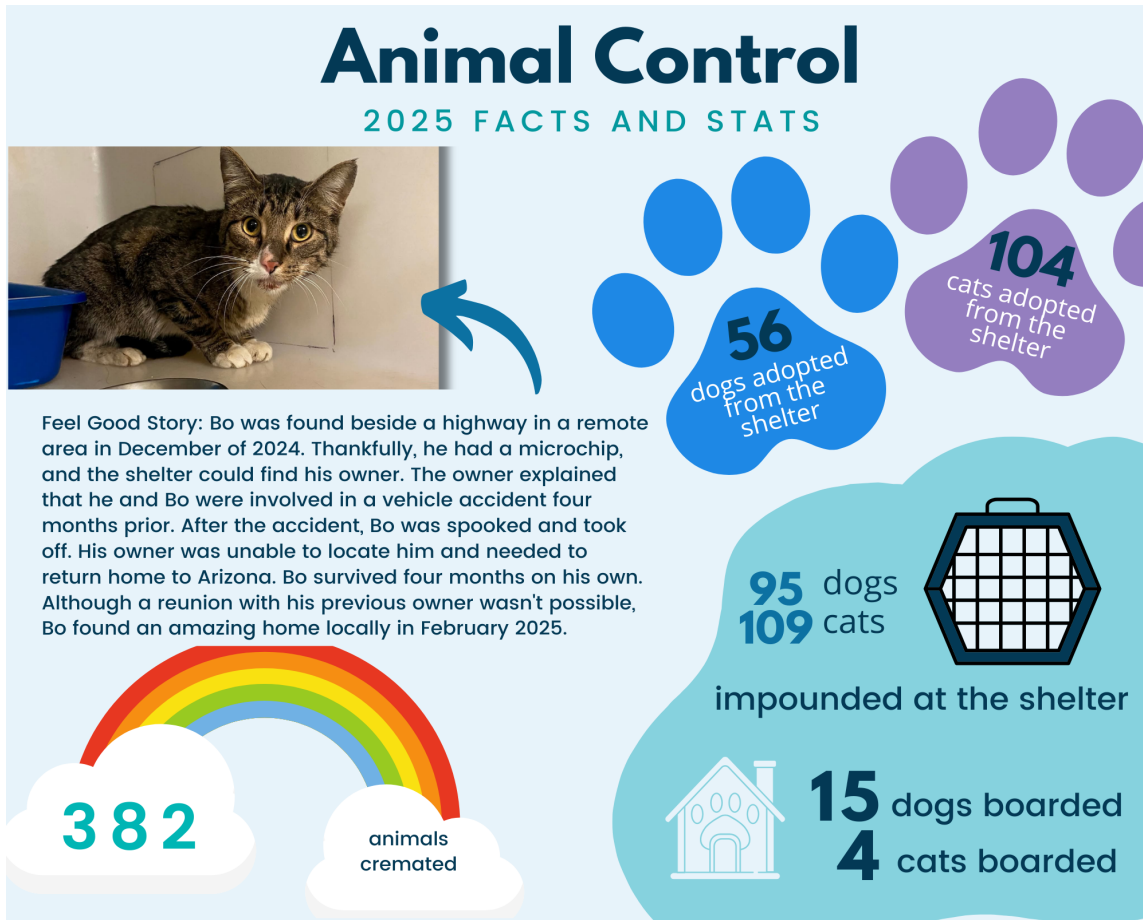
- 360 degree sanitary and storm sewer videos added to internal TerraMap
- 4,598 parcels of land maintained in the GIS system
- Implemented water valve inspection application for mobile TerraMap users.
- CAD/GIS Data Packages prepared and delivered to assist with:
 - Stantec - Infrastructure Modelling
 - Fire Underwriters Survey - Municipal Fire Hydrant data
 - Makola Development Services - Zoning Analysis
 - New Line Skatepark - Feasibility Study Skate Park
 - Data assists with GIS courses for College and University students' grant applications
 - Weekly data upload to the Integrated Cadastral Information Society

Mapping/GIS

- Maintain all City mapping and GIS data (ie: Cadastral Parcels, Zoning, Administrative Boundaries, Official Community Plan, Trails, Addressing, Engineering, Imagery, Cemetery, etc.)
- Maintain and update GIS reports for internal and external users.
- Create custom GIS maps and databases as required by other departments.
- Maintain and update the City of Terrace Online Web Mapping site (TerraMap) for internal and external users.

Daily responsibilities

- Maintain and update CAD/GIS files as required.
- Maintain and update engineering drawings and related GIS for Water, Sanitary, and Storm Infrastructure.
- Addressing assignments and uploading addressing data to Regional 911 system.
- Create custom maps/reports/analysis/calculations for other City departments and external users requiring or requesting City CAD/GIS data.
- Update of existing and new Service Cards.
- Maintain and update TerraMap.
- Manage databases.



Animal Control

The Animal Control Department helps to ensure that stray/abandoned/lost/injured animals are safely housed, fed, and cared for until such time as they are claimed or adopted. They also enforce the City Animal Control Bylaws, including but not limited to licensing, running at large, and barking. The department also provides information and education to the public regarding responsible animal ownership. In addition, they run a fully functioning animal shelter and operate a crematorium to safely and environmentally responsibly handle deceased animals. The department is led by the Animal Control Officer, who is supported by Animal Shelter staff.

Daily Responsibilities

- House and care for shelter animals.
- Daily cleaning and sanitation of the shelter.
- Cremate deceased pets/process remains.
- Investigate complaints.
- Reception duties include answering the phone, collecting fees, and inputting data.
- Enforce animal control regulations and bylaws/issue dog licenses.
- Patrol and pick up dogs running loose.
- Board animals.
- Ship/receive animal cremations/cremains.
- Order and pick up supplies for the animal shelter.
- Interact with the public.
- Handle adoptions/impounds of animals.
- Transport animals for vetting.
- Complete other related duties as required.

PARKS, RECREATION &
CULTURE DEPARTMENT

terrace.ca/parks-recreation

The Parks, Recreation & Culture Department oversees the operations of all indoor and outdoor recreational amenities and facilities for the City of Terrace. This includes our municipal Ferry Island campground, over 100 hectares of parks, trails and playgrounds throughout the community, and two cemeteries.

We strive to provide and preserve parks and recreation services to benefit all residents and visitors in our community. This includes managing and maintaining parks, trails, and recreational facilities, as well as offering programs and services that promote active living, healthy lifestyles, and community building.



Left: Electric Zamboni donated by Terrace Community Forest

Mandate

The Parks, Recreation & Culture Department seeks to provide opportunities, through recreation and sport, for all community residents to lead healthier and more active lives and to support and create opportunities for social connection.

Daily Responsibilities

The Parks, Recreation & Culture Department manages, operates, and maintains the Sportsplex, Aquatic Centre, two cemeteries, community playgrounds, and over 100 hectares of parks, trails, and open spaces throughout the community.

We strive to provide and preserve parks and recreation services to benefit all residents and visitors in the community. This includes managing and maintaining parks, trails, and recreation facilities, as well as offering programs and services that promote active living, healthy lifestyles, and community building.

Our work includes:

- supervising facilities.
- enforcing applicable safety codes and regulations for facilities.
- facilitating and working with community clubs and organizations to create and facilitate programming and events.
- creating facility and staff schedules.
- renting out facilities and administering bookings.
- issuing facility passes/memberships and registrations.
- organizing and implementing community activities and special events.
- purchasing supplies.
- operating applicable office, arena, aquatic and parks equipment.
- performing preventative equipment maintenance on plumbing, mechanical, and irrigation systems.
- maintaining and overseeing arena and pool mechanical needs.
- cleaning and maintaining facilities.
- keeping financial records.
- handling cash.
- fixing equipment.
- answering public inquiries.
- instructing recreation programs.
- and more!

Facilities

- Sportsplex - Two sheets of ice, meeting rooms, banquet room, childcare space
- Terrace and District Aquatic Centre

Parks and Trails

- Xpilaxha – Charles and Emma Nelson Trail, Howe Creek Trail, Terrace Mountain trails

Amenities

- Ferry Island, cemeteries (Kitsumkalum and Municipal), ball diamonds (Riverside, Kerr Rotary), skateboard park and pumptrack, tennis courts, pickleball courts, basketball courts



Above: New Howe Creek Trail Bench

STRATEGIC FOCUS AREA IN 2025

GROW REVENUES & ECONOMIC DEVELOPMENT

- Continued implementing Parks and Recreation Fees and Charges Bylaw, which sets fees for all recreation offerings for a 5-year period, ensuring that increasing operating costs are considered.

RESPONSIBLE ASSET MANAGEMENT

- Phase 2 of the ammonia ice plant redesign consists of replacing several parts in the arena's refrigeration system and installing additional safety components while reducing the amount of ammonia which is stored on site. This project reached substantial completion in August and the first sheet of ice was installed in August 2025.

LIVABLE COMMUNITY

- In late 2025, staff worked to develop and publish the first Recreation Guide in many years. This guide will be published 3 times per year and provide general information and registration options for programs, facilities, and offerings of the Parks, Recreation & Culture department. This tool will help us to better communicate our offerings to the public.

- George Little Park – Sunshade Project: A sunshade was installed the week of July 21. The sun shade offers a break from the heat as well as protection from UV rays. This project was proposed and partially funded by the Rotary Club of Terrace – Skeena Valley.
- Tetrault Park Revitalization: This project was completed over the summer and was open to the public in August. This park underwent a revitalization and reorganization to improve the safety and overall user experience.

ORGANIZATIONAL STRENGTH & CULTURAL AWARENESS

- Many Parks, Recreation & Culture Department staff participated in the Cultural Awareness Training, which featured the film "Sugarcane" and a follow-up discussion.

COMMUNITY WELLNESS

- Childcare playgroup was installed and open for use in October. This project was 100% grant funded and was the final step in completing the Childcare BC New Spaces Fund project. It was meant to serve the City licensed before and after school programs and the licensed pre-school program, but it is used by the whole community.



Above: Annual Garbathon event

STRATEGIC FOCUS AREAS FOR 2026

Grow Revenues and Economic Development

- Continue to look for partnership opportunities for programming, as well as capital project planning and implementation.
- Continue to work with community groups to increase visibility and the growth of recreation that support economic development.

Responsible Asset Management

- Purchase of second van for transporting childcare.
- Continue to collaborate in asset management training with City staff and participate in the asset management group.

- Continue to maintain aging assets, through upgrade projects such as Xpilaxha/Nelson trail and Elks Park upgrades.

Livable Community

- Parks Master Plan update to be completed which will guide outdoor parks and recreation work over the next 10 years.
- Continue updates to baseball fields.
- Continue to coordinate the Clean Downtown program partnering with The Garage to provide service to the community.
- Co-host the annual community Garbathon.
- Continue to work with Terrace

Community Forest and other community partners to implement public art throughout our parks system.

Community Wellness

- Continue to identify danger trees in our parks and greenspaces.
- Continue with Phase 3 of the revitalization of Tetrault Park including additional walking paths and seating areas.

Organizational Strength and Cultural Awareness

- Continue to work to increase cultural awareness within our department through supporting staff in participating in training opportunities, continuing to engage with diverse groups in our community to ensure equitable access to services and programs.

Parks, Recreation & Culture

2025 FACTS AND STATS

PROGRAM HIGHLIGHTS

Little Olympians

98 (109% capacity)

Volleyball

23 teams (96% capacity)

Summer Days

367 (95% capacity)

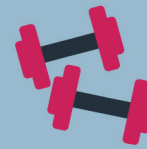
Seniors Can Move

32 (89% capacity)

Adult Intro to Hockey

76 (101% capacity)

FITNESS PARTICIPANTS



284 average
per month
(3,125 total)

ARENA OPERATIONS

89 Public Skate Sessions

48 Family Sticks & Pucks Sessions

85 Noon Hour Hockey Sessions

85 Family Skate Sessions

MONTHLY Programs

	Participants
Drop & Go Super Saturday	240
Teen Evenings	90
Tween Evenings	125
Parent & Tot Cookies & Crafts (new program starting Dec 2025)	20
Senior Social	67

SPECIAL EVENTS 2025

150-350
participants at
each event

12 events

CHILDCARE



Licensed Before and After School Program

31 registered with waitlist

Licensed Preschool Summer Program

10-12 registered each week

Licensed Preschool Fall Program

18 registered



Above: Thomas Street Reconstruction Project

ENGINEERING AND PUBLIC WORKS DEPARTMENT

terrace.ca/city-services

Public Works operates, maintains, and renews the community's water, sewer, drainage, and transportation infrastructure. It is also responsible for the City's mobile fleet, solid waste collection, and many City buildings. Engineering provides capital project delivery, development reviews, technical planning, and support.

What does Engineering do?

Engineering Services

- Design, manage, and implement a variety of capital projects.
- Undertake long-term infrastructure master planning and project prioritization.
- Set infrastructure requirements for subdivisions and developments, and review and approve design submissions.
- Undertake quality control on major construction projects.
- Review and issue permits for works on City rights of way.
- Provide technical and CADD (Computer Aided Design and Drafting) support to other departments.
- Identify and apply for grants to fund capital projects.

What does Public Works do?

Public Works has four divisions:

Roads & Drainage

- Complete winter and summer maintenance of city streets, sidewalks, and boulevards.
- Operate, maintain, and repair the City's water distribution system, including hydrant and valve maintenance, service installations, and break repairs.
- Operate, maintain, and repair the City's wastewater collection system including line cleaning, manhole repairs, service installations, and blockage removals.
- Clean and maintain catch basins, storm piping, and ditches.
- Maintain and renew all street signage and pavement markings.
- Collect residential solid waste of three different material types as well as maintain street-side litter receptacles in the downtown.

Environmental Services

- Operate, monitor, and maintain the community's three production water wells and associated treatment systems.
- Maintain the City's two surface water emergency backup sources at Deep Creek and Little Island.
- Operate and maintain water reservoirs, pumping stations, and booster stations.
- Test and analyze water quality daily, monthly, and annually, including testing of water in the Regional District of Kitimat-Stikine's North Terrace water network.
- Operate, monitor, and maintain the wastewater treatment plant, including screening, pumping, aeration, and discharge systems.
- Operate the City's five sewer lift stations as well as the Kitsumkalum Village sanitary lift station.
- Sample and test wastewater daily and monthly to ensure compliance with permit requirements.
- Operate, monitor, and maintain the landfill leachate treatment system.
- Complete all permit reporting to federal and provincial governments and Northern Health.

Building Maintenance & Electrical

- Maintain and upgrade all building systems for City-owned structures, including City Hall, Public Works, Firehall, RCMP detachment, Library, Visitor Info Centre, George Little House, and other small park and infrastructure-related structures.

- Maintain emergency alarm system responses.
- Manage operations for streetlights, traffic signals, and ornamental lighting.
- Maintain and upgrade monitoring systems such as SCADA (Supervisory Control and Data Acquisition) for water, sewer, and leachate treatment facilities.

Mechanical Shop

- Maintain and repair all mobile equipment, including light trucks, heavy equipment (graders, loaders, excavators, dump trucks), fire trucks, garbage trucks, and small engines.
- Fabricate steel and aluminum tools and infrastructure for other departments.
- Monitor and maintain the City's nine diesel emergency generators.
- Research and recommend purchases and disposal of City equipment.



Above: Eby Storm Inlet Repair

STRATEGIC FOCUS AREAS IN 2025

GROW REVENUES & ECONOMIC DEVELOPMENT

- Received grant funds from the Northern Healthy Communities Fund for the hiring of an Infrastructure Development Technician to focus on sustainable development and responsible asset management.
- Supported Development Services in the application to the Rural Economic Diversification and Infrastructure Program, which the City was awarded \$789,530 towards the streetscaping of the 4600 Lakelse Avenue Revitalization Project.
- Various road safety improvement initiative grants through the ICBC Road Improvement program.
- Various energy improvement initiatives funded through BC Hydro and PNG incentive programs.
- Received \$413,880 through the BC Active Transportation Infrastructure Grant program for the new sidewalk and multi-use pathway on North Thomas Street.
- Pending Strategic Priorities Capital Infrastructure Stream application submitted for \$5,256,250 for the Frank Street Wells Capacity Increase Project to invest in increased pumping capacity at the City's main water source.
- Pending Strategic Priorities Fund Capacity Building Stream application for \$230,000 for the Infrastructure Master Plan to create a holistic plan for strategic investment supporting growth and full-lifecycle costs.
- Pending Disaster Resilience and Innovation Funding program application submitted for \$4,075,000 towards the relocation of the City's sewage treatment plant's outfall pipe.

RESPONSIBLE ASSET MANAGEMENT

- Progressed the Pavement Management Plan, making steps towards a systematic long-term approach to optimizing pavement maintenance.
- Worked with the Asset Management Leadership Team to develop a Capital Planning Framework.
- Completed building condition assessment of all City-owned buildings and incorporated the repair and maintenance of key building components into the 5-year Capital Plan.
- Completed the Sustainable Water Source Preliminary Study as a major step towards establishing a long-term plan for a sustainable

water supply for the community.

- Completed the road resurfacing on Kalum Street - Skeena View Hill to Davis Avenue (driving lanes), Emerson Street - Park Avenue to Greig Avenue, Tetrault Street - Haugland Avenue to Graham Avenue, McConnell Avenue - Eby Street to east of Roland Street, Eby Street - McConnell Avenue to north Parkside school entrance, Kirby Street.
- Replaced the aged-out boiler in Public Works.
- Completed the direct digital control upgrades to the RCMP detachment and City Hall.
- Replaced the aged-out speed radar signs in the Horseshoe.
- Replaced the rotten storm drain that runs down Eby Street (Pumphouse Trail).
- Reconstructed North Thomas Street from Cooper to Halliwell Avenue.
- Completed the repairs to the Eby Street storm inlet at the Howe Creek Trailhead.
- Replaced the roof of the George Little House.
- Replaced the emergency generator at the Park Avenue pumphouse.
- Completed the upsizing of the sanitary sewer main along the Sewage Treatment Plant Road.



Above: Agar Avenue sidewalk replacement

LIVABLE COMMUNITY

- Updated the City's Google Street View.
- Installed a multi-use pathway and concrete sidewalk along North Thomas Street from Halliwell Avenue to Cooper Street.
- Resurfaced sidewalks on Sparks Street-Skeena View Hill to Halliwell Avenue, Kalum Street - replaced the failing concrete panels from Skeena View Hill to Park Avenue, Eby Street - Straume Avenue to Scott Avenue and Tuck Avenue to Soucie Avenue.
- Completed the Kalum Lane Reconfiguration Project extending the bike lanes and 2-way left turn lane along Kalum Street from Park Avenue to Greig Avenue.

COMMUNITY WELLNESS

- Installed benches at the most utilized BC Transit stops throughout the community.
- Hosted recycling awareness presentation at Coast Mountain College.
- Participated in the Regional District of Kitimat-Stikine Pumpkin Smash event to raise awareness of the curbside collection of organics.

ORGANIZATIONAL STRENGTH & CULTURAL AWARENESS

- Enrolled building maintenance staff in Asbestos Abatement Certification training to allow for City crews to take on capital building improvement projects.
- Purchased a sweeper attachment for the Public Works loader to increase street sweeping efficiencies during spring cleanup.
- Participated in various health and safety training initiatives.
- Created the position of Infrastructure Development Technician to increase internal capacity and expertise in development infrastructure review and long-term asset management planning.



Above: Eby Street storm drain replacement



Above Right: Sewage Treatment Plant Road sanitary sewer upsizing

STRATEGIC FOCUS AREAS FOR 2026

Grow Revenues and Economic Development

- Continue to monitor funding opportunities and strategically align priority infrastructure projects with eligible grant programs to minimize the impact of municipal taxation.

Responsible Asset Management – Asset Management Planning Initiatives

- Complete the Pavement Management Plan for a systematic approach to optimizing pavement maintenance.
- Kick-off and progress the renewal of the Transportation and Active Transportation Master Plans into one consolidated document for all modes of transportation.
- Advance the findings of the Sustainable Water Source Study to invest in increased pumping capacity at the Frank Street Aquifer.
- Advance the engineered design options for the reconstruction of Lanfeair Hill.
- Continue the video inspection program of Sanitary Sewer mains to include assessments in the City's Sanitary Master Plan.
- Complete the Eby Sewer Access Plan.
- Complete the detailed design of the reconstruction of Labelle Avenue.
- Complete the hazardous materials assessment of all City-owned buildings for a current inventory of hazardous materials.
- Complete the Christy Park drainage study to identify the solution to localized flooding experienced along Howe Creek.
- Design the drainage improvements required on the Sparks Street to Emerson Street Lane to be completed prior to repaving in 2027.
- Complete the design of the Soucie Sanitary sewer expansion.

Responsible Asset Management – Infrastructure Repair, Replace, and Improvement Projects

- Complete the relocation of the Sewage Treatment Plant's Outfall pipe to a more stable section of the Skeena River.
- Inspect and plan for the replacement of the Halliwell Reservoir Roof.
- Install the wash bay improvements at the Public Works yard.

- Replace the water truck tank for more efficient street sweeping operations and dust suppression.
- Install three EV chargers at the Public Works yard.
- Replace the Hydraulic Cylinder in the RCMP detachment's elevator.
- Continue the replacement of the Programmable Logistic Controllers and Variable Frequency drives at critical sanitary sewer facilities.
- Install supervisory control and data acquisition equipment at the Skeena River Pumphouse.

Livable Community

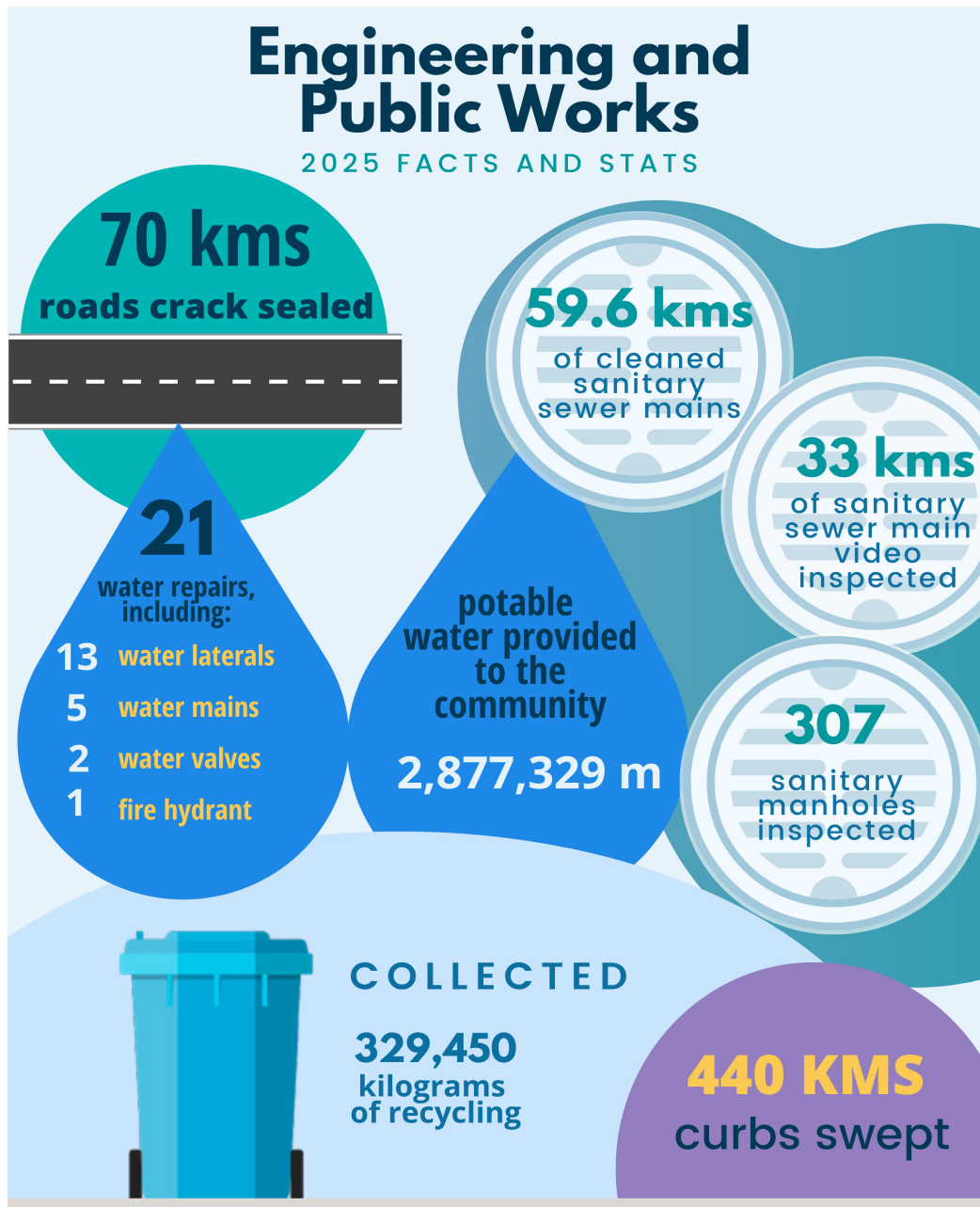
- Replace the asphalt and failed sections of concrete sidewalk on the 4500 Block of Lazelle Avenue.
- Identify and repair select failing sidewalks around the community.
- Reconstruct the 4600 Block of Lakelse Avenue.

Community Wellness

- Construct a new parking lot at the Terrace Public Library with accessible parking stalls and improved connectivity to the Market Street Parking area.
- Eliminate the CN Rail Whistle at the Frank Street crossing.
- Proactive public communication planning for thorough community updates during major capital projects.

Organizational Strength and Cultural Awareness

- Enroll environmental services staff in a Water Distribution III course.
- Enroll engineering staff in the Expanded Professional Certificate in Asset Management Planning.
- Have public works curbside collection staff attend the annual Recycle BC Conference for awareness and best practices.
- Enroll public works mechanics in Labrie Refuse Truck mechanical repair training.



FIRE DEPARTMENT

terrace.ca/fire

Terrace Fire Department provides emergency response to the following incidents:

- Medical first responder
- Technical rescue
- Motor vehicle incident rescue
- Fire suppression
- Airport crash rescue
- Hazardous materials response
- Ice rescue
- Fire prevention & education

On a day-to-day basis, the Fire Department responds to emergencies and completes other non-emergency activities:

- Fire apparatus and equipment readiness checks
- BC Fire Code inspections
- Public fire prevention activities
- Firefighter skills competency training
- Fire station upkeep
- Fire investigations
- Emergency management
- Fleet management
- Non-emergency public inquiries

Mission

To promptly and professionally serve the needs of our community with pride, dedication, and excellence, never failing to deliver quality emergency life safety services with the highest level of integrity, commitment, teamwork, and community engagement.

Vision

To set the standard for excellence in emergency response, saving lives and protecting properties with the utmost professionalism, efficiency, and compassion.

STRATEGIC FOCUS AREAS IN 2025

GROW REVENUES & ECONOMIC DEVELOPMENT

- We are continually looking at ways to be better equipped for overall operational readiness and response for our community.
- The Department identified the upgrade for Fire Attack Hose, ensuring firefighter safety during fire suppression incidents.
- Reapplied and successfully obtained an additional 2 years of grant funding to continue FireSmart activities and prevention of wildfire threats towards our community.

ORGANIZATIONAL STRENGTH & CULTURAL AWARENESS

- The Department identifies several factors that contribute to its organizational strength: Strategic planning, strong membership, and a dedication to serving the community.
- The members strive to demonstrate cultural awareness when serving the public through qualities such as empathy and open-mindedness.
- The local takes tremendous pride in being present within the community and continually looks for ways to support those that are in need.

LIVABLE COMMUNITY

- The Department is committed to managing the impacts of growth effectively, ensuring our services evolve in tandem with the community's expansion.
- They proactively assess and adapt to the increased demands on our resources, maintaining our capability to respond efficiently to emergencies.
- Their strategic planning includes monitoring personnel levels, enhancing training programs, and upgrading equipment and facilities to meet the rising needs of a growing population.
- By closely monitoring urban development and population trends, they align our emergency preparedness and response strategies to safeguard the community against the challenges posed by growth, ensuring sustained public safety and service excellence.

COMMUNITY WELLNESS

- The Department's dedication to serving the community as effective first responders, as well as providing public education and participating in community events, upholds our commitment to community wellness.
- The Terrace Fire Department boosts civic pride by demonstrating high standards in public safety and engaging actively with the community.
- Their professionalism and dedication foster trust and respect, enhancing residents' sense of security and community cohesion.

RESPONSIBLE ASSET MANAGEMENT

- The Department prioritizes responsible asset management, focusing on the upkeep and enhancement of fire apparatus, protective gear, and equipment ensuring operational excellence and safety.
- To maintain high service standards, the department engages in regular assessments and strategically invests in equipment and training opportunities to support their commitment to community safety.



Above: Fire Chief Brousson volunteering at McDonalds for McHappy Day

STRATEGIC FOCUS AREAS FOR 2026

Grow Revenues & Economic Development

- The Department will continue to bolster the FireSmart program, a wildfire prevention program that educates the public about wildfire prevention and mitigation. The FireSmart program will continue to offer home inspections, a service that provides exterior inspections of homes and properties, offering up alternatives to ensure the home is FireSmart with the aim of offering home rebates in the future.
- They will work closely with their surrounding communities to ensure collaboration and inter-agency growth.
- In 2026, they will see wildland firefighting capabilities expand, through the purchase of wildland equipment. Additionally, updated technology will enhance their ability to receive real-time updates through 911 services.

Responsible Asset Management

- Continuous maintenance and testing of their fire apparatus is planned to ensure the fleet remains in peak operating condition. This practice is vital for the safety of the team and the community it serves, ensuring that the department is always ready to respond promptly to emergencies.

Organizational Strength and Cultural Awareness

- The department identifies several factors that contribute

to its organizational strength: Strategic planning, strong labour management relations, and a dedication to serving the community.

- The department's members strive to demonstrate cultural awareness when serving the public through qualities such as empathy and open-mindedness.
- The Terrace Firefighters Local 2685 is dedicated to helping members of the community that need assistance through several charity events such as the Guns N' Hoses hockey game, in which proceeds go to charity, and sponsoring families needing assistance during the holiday season.

Livable Community

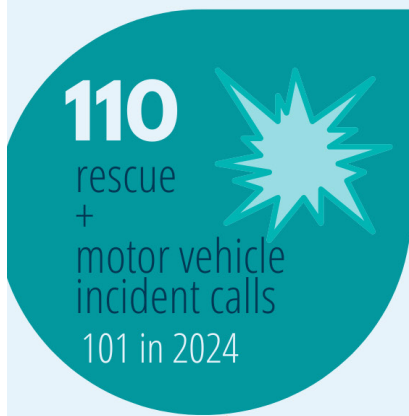
- Managing the impacts of growth effectively, ensuring that our services evolve with the community's expansion.
- Strategic planning includes enhancing training programs and upgrading equipment and facilities to meet the rising needs of a growing population.
- Continuing to monitor urban development and population trends, aligning emergency preparedness and response strategies to safeguard the community.



Above: Remembrance Day

Fire Department

2025 FACTS AND STATS



TERRACE RCMP

terrace.ca/RCMP

For nearly 150 years, the Royal Canadian Mounted Police (RCMP) has been Canada’s national police service. Municipal policing mandates include crime prevention and investigation, keeping the peace, keeping communities safe, and enforcing federal, provincial/territorial, and municipal law.

What does the RCMP do?

- Terrace RCMP responds to emergency situations and routine calls for service; investigates crimes and enforces federal, provincial, and municipal laws; is involved in community outreach; conducts educational presentations as part of crime prevention programs, and assists partner agencies, along with a wide range of emergency and community services.
- Police officers respond to all manner of calls throughout the day. Officers complete licensed premise checks, foot patrols, and curfew checks; author reports to Crown Counsel and document files; liaise with schools; provide evidence in court; and assist partner agencies such as ambulance services and the coroner.
- Crime Reduction Officers work to supplement the efforts of General Duty Officers to identify and target prolific offenders, who are typically responsible for a high number of calls within a community. For individuals who have been released from custody and are on court-imposed conditions, Crime Reduction Officers actively monitor these people to ensure they are complying with those conditions.
- Detachment administrative staff provide daily support to police officers, manage police records systems and files, transcribe statements, process police information and vulnerable sector checks, process calls for service and general inquiries, complete disclosure requests, manage exhibits, fulfill court liaison duties, and much more to serve the public.



Above: Cram the Cruiser Fundraiser
Right: Remembrance Day



STRATEGIC FOCUS AREAS IN 2025

GROW REVENUES & ECONOMIC DEVELOPMENT

- Applied good governance and strong fiscal management of the municipal policing budget and access funding via grant applications.
- Collaborated with local partner agencies ensuring the proper agency is responding to the community and/or individuals' needs.
- Continued grant applications to Community Safety and Targeted Enforcement (C-STEP) program, allowing for additional patrols of downtown core and other areas of concern.

RESPONSIBLE ASSET MANAGEMENT

- Continued management and encouragement of Online Crime Reporting to help police better allocate resources and capture information that might otherwise go unreported.
- Priority screening of calls for service to better reflect what police need to be investigating, i.e., domestic violence, sexual assaults, drug trafficking, and stolen property offences, rather than the RCMP being a common go-to to solve daily or repetitive non-police matters or social and/or chronic occurrences and situations.
- Completion of virtual bail capabilities, thereby reducing efforts and costs needed to house and guard prisoners.

LIVABLE COMMUNITY

- Along with investigations and enforcement, members and employees of Terrace RCMP are involved in a wide variety of programs and activities. They are committed to making this region a safe and healthy place to live, work, and play.

ORGANIZATIONAL STRENGTH & CULTURAL AWARENESS

- Human resource support for provincial disaster response to fires and floods and industry-related protests.
- Management team meets with Kitsumkalum First Nation and Kitselas First Nation leadership regularly.

COMMUNITY WELLNESS

- Participation in:
 - » Remembrance Day ceremony
 - » Special Olympics
 - » Youth Sports Events
 - » Cram-A-Cruiser
 - » Moose Hide Campaign
 - » Pink Shirt Day (Anti-bullying)
 - » Guns and Hoses Charity hockey game
- Attend committee meetings for high-risk domestic violence and youth, homeless intervention programs, and Situation Table Meetings.

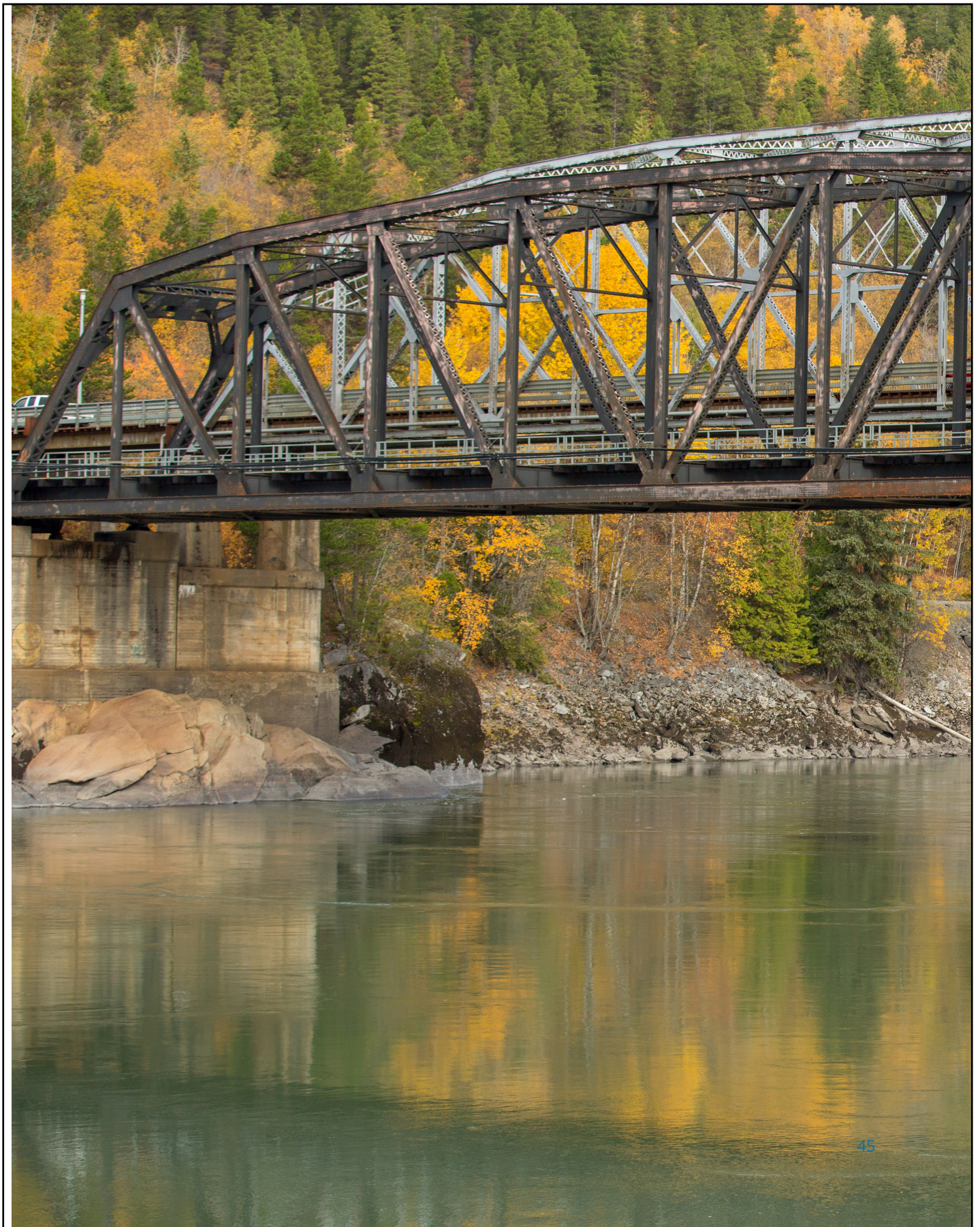
STRATEGIC FOCUS AREAS FOR 2026

Livable Communities

- Crime reduction strategies to include a prolific offender management program, downtown presence, and partnership and project-based disruption investigations.
- Focusing on crime reduction through enhanced bail comments and the targeting of prolific offenders.
- Increased accountability of prolific offenders through maintaining a high number of curfew checks.

Organizational Strength and Cultural Awareness

- Provide adequate training and mentorship to Police Officers and administration staff.
- Active participation in the Provincial Repeat Violent Offending Intervention Initiative (RVOII) and Community Safety and Targeted Enforcement (C-STEP) program.



FINANCIAL INFORMATION

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May 15, 2026

REPORT FROM THE DIRECTOR OF FINANCE

I am pleased to present the City of Terrace's audited 2025 financial statements. The purpose of this letter is to inform the reader about the City of Terrace's financial performance in 2025. The financial statements are the responsibility of management and have been prepared by City staff pursuant to Section 167 of the Community Charter, and in accordance with Canadian public sector accounting standards. Management's responsibilities include maintaining a system of internal controls for financial statement reliability purposes and ensuring the safeguarding of the City's assets. The City of Terrace has continued to comply with the Canadian Award for Financial Reporting program requirements.

The City's independent external auditors, Doane Grant Thornton LLP, have audited the City's financial statements in accordance with Canadian generally accepted auditing standards. As expressed in their audit report, in their opinion, the City's financial statements present fairly in all material respects the financial position of the City of Terrace at December 31, 2025 and the results of operations, changes in net financial assets, and cash flows for the year then ended, in accordance with Canadian public sector accounting standards.

The financial statements include:

- Statement of Financial Position (a summary of year-end balances of financial assets, liabilities, and non-financial assets);
- Statement of Operations and Accumulated Surplus (a summary of the annual surplus for the year, which consists of revenues earned during the year, expenses incurred, and the estimated usage of tangible capital assets);
- Statement of Change in Net Financial Assets (a reconciliation of the annual surplus for the year to the change in value of net financial assets); and
- Statement of Cash Flows (a summary of how the City's cash and cash equivalents changed during the year, sorted into operating, investing, financing, and capital transactions).
- Additionally, the notes and schedules to the financial statements provide a variety of explanations and details to assist the reader's understanding.

Entity

The City of Terrace owns, maintains, and operates a wide range of infrastructure that supports the services our community relies on every day. These assets include, but are not limited to:

- Police and fire protection facilities and equipment
- Roads, sidewalks, and street lighting
- Water, sewer, and storm systems
- Recreational amenities such as arenas, pools, sports fields, and playgrounds

Together, this infrastructure forms the foundation of the services that contribute to a safe, functional, and vibrant community.

Maintaining these assets requires ongoing planning and investment. Through the City's budgeting process, Council carefully prioritizes funding to ensure services remain reliable today while also preparing for future needs. This balanced approach helps protect the value of our infrastructure, supports long-term sustainability, and ensures that Terrace continues to meet the needs of its residents and businesses over time.

The City of Terrace is located within the Regional District of Kitimat Stikine (RDKS), which cost shares approximately 30% of several services delivered by the City. These shared services include recreation, cemetery operations, transit, victims' assistance, and the Terrace Public Library, as well as contributions to the Riverboat Days Society and Terrace Search & Rescue.

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Affiliates

Terrace Community Forest Limited Partnership manages the community forest license in three general areas around Terrace. The City of Terrace, as sole limited partner, has 99% partnership interest with the general partner, Terrace Community Forest Limited, holding the remaining 1%. The government business enterprise has been consolidated into the City's financial statements on a modified equity basis.

Financial Highlights

At the end of 2025, the City had net financial assets of \$58.3 million, based on the difference between its financial assets (\$87.1 million) and its liabilities (\$28.8 million). This is compared to net financial assets of \$44.1 million at the end of 2024. Although there are fluctuations across various asset and liability accounts, the most notable change is in short-term investments (\$15.1 million). This change is driven by several transactions, most significantly the transfer of grant funding to reserves, including \$20.7 million received from the Province under the Northwest BC Regional Funding Agreement (NRFA), signed in 2024. This compares to \$6.9 million received for the first year of the agreement in 2024. The NRFA is a five-year agreement that supports the planning and construction of infrastructure such as roads, water, sewer, and other community facilities needed to create livable communities, with the 2025 funding representing years two through four of the agreement.

Additional impacts to net financial assets are accounts receivable increased by \$1.5 million, investments in affiliated entities decreased by \$1 million and accounts payable and accrued liabilities increased by \$1.4 million.

The City had non-financial assets of \$107.6 million, which largely consisted of the amortized historical cost of tangible capital assets. The City's net financial assets and non-financial assets together account for the \$166 million accumulated surplus as of December 31, 2025. Details of the composition of accumulated surplus, with comparable figures for the prior year, are as follows:

	2025 Accumulated Surplus	2024 Accumulated Surplus	Increase (Decrease)
Unrestricted Surplus	\$10,627,385	\$11,555,051	(\$927,666)
Reserve Funds	\$52,295,546	\$37,491,672	\$14,803,874
Investment in Tangible Capital Assets	\$102,957,907	\$95,221,943	\$7,735,964
Total Accumulated Surplus	\$165,880,837	\$144,268,666	\$21,612,171

The increase in accumulated surplus is due to the net of unrestricted surplus decreasing by \$928 thousand, reserve funds increasing by \$14.8 million and an increase in investment in tangible capital assets of \$7.7 million. The increase in investment in tangible capital assets means that the investments in 2025 were more than the total amortization of the assets for that year.

The City had revenues of \$60 million in 2025, up from \$46.6 million in 2024. Funds received from grants were up by \$13.3 million. Investment income was down by \$238 thousand; user fees and sale of goods and services were up by \$147 thousand.

Expenses totalled \$38.4 million in 2025, which when deducted from revenues created the annual surplus of \$21.6 million. Expenses increased by 11% over the prior year. Significant changes affecting expenses in 2025 include:

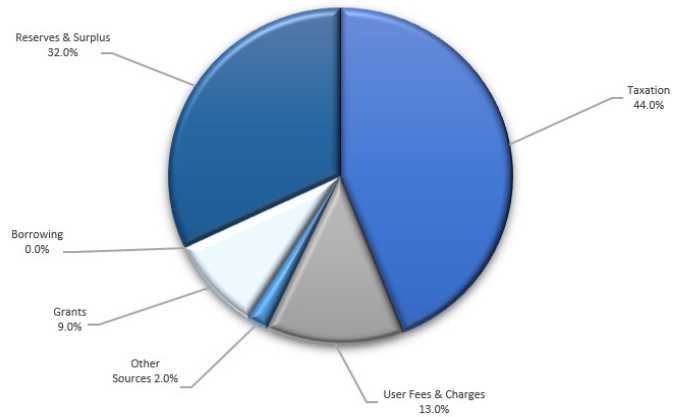
- In 2025, the Ministry accepted an amended landfill closure plan resulting in a reduced scope of work. It was therefore determined that the landfill liability was over funded by \$1,600,000 and that amount was removed from the liability and returned to the general surplus through the waste management function in 2024. This resulted in a credit balance in the waste management expense line. In 2025, there was further reduction to the landfill liability of \$350,000 which resulted in reduced expenses for that function in 2025 as well.
- RCMP had an increase to their budgeted contract value of approximately \$250 thousand due to RCMP unionization.
- And approximately \$1.7 million was invested in pavement overlays across various sections of the City.

Right:

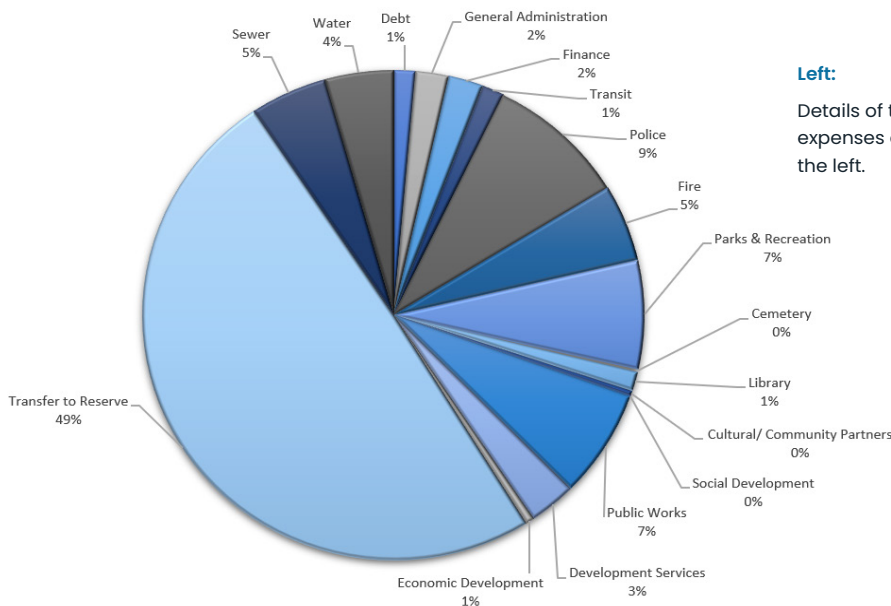
Details of the composition of revenues are shown in the chart to the right.

This graph is derived from the 2025 Financial Plan Bylaw rather than actuals for the year to highlight the transfer from reserves and surplus required to fund capital projects.

Revenue Sources



Operating Expenses



Left:

Details of the composition of expenses are shown in the chart to the left.

Long-Term Debt

The City had \$3 million of long-term debt outstanding at the end of 2025, compared to \$3.4 million at the end of 2024. The outstanding debt is related to the borrowing for the Hidber Arena at the Sportsplex and the upgrades to the Terrace Aquatic Centre. The City has been making steady progress at paying down this debt and has significant borrowing capacity available to take on future debt should it choose to do so.

Internal Debt

Internal debt occurs when one City reserve fund borrows from another City reserve fund. The City does not have any internal debt.

Financial Indicators

The City tracks certain financial indicators in the form of ratios, which provide some insight into financial sustainability, flexibility and vulnerability. Over time, these indicators are helpful as they can illustrate certain trends that are occurring.

Financial Indicators	2025	2024	2023	2022	2021
Sustainability indicators:					
Total assets to total liabilities	6.76	6.32	5.86	5.09	5.31
Financial assets to total liabilities	3.02	2.63	2.19	2.02	2.06
Flexibility indicators:					
Total debt servicing costs to total revenues	0.02	0.03	0.03	0.01	0.01
Vulnerability indicators:					
Total government transfers to total revenues	0.43	0.27	0.35	0.17	0.13

- **Sustainability Indicators** provide a general indication of the City’s financial position. The City has seen an increase in its total assets to total liabilities and financial assets to total liabilities. These values indicate a general trend that the City does not necessarily rely on future revenues to discharge its liabilities currently.
- **Flexibility Indicators** provide a general indication of the City’s reliance on long-term debt financing. The indicator shows that a very small portion of total revenues are typically committed to debt servicing costs.
- **Vulnerability Indicators** provide a general indication of the City’s reliance on transfers from senior levels of government. In 2025, the City’s reliance on government transfers increased from 2024. This was largely due to the \$20.7 million dollars in funding from the Province for the Northwest BC Regional Funding Agreement (NRFA), representing payment for years two through four of the five-year agreement.

Looking Forward

The City is committed to improving its financial position by:

- Diversifying the property tax base and increasing other sources of revenue to reduce reliance on residential property taxes, such as:
 - o Reviewing current user fees within each department to ensure that they remain fair
 - o Continuing to collect bulk wastewater at our treatment plant and selling bulk water from our water loading station to supplement revenues in those functions
- Continuing to build reserve balances, and thus internal financing capacity, by increasing annual transfers to reserves;
- Gaining a better understanding of life-cycle costs of infrastructure through ongoing development of its asset management program.

The City continues to work toward a long-term approach to renewing its capital assets in a sustainable manner. This involves setting aside funding over time so resources are available when infrastructure needs arise. In 2026, the Water Fund will see a 1.5% fee increase and the Sewer Fund a 2.5% increase to support asset management. These funds will be transferred annually to dedicated water and sewer reserves and used for the future replacement of related infrastructure. In addition, a 1% tax increase will be set aside within the general fund for asset management purposes. These funds will be transferred annually to a dedicated reserve to support the replacement of general assets, including buildings, roads, parks, and storm infrastructure. The City is also grateful for the recent signing of the Northwest BC Regional Funding Agreement, which plays an important role in supporting the City's five-year Capital Plan.

In closing, the City of Terrace continues to maintain a strong financial position. Council is consistently faced with the challenge of balancing the renewal of existing infrastructure and services with the growing demand for enhancements and new initiatives, all while maintaining affordability for our community. As Terrace grows, so too does the need to expand infrastructure to support new residents and businesses. Looking ahead, the City will continue to focus on long-term financial sustainability while also responding to the priorities and needs of today. I look forward to working with Council and the community to help achieve our shared vision, and I would like to thank staff for their ongoing hard work and dedication to serving our City.



LORI GREENLAW
Director of Finance


MANAGEMENT'S REPORT

The management of the City of Terrace is responsible for the integrity of the accompanying consolidated financial statements. The consolidated financial statements have been prepared by management in accordance with Canadian public sector accounting standards. The preparation of the consolidated financial statements necessarily includes some amounts which are based on the best estimates and careful judgement of management.

To assist in meeting its responsibility, management maintains accounting, budget and other internal controls. These controls provide reasonable assurance that transactions are appropriately authorized and accurately recorded, that assets are properly accounted for and safeguarded, in order that the integrity of financial records is maintained.

The consolidated financial statements have been audited by the independent firm of Doane Grant Thornton LLP. Their report to the Mayor and City Council, stating the scope of their examination and opinion on the consolidated financial statements accompanies this statement.



MAGGIE ARRUDA
CITY MANAGER

LORI GREENLAW
DIRECTOR OF FINANCE



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Independent auditor's report

To Mayor and Council of City of Terrace

Opinion

We have audited the consolidated financial statements of City of Terrace ("the City"), which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statements of operations, change in net financial assets and cash flow for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of City of Terrace as at December 31, 2025, and its results of operations, its changes in its net financial assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other matter – previous auditor

The consolidated financial statements of the City as of and for the year ended December 31, 2024 were audited by another auditor who expressed an unmodified opinion on those financial statements on May 12, 2025.

Other matter – supplementary information

We draw attention to the fact that the supplementary information included in Schedules 4 to 7 are for information purposes only and do not form part of the consolidated financial statements. We have not audited or reviewed this supplementary information and accordingly, we do not express an opinion, a review conclusion or any other form of assurance of this supplementary information.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal

control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to a going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Terrace, BC, Canada
June 5, 2026

Doane Grant Howton LLP

Chartered Professional Accountants


City of Terrace

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT DECEMBER 31, 2025

	2025	2024
Financial Assets		
Cash and short-term investments (Note 2)	\$ 78,454,058	\$ 63,314,527
Taxes receivable	979,997	767,239
Accounts receivable (Note 3)	3,977,501	2,468,863
Land held for resale	969,993	969,993
Municipal Finance Authority of BC - debt reserve fund (Note 4)	91,185	88,534
Investment in affiliated entities (Note 5)	2,670,615	3,643,494
	87,143,349	71,252,650
Liabilities		
Accounts payable and accrued liabilities	5,972,284	4,590,345
Unearned revenue	1,397,456	1,021,538
Deposits and prepayments	3,176,206	3,050,589
Accrued vacation	656,412	581,340
Care fund liability (Note 6)	254,989	247,829
Landfill closure liability (Note 7)	2,723,866	3,242,345
Restricted revenue - development cost charges (Note 8)	1,025,465	599,333
Skeena Industrial Development Park joint venture (Note 9)	7,558,861	7,377,275
Long term debt (Note 10)	2,977,779	3,394,375
Asset Retirement Obligations (Note 11)	3,070,109	3,006,963
	28,813,427	27,111,932
Net financial assets	58,329,922	44,140,718
Non-financial assets		
Inventory	1,116,214	1,115,257
Prepaid Expenses	499,015	396,373
Tangible capital assets (Schedule 2)	105,935,686	98,616,318
	107,550,915	100,127,948
Accumulated surplus (Note 15)	\$165,880,837	\$144,268,666

Approved by:


 SEAN BUJTAS
 MAYOR


 LORI GREENLAW
 DIRECTOR OF FINANCE

The accompanying notes are an integral part of these financial statements.

City of Terrace
CONSOLIDATED STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 2025

	2025	2025 Budget	2024
Revenues			
Net taxes available for municipal purposes (Note 13)	\$ 24,039,703	\$ 24,101,780	\$ 22,448,978
User fees and sale of goods and services	6,816,539	5,517,005	6,669,557
Grants and cost sharing (Note 14)	26,039,599	5,254,794	12,704,255
Investment income	2,556,947	250,000	2,795,121
Land sales, net	-	-	349,850
Affiliated entities (Note 5) and Other	566,706	22,300	1,634,019
	60,019,494	35,145,879	46,601,780
Expenses			
Protective services	9,527,879	9,597,161	9,783,447
Parks, recreation and culture	6,198,747	6,696,899	5,796,825
Transportation and transit	8,155,253	8,861,027	5,876,597
Development services	2,780,650	2,866,503	3,012,680
General government	3,299,320	3,719,537	3,098,737
Waste management (Note 7)	268,681	825,659	(1,003,712)
Water operations	1,282,885	1,280,551	976,639
Sewer operations	977,291	985,936	856,411
Interest and bank charges	817,041	269,614	1,119,996
Loss on disposal of tangible capital assets	59,617	-	89,222
Other Services	138,818	143,276	87,803
Amortization of tangible capital assets	4,901,141	-	4,793,687
	38,407,323	35,246,163	34,488,332
Annual surplus (deficit)	21,612,171	(100,284)	12,113,448
Accumulated surplus at beginning of year	144,268,666	144,268,666	132,155,218
Accumulated surplus at end of year	\$165,880,837	\$144,168,382	\$144,268,666

The accompanying notes are an integral part of these financial statements.

City of Terrace

**CONSOLIDATED STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2024**

	2024	2024 Unaudited Budget	2023
Annual surplus (deficit)	\$ 12,113,448	\$ 2,326,180	\$ 13,284,207
Capital acquisitions	(5,437,952)	(4,879,187)	(15,140,043)
Amortization of tangible capital assets	4,793,687	-	4,558,809
(Gain)/Loss on disposal of tangible capital assets	89,222	-	(84,547)
Proceeds on sale of tangible capital assets	76,811	-	143,726
Inventory and other	35,974	-	141,012
Increase (decrease) in net financial assets	11,671,190	(2,553,007)	2,903,164
Net financial assets - beginning of year	32,469,528	32,469,528	29,566,364
Net financial assets - end of year	\$ 44,140,718	\$ 29,916,521	\$ 32,469,528

The accompanying notes are an integral part of these financial statements.

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City of Terrace
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2024

	2024	2023
Operating transactions		
Annual surplus (deficit)	\$ 12,113,448	\$ 13,284,207
Non-cash items:		
Amortization of tangible capital assets	4,793,687	4,558,809
(Gain)/Loss on the disposal of tangible capital assets	89,222	(84,547)
(Increase) decrease in inventory	(356,012)	(39,308)
(Increase) decrease in prepaid expenses	(38,008)	180,321
(Increase) decrease in taxes receivable	2,047,520	(1,074,214)
(Increase) decrease in accounts receivable	586,784	(585,794)
Increase (decrease) in accounts payable and accrued liabilities	1,353,733	693,570
(Increase) decrease in land held for resale	437,653	-
Increase (decrease) in deposits and prepayments	241,304	65,090
Increase (decrease) in accrued vacation	31,256	(114,766)
Increase (decrease) in care fund liability	3,643	5,710
Increase (decrease) in landfill closure liability	(1,966,171)	(62,379)
Decrease in land inventory	429,995	-
Increase (decrease) in restricted revenue	381,891	43,428
Cash provided (used) by operating transactions	20,149,945	16,870,127
Capital transactions		
Acquisition of tangible capital assets	(5,437,952)	(15,140,043)
Proceeds from the disposal of tangible capital assets	76,811	143,726
Cash provided (used) by capital transactions	(5,361,141)	(14,996,317)
Financing activities		
Debt repayment	(402,789)	(389,449)
Decrease in MFA debt reserve	(2,979)	(2,579)
Cash provided (used) by financing activities	(405,768)	(392,028)
Investing Activities		
(Increase) decrease in investment in affiliated entities	(1,111,046)	852,429
Increase (decrease) in Skeena Industrial Development Park Joint Venture	281,301	(2,085,609)
Cash used in investing activities	(829,745)	(1,233,180)
Increase (decrease) in cash position	13,553,291	248,602
Cash and cash equivalents - beginning of year	49,761,236	49,512,634
Cash and cash equivalents - end of year	\$ 63,314,527	\$ 49,761,236

The accompanying notes are an integral part of these financial statements.

City of Terrace

**CONSOLIDATED STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2025**

	2025	2025 Budget	2024
Annual surplus (deficit)	\$ 21,612,171	\$ (100,284)	\$ 12,113,448
Capital acquisitions	(12,360,192)	(13,308,467)	(5,437,952)
Amortization of tangible capital assets	4,901,141	-	4,793,687
Loss on disposal of tangible capital assets	59,617	-	89,222
Proceeds on sale of tangible capital assets	80,066	-	76,811
Inventory and other	(103,599)	-	35,974
Increase (decrease) in net financial assets	14,189,204	(13,408,751)	11,671,190
Net financial assets - beginning of year	44,140,718	44,140,718	32,469,528
Net financial assets - end of year	\$ 58,329,922	\$ 30,731,967	\$ 44,140,718

The accompanying notes are an integral part of these financial statements.

City of Terrace

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED DECEMBER 31, 2025

	2025	2024
Operating transactions		
Annual surplus	\$ 21,612,171	\$ 12,113,448
Non-cash items:		
Amortization of tangible capital assets	4,901,141	4,793,687
Loss on the disposal of tangible capital assets	59,617	89,222
(Increase) decrease in inventory	(957)	(356,012)
(Increase) decrease in prepaid expenses	(102,641)	(38,008)
(Increase) decrease in taxes receivable	(212,758)	2,047,520
(Increase) decrease in accounts receivable	(1,508,638)	586,784
Increase (decrease) in accounts payable and accrued liabilities	1,445,085	915,716
Increase (decrease) in unearned revenue	375,918	438,017
(Increase) decrease in land held for resale	-	437,653
Increase (decrease) in deposits and prepayments	125,617	241,304
Increase (decrease) in accrued vacation	75,072	31,256
Increase (decrease) in care fund liability	7,160	3,643
Increase (decrease) in landfill closure liability	(518,479)	(1,966,171)
Decrease in land inventory	-	429,995
Increase (decrease) in restricted revenue	426,131	381,891
Cash provided by operating transactions	26,684,439	20,149,945
Capital transactions		
Acquisition of tangible capital assets	(12,360,192)	(5,437,952)
Proceeds from the disposal of tangible capital assets	80,066	76,811
Cash (used) by capital transactions	(12,280,126)	(5,361,141)
Financing activities		
Debt repayment	(416,596)	(402,789)
Decrease in MFA debt reserve	(2,651)	(2,979)
Cash provided (used) by financing activities	(419,247)	(405,768)
Investing activities		
(Increase) decrease in investment in affiliated entities	972,879	(1,111,046)
Increase (decrease) in Skeena Industrial Development Park Joint Venture	181,586	281,301
Cash used in investing activities	1,154,465	(829,745)
Increase (decrease) in cash and short-term investments	15,139,531	13,553,291
Cash and short-term investments - beginning of year	63,314,527	49,761,236
Cash and short-term investments - end of year	\$ 78,454,058	\$ 63,314,527

The accompanying notes are an integral part of these financial statements.

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT DECEMBER 31, 2025

1. Significant Accounting Policies

The consolidated financial statements of the City of Terrace (the City) are prepared by management in accordance with Canadian generally accepted accounting principles for municipal governments established by the Public Sector Accounting Board ("PSAB"). The significant accounting policies are summarized as follows:

a. Basis of accounting

The financial statements of the City are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and becomes measurable. Expenses are recognized as they are incurred and become measurable based upon receipt of goods or services and/or the creation of a legal obligation to pay.

b. Fund accounting

Funds within the consolidated financial statements consists of the operating, capital and reserves funds. Transactions between funds are recorded as inter fund transfers.

Operating Fund	This fund, consisting of the general, water and sewer operating funds, comprises the operating costs of the services provided by the City.
Capital Fund	This fund, consisting of the general, water and sewer capital funds, comprises property, plant and equipment expenditures and related financing.
Reserves Fund	The reserves fund has been established to hold assets for specific future purposes as approved by City Council. Allowable transfers to and from these funds are defined in reserve fund establishment bylaws.

c. Use of estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. It is reasonably possible that circumstances may arise that cause actual results to differ from management estimates, however, management does not believe it is likely that such differences will materially affect the City's financial position. Adjustments, if any, will be reflected in operations in the period of settlement.

Significant areas requiring the use of management estimates relate to amortization of tangible capital assets, the collectibility of accounts and taxes receivable, landfill closure liability, and asset retirement obligations.

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

1. Significant Accounting Policies (continued)

d. Revenue recognition

i. Taxation for municipal purposes

Taxes for municipal purposes are recognized in the year levied. Levies imposed by other taxing authorities (Note 13) are not included in these financial statements.

ii. User fees and sale of goods and services

User fees and sale of goods and services are recognized in the year that the service is provided or the amount earned, provided the amount can be estimated and collection is reasonably assured.

iii. Grants and transfers

The City recognizes a government transfer as revenue when the transfer is authorized and all eligibility criteria, if any, have been met. A government transfer with stipulations giving rise to an obligation that meets the definition of a liability is recognized as a liability. In such circumstances, the City recognizes revenue as the liability is settled. Transfers of non-depreciable assets are recognized in revenue when received or receivable.

iv. Investment income

Investment income is recorded in the year it is earned, provided the amount can be estimated and collection is reasonably assured.

e. Financial instruments

The City measures financial assets and liabilities at cost at the date of acquisition except for those investments quoted in an active market, which are reported at market value. Unless otherwise noted, it is management's opinion that the City is not exposed to significant interest, currency or credit risks arising from these financial instruments.

The City's financial assets and liabilities are measured as follows:

Financial statement component	Measurement
Cash	Cost
Short-term investments	Fair market value
Taxes receivable	Amortized cost
Accounts receivable	Amortized cost
Accounts payable	Cost
Deposits	Cost
Accrued vacation	Cost
Long term debt	Amortized cost
Development cost charges	Cost

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

1. Significant Accounting Policies (continued)

f. Land held for resale

Land held for resale is recorded at the lower of cost and net realizable value. Cost includes amounts for land acquisition and improvements to prepare the land for sale.

g. Unearned revenue

Revenues or receipts that are restricted by legislation or that contain stipulations that create a liability are deferred and reported as unearned revenues. When qualifying expenses are incurred and/or stipulations are met, unearned revenues are recognized as revenues in the period which this occurs.

h. Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services.

i. Inventory

Inventories held for City services is recorded at average landed cost.

j. Tangible capital assets

Tangible capital assets, comprised of capital assets and capital assets under construction, are recorded at cost less accumulated amortization and are classified according to their functional use. Amortization is recorded on a straight-line basis over the estimated useful life of the asset commencing the year the asset is brought into use. Donated tangible capital assets are reported at fair value at the time of donation. Estimated useful lives are as follows:

Land improvements	20 years
Buildings	20 to 50 years
Motor vehicles	13 to 20 years
Furniture, equipment and technology	5 to 20 years
Transportation infrastructure	25 to 50 years
Water infrastructure	50 years
Sanitary sewer infrastructure	50 years
Storm sewer	50 years
Asset under construction	Not applicable until brought into use

k. Reporting entity and principles of financial reporting

The City's reporting entity includes the municipal government and entities that are either controlled or owned by it. All controlled entities are fully consolidated on a line-by-line basis except for government business enterprises that are consolidated on a modified equity basis.

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

1. Significant Accounting Policies (continued)

k. Reporting entity and principles of financial reporting (continued)

Under the modified equity basis, accounting policies are not adjusted to conform to the City, inter-organizational transactions and balances are not eliminated and the City recognizes annual earnings or losses in its statement of operations with a corresponding increase or decrease in the investment. Any distributions reduce the carrying value of the investment.

The City's reporting entity includes:

Terrace Community Forest LP	Government business enterprise	99%
Terrace Community Forest Limited	Government business enterprise	100%

l. Statement of rereasurement gains and losses

Management has determined that a statement of rereasurement gains and losses will not add value to the consolidated financial statements.

2. Cash and short-term investments

Cash and short-term investments are comprised of cash on deposit and investments as follows:

	2025	2024
Municipal Finance Authority of BC investments:		
MFA Money market fund	\$18,892,764	\$25,221,102
MFA Short-term bond and intermediate funds	45,462,398	30,116,448
MFA Care fund investment	254,989	247,829
Scotiabank investments	13,028,000	6,528,000
	77,638,151	62,113,379
Cash	815,907	1,201,148
	\$78,454,058	\$63,314,527

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

3. Accounts receivable

	2025	2024
Government grants receivable:		
Provincial		
Emergency Management BC	\$ 190,500	\$ 73,117
Ministry of Attorney General - Gaming revenue	172,423	177,847
Ministry of Education and Child Care	175,009	-
Ministry of Transportation and Transit Northern	459,811	-
Development Initiative Trust	1,160,530	939,905
UBCM - Asset Management	25,000	50,000
GST rebate	563,618	3,387
Sewer and water	73,694	64,741
Trade and other receivables	1,156,916	1,159,866
Accounts receivable	\$ 3,977,501	\$ 2,468,863

4. Municipal Finance Authority of BC - debt reserve fund

The Municipal Finance Authority of BC ("MFA") provides capital financing for regional districts and their member municipalities and with respect to this, is required to establish a Debt Reserve Fund. Each regional district and its member municipalities who share in the proceeds of a debt issue are required to pay into the Debt Reserve Fund certain amounts set out in the debt agreements. This fund is held in trust by MFA as protection against loan default. Upon the maturity of a debt issue the unused portion of the Debt Reserve Fund established for that issue, including interest earned on it, is discharged to the original contributors.

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

5. Investment in affiliated entities

Terrace Community Forest Limited Partnership manages the community forest licence in three general areas around Terrace. The City, as sole limited partner, has a 99% partnership interest with the general partner, Terrace Community Forest Limited, holding the remaining 1%.

The government business enterprise has been consolidated on a modified equity basis.

	2025	2024
	\$	\$
Balance Sheet		
Cash and short term investments	\$ 1,838,772	\$ 2,749,652
Marketable securities, accounts and other receivables	1,901,091	1,748,086
Equipment	100,605	110,379
Total assets	3,840,468	4,608,117
Trade and other payables	575,853	612,923
Silviculture provision	594,000	351,700
Total liabilities	1,169,853	964,623
Partner capital	2,670,615	3,643,494
Total liabilities and partner capital	3,840,468	4,608,117
Statement of Comprehensive Income		
Revenue	3,246,481	6,417,367
Direct Costs	(3,365,184)	(4,969,252)
Expenses	(335,532)	(370,943)
Other income	485,723	239,876
Net income for the year	\$ 31,488	\$ 1,317,048
	2025	2024
	\$	\$
Summary of Investments in Affiliated Entities		
Owner equity in Terrace Community Forest Limited	\$ 49,918	\$ 53,970
Partnership capital in Terrace Community Forest Limited Partnership	2,620,697	3,589,524
Total investment in affiliated entities	\$ 2,670,615	\$ 3,643,494

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2024

12. Equity in tangible capital assets

Equity in tangible capital assets represents the net book value of total tangible capital assets less long term obligations assumed to acquire those assets. The change in consolidated equity in tangible capital assets is as follows:

	2024	2023
Increases:		
Capital acquisitions	\$ 5,437,952	\$ 15,140,043
Retirement of debt - principal repayment	298,639	298,639
Actuarial adjustment	104,150	90,810
Decreases:		
Dispositions at net book value	(596,026)	(59,179)
Amortization of tangible capital assets	(4,793,687)	(4,558,809)
Change in equity in tangible capital assets	451,028	10,911,504
Equity in tangible capital assets - beginning of year	94,770,915	83,859,411
Equity in tangible capital assets - end of year	\$95,221,943	\$94,770,915

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

6. Care fund liability

The use of perpetual care (cemetery) fund monies, together with any earnings thereon, is restricted by legislation.

7. Landfill Closure Liability

The landfill closure liability has been established to close the Terrace landfill in accordance with a closure plan approved by the Ministry of Environment and Climate Change Strategy in 2021.

In 2025, the landfill closure liability was reduced by \$350,000 (\$1,600,000 in 2024) and funds returned to Waste Management operations.

Closure costs of \$25,000 (\$185,000 in 2024) have been accrued to fund surface water management.

Post-closure costs relating to ongoing and required site monitoring, which are required for a period of 25 years from the date of closure, have been accrued in the amount of \$152,000 annually with a balance remaining of \$114,866 in 2042.

8. Restricted Revenue - Development Cost Charges

	2025	2024
	\$	\$
Opening balance	\$ 599,333	\$ 217,442
Interest income	19,894	10,899
Fees collected	406,238	370,992
Ending balance	\$ 1,025,465	\$ 599,333

9. Skeena Industrial Development Park joint venture

The City and the Kitselas First Nation have entered into a multi-year Joint Venture agreement for the sale of land know as the Skeena Industrial Development Park. The main purpose of the Joint Venture is to stimulate economic development in the area. The Joint Venture has an agreement with the Province of B.C. to purchase land as needed in the specified area. The profits, if any, are to be shared equally when all the land is sold. The joint venture has received \$11,839,294 (\$11,432,749 in 2024) and incurred expenses totalling \$4,280,433 (\$4,055,474 in 2024). The Joint Venture is to provide road and water services to the site. The cost to provide these services is currently unknown.

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

10. Long term debt

	2025	2024
	\$	\$
Municipal Finance Authority of British Columbia ("MFA")		
Debenture debt matures in 2028 to 2034 and debenture debt annual interest rates range from 2.24% to 4.1%.	\$ 2,977,779	\$ 3,394,375
Interest paid on long term debt	\$ 223,430	\$ 191,702

Principal repayment for the next five years are:

	2026	2027	2028	2029	2030
Principal payment	\$ 298,639	\$ 298,639	\$ 298,639	\$ 258,341	\$ 200,748
Actuarial addition	132,247	147,036	162,345	130,192	74,460
	\$ 430,886	\$ 445,675	\$ 460,984	\$ 388,533	\$ 275,208

Total principal payments required from 2031 to retirement are \$668,577.

11. Asset retirement obligations

The City owns and operates several assets that are known to have asbestos and lead paint, which represent a health hazard upon demolition or renovation of the assets. There is a legal obligation to remove and dispose of the hazardous materials. Following the adoption of Public Accounting Standard PS 3280 *Asset Retirement Obligations*, the City recognized an obligation relating to the removal of the hazardous materials in these assets as estimated at January 1, 2023. The transition and recognition of asset retirement obligations involved an accompanying increase to the Buildings Infrastructure capital assets. This increase in capital assets is amortized on a straight-line basis over the remaining useful life of the related assets.

The City has not discounted their cash flows and uses the prospective method for asset retirement obligations. Under the prospective method, the assumptions used on initial recognition are those as of the date of adoption of the standard. The timing of these expenditures is expected to occur between 2038 and 2073.

	2025	2024
	\$	\$
Asset Retirement Obligation, opening balance	\$ 3,006,963	\$ 2,936,487
Accretion	63,146	70,476
Asset Retirement Obligation, closing balance	\$ 3,070,109	\$ 3,006,963

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT DECEMBER 31, 2025

12. Equity in tangible capital assets

Equity in tangible capital assets represents the net book value of total tangible capital assets less long term obligations assumed to acquire those assets. The change in consolidated equity in tangible capital assets is as follows:

	2025	2024
Increases:		
Capital acquisitions	\$ 12,360,192	\$ 5,437,952
Retirement of debt - principal repayment	298,639	298,639
Actuarial adjustment	117,957	104,150
Decreases:		
Dispositions at net book value	(139,683)	(596,026)
Amortization of tangible capital assets	(4,901,141)	(4,793,687)
Change in equity in tangible capital assets	7,735,964	451,028
Equity in tangible capital assets - beginning of year	95,221,943	94,770,915
Equity in tangible capital assets - end of year (Note 15)	\$ 102,957,907	\$ 95,221,943

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

13. Net taxes available for municipal purposes

	2025	2024
Taxes:		
Property	\$ 31,492,101	\$ 29,040,466
Frontage	830,016	790,855
Utility fees	505,878	560,505
Revenue in lieu of taxes	579,030	547,895
Penalties and interest on taxes	214,182	299,478
	33,621,207	31,239,199
Less taxes on behalf of:		
Province of BC - School	6,470,905	5,981,503
North West Regional Hospital District	1,760,295	1,535,927
Regional District of Kitimat-Stikine	1,220,158	1,155,254
BC Assessment Authority	129,487	116,925
Municipal Finance Authority of BC	659	612
	9,581,504	8,790,221
Net taxes available for municipal purposes	\$ 24,039,703	\$ 22,448,978

14. Grants and Cost Sharing

The following grants and cost sharing have been included in revenues:

	2025	2024
Capital project grants		
- Provincial	\$ 21,572,222	\$ 7,608,768
- Regional District / Other	1,043,661	876,337
	22,615,883	8,485,105
Operating grants and cost sharing		
- Federal	-	24,234
- Provincial	1,327,398	1,917,104
- Regional District / Other	2,096,318	2,277,813
	3,423,716	4,219,151
	26,039,599	12,704,256

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT DECEMBER 31, 2025

15. Accumulated Surplus

Accumulated surplus represents the City's net financial position and is made up of the combined operating surpluses, reserve fund balances, and the value invested in capital assets such as infrastructure, facilities, equipment, and land.

	2025	2024
Accumulated surplus consists of:		
Operating Fund	\$ 10,627,385	11,555,051
Reserves funds (Schedule 3)	52,295,545	37,491,672
Equity in tangible capital assets (Note 12)	102,957,907	95,221,943
	\$ 165,880,837	144,268,666

16. Commitments and contingencies

a. Pension plan

The City of Terrace and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of the assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2024, the plan has about 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2024, indicated a \$2,675 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2027.

The City of Terrace paid \$1,037,388 for employer contributions to the Plan in fiscal 2025 (\$995,977 in 2024).

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the plan.

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

16. Commitments and contingencies (continued)

b. Third party claims

The City is involved in certain legal actions, the outcome of which is uncertain at this time. Accordingly, no provision has been made in the accounts for these actions.

c. Contingent liabilities

- (i) The City, as a member of the Regional District of Kitimat-Stikine, is jointly and severally liable for their net capital liabilities.
- (ii) The loan agreements with the Municipal Finance Authority ("MFA") provide that if the MFA does not have sufficient funds to meet payments on its obligations it shall make payments from the Debt Reserve Fund which is established by contributions from all borrowing participants. If the Debt Reserve Fund is deficient the MFA's obligations become a liability of the Regional District and may become a liability of the participating municipalities.

17. Segmented Information

The City of Terrace is a municipal government that provides a wide range of services to its residents and taxpayers. The City operations and activities are organized and reported by segments. These segments include: Protective Services; Parks, Recreation and Culture; Transportation and Transit; Development Services; General Government; Waste Management; Water Operations and Sewer Operations and Other Services. Revenues include government grants, user fees, investment income and property taxation; the latter being the largest source of funding. Operating results are reported by segment in Schedule 1. Property taxation, which funds many of the operations, is not allocated to a specific segment and is reported as unallocated.

Protective Services

Protective Services is comprised of fire protection and policing. The Fire Department is responsible for fire suppression, fire prevention, fire safety, highway rescue and emergency preparedness. The Royal Canadian Mounted Police operates under agreement to provide police services to the City.

Parks, Recreation and Culture

The Parks, Recreation and Culture department operates and provides services for the pool, arenas, parks, trails and open spaces and leisure programs. The Terrace Public Library and Heritage Park Museum are also reported under this segment.

Transportation and Transit

The Public Works department provides transportation service including street maintenance, snow removal, building maintenance, street lighting, traffic lights, fleet maintenance, storm sewer, and inventory control. Transit services, also reported under this segment, are provided under contract with BC Transit.

Development Services

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

17. Segmented Information (continued)

Development Services (continued)

The Development Services department is responsible for land use, sustainable planning and general development services. This includes building inspection, business licensing, animal control, planning, mapping and bylaw enforcement. The Skeena Industrial Development Park Joint Venture with the Kitselas First Nation is managed by the City and reported under this segment. Tourism services provided by Kermodai Tourism Society and economic development are also reported under this segment.

General Government

General government operations include legislative services, general administration, finance and information technology functions.

Waste Management

Waste management services are provided by the Public Works department and include the collection and treatment/disposal of solid waste, organics, yard waste and recycling.

Water Operations

This segment includes all operating activities related to pumping, treating and distributing water throughout the city and operates under the Public Works department.

Sewer Operations

This segment includes all operating activities related to collection and treatment of wastewater throughout the city and operates under the Public Works department.

Other Services

Other services include cemetery services.

18. Financial Instruments

a. Credit Risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The City is exposed to credit risk through its cash and cash equivalents, accounts receivable, and portfolio investments.

Cash and cash equivalents are held with banks and counterparties that have high credit ratings and are subject to minimal market risk.

Accounts receivables primarily consist of utilities, grants receivable, and transfers from other governments. To manage utility balances, outstanding amounts are transferred to the property tax

City of Terrace

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT DECEMBER 31, 2025

18. Financial Instruments (continued)

a. Credit Risk (continued)

account associated with the invoiced real property at the end of each fiscal year and form all or part of the tax arrears for the property. The City regularly reviews the collectability of its accounts receivable to minimize risk.

The City mitigates credit risk in its investment portfolio through diversification and by investing in term deposits and guaranteed investment certificates with a major Canadian financial institution and the MFA.

The maximum exposure to credit risk at the financial statement date is the carrying value of cash and accounts receivable, as outlined in Notes 2 and 3. The City's credit risk related to cash and cash equivalents, accounts receivable, and portfolio investments is assessed as low.

b. Liquidity Risk

Liquidity risk is the risk that a government will encounter difficulty in meeting obligations associated with financial liabilities. The City is exposed to liquidity risk through its accounts payable, long-term debt, and investments.

The City manages liquidity risk through its planning, budgeting, and forecasting processes to ensure sufficient funds are available to meet operating requirements and financial obligations. The City's planning and budgeting process includes a five-year financial plan, with a primary focus on the first year, which is approved by Mayor and Council and covers both operational activities and capital investment.

The repayment schedule for long-term debt is disclosed in Note 10, and other financial liabilities are generally due within the next fiscal year. The City's liquidity risk related to accounts payable, long-term debt, and investments is assessed as low.

c. Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The City is exposed to interest rate risk through its long-term debt and its portfolio investments.

The City manages interest rate risk on its long-term debt by holding all debt through MFA at a fixed rate, with refinancing typically being completed at the ten or fifteen year mark. Therefore, fluctuations in market interest rates would not impact future cash flows and operations relating to long-term debt. See Note 10 for more information on the City's long-term debt.

Investments that are subject to interest rate risk are MFA pooled investment funds disclosed in Note 2. The risk is caused by changes in interest rates. As interest rates rise, the fair value of these investments decreases and, as interest rates fall, the fair of these investments increases. The City's interest rate risk related to long-term debt and its portfolio investments is assessed as low.

19. Comparatives

Certain comparatives have been restated to conform with current year presentation.

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City of Terrace
CONSOLIDATED SCHEDULE OF SEGMENTED REVENUES AND EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2025
 (Schedule 1)

	Protective services	Parks, recreation and culture	Transportation and transit	Development services	General government	Waste management
Revenues						
Net taxes available for municipal purposes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
User fees and sale of goods and services	256,492	1,700,085	674,597	839,890	-	786,079
Government grants and cost sharing	150,159	1,832,316	1,078,160	274,944	22,704,019	-
Investment income	-	-	-	-	-	-
Land sales, net	-	-	-	-	-	-
Other	-	-	-	-	539,585	-
	406,651	3,532,401	1,752,757	1,114,834	23,243,604	786,079
Expenses						
Salaries and wages	4,175,589	3,140,240	2,485,385	1,867,588	2,080,661	618,454
Goods and services	5,352,290	3,058,507	5,669,868	913,062	1,218,659	(349,773)
Interest and bank charges	-	261,465	-	107,370	448,206	-
Amortization of tangible capital assets	178,605	1,230,534	2,102,320	79,154	210,626	248,244
(Gain)/Loss on disposal of tangible capital assets	-	-	53,153	-	-	-
	9,706,484	7,690,746	10,310,726	2,967,174	3,958,152	516,925
Excess (deficiency) of revenues over expenses	\$ (9,299,833)	\$ (4,158,345)	\$ (8,557,969)	\$ (1,852,340)	\$ 19,285,452	\$ 269,154

The accompanying notes are an integral part of these financial statements.

City of Terrace
SCHEDULE OF TANGIBLE CAPITAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2025

(Schedule 2)

In 2024 and 2025, there were no capital assets received from developers through property development activities or by donation.

	Cost					Accumulated Amortization					Net book value 2025	Net book value 2024
	Opening Balance	Additions	Disposals	Ending balance	Opening Balance	Amortization	Accumulated amortization on disposals	Ending balance	Net book value 2025	Net book value 2024		
Land	\$ 10,524,327	\$ 21,205	\$ -	\$ 10,545,532	\$ -	\$ -	\$ -	\$ -	\$ 10,545,532	\$ 10,524,327		
Land Improvements	9,817,158	114,240	-	9,931,398	4,071,568	406,053	-	4,477,621	5,453,777	5,745,580		
Buildings	37,680,234	694,057	-	38,374,291	20,308,806	1,253,638	-	21,562,244	16,812,047	17,371,628		
Motor Vehicles	9,471,067	1,555,925	(588,195)	10,438,797	3,494,415	585,370	(459,964)	3,619,821	6,818,976	5,976,652		
Furniture, equipment and technology	2,893,412	189,918	-	3,083,330	1,499,068	248,051	-	1,747,119	1,336,211	1,394,344		
Transportation infrastructure	61,546,137	-	-	61,546,137	35,152,430	1,267,066	-	36,419,496	25,126,641	26,393,707		
Water infrastructure	18,840,573	220,620	(47,718)	19,013,475	9,704,046	390,110	(36,266)	10,057,890	8,955,585	9,136,527		
Sanitary sewer infrastructure	18,314,643	2,088,103	(27,052)	20,375,694	10,641,013	461,548	(27,052)	11,075,509	9,300,165	7,673,630		
Storm sewer	15,004,009	-	-	15,004,009	7,682,119	289,305	-	7,971,424	7,032,585	7,321,890		
Assets under construction	7,078,023	7,476,124	-	14,554,147	-	-	-	-	14,554,147	7,078,023		
	\$ 191,169,593	\$ 12,360,182	\$ (662,965)	\$ 202,866,810	\$ 92,553,265	\$ 4,901,141	\$ (523,282)	\$ 96,931,124	\$ 105,935,686	\$ 98,616,318		

The accompanying notes are an integral part of these financial statements.

City of Terrace
CONSOLIDATED SCHEDULE OF RESERVE FUND ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2025

(Schedule 3)

	Parks acquisition	Machinery and equipment	Land acquisition	Parking space	Sewer capital	Water capital	Capital works	Gaming	Community works	LGCAP	Animal shelter crematorium
Balance - Beginning of year	\$ 461,898	\$ 4,670,233	\$ 2,178,403	\$ 97,226	\$ 979,996	\$ 897,901	\$ 4,285,475	\$ 958,093	\$ 1,273,947	\$ 480,845	\$ 20,501
Transfers in	19,045	1,025,448	-	-	591,184	891,884	1,447,468	689,544	610,592	-	10,000
Investment income	15,332	155,018	72,307	3,227	32,529	29,804	137,819	31,802	42,286	15,961	680
Transfers out	(15,013)	(518,509)	(92,198)	(1,086)	(203,141)	(390,111)	(18,346)	(781,211)	(961,748)	(98,189)	-
Balance - End of year	\$ 481,262	\$ 5,332,190	\$ 2,158,512	\$ 99,367	\$ 1,400,568	\$ 1,429,478	\$ 5,862,416	\$ 898,228	\$ 965,077	\$ 398,617	\$ 31,181

	Community forest	Affordable housing	Active transportation	Airport lands joint venture	Northern capital and planning (Schedule 4)	COVID-19 safe restart (Schedule 5)	Growing communities (Schedule 6)	Northwest Regional Funding Agreement	General Operating	Total
Balance - Beginning of year	\$ 1,566,881	\$ 97,353	\$ 19,000	\$ 1,644,018	\$ 6,444,706	\$ 171,767	\$ 4,686,988	\$ 6,556,441	\$ -	\$ 37,491,672
Transfers in	1,000,000	-	-	-	12,787	-	-	20,867,555	700,000	27,665,507
Investment income	52,009	3,231	631	-	213,917	5,701	155,574	217,626	-	1,185,454
Transfers out	(540,212)	-	-	-	(2,676,339)	(102,529)	(496,046)	(7,152,410)	-	(14,047,088)
Balance - End of year	\$ 2,078,678	\$ 100,584	\$ 19,631	\$ 1,644,018	\$ 3,995,071	\$ 74,939	\$ 4,346,516	\$ 20,289,212	\$ 700,000	\$ 52,295,545

The accompanying notes are an integral part of these financial statements.

City of Terrace

NORTHERN CAPITAL PLANNING GRANT RESERVE
FOR THE YEAR ENDED DECEMBER 31, 2025

(Schedule 4)

	2025	2024
Balance - Beginning of year	\$ 6,444,706	\$ 8,348,773
Transfers in	12,787	-
Investment income (loss)	213,917	418,470
Transfers out	(2,676,339)	(2,322,537)
Balance - End of year	\$ 3,995,071	\$ 6,444,706

City of Terrace

COVID-19 SAFE RESTART GRANT RESERVE
FOR THE YEAR ENDED DECEMBER 31, 2025

(Schedule 5)

	2025	2024
Balance - Beginning of year	\$ 171,767	\$ 443,607
Investment income (loss)	5,701	22,235
Transfers out	(102,529)	(294,075)
Balance - End of year	\$ 74,939	\$ 171,767

(Schedule 6 on following page)

City of Terrace

CAPACITY FUNDING FOR LOCAL GOVERNMENT HOUSING INITIATIVES
FOR THE YEAR ENDED DECEMBER 31, 2025

(Schedule 7)

	2025	2024
Balance - Beginning of year	\$ 83,120	\$ -
Transfers in	-	210,297
Transfers out	(83,101)	(127,177)
Balance - End of year	\$ 19	\$ 83,120

City of Terrace
GROWING COMMUNITIES RESERVE
FOR THE YEAR ENDED DECEMBER 31, 2025

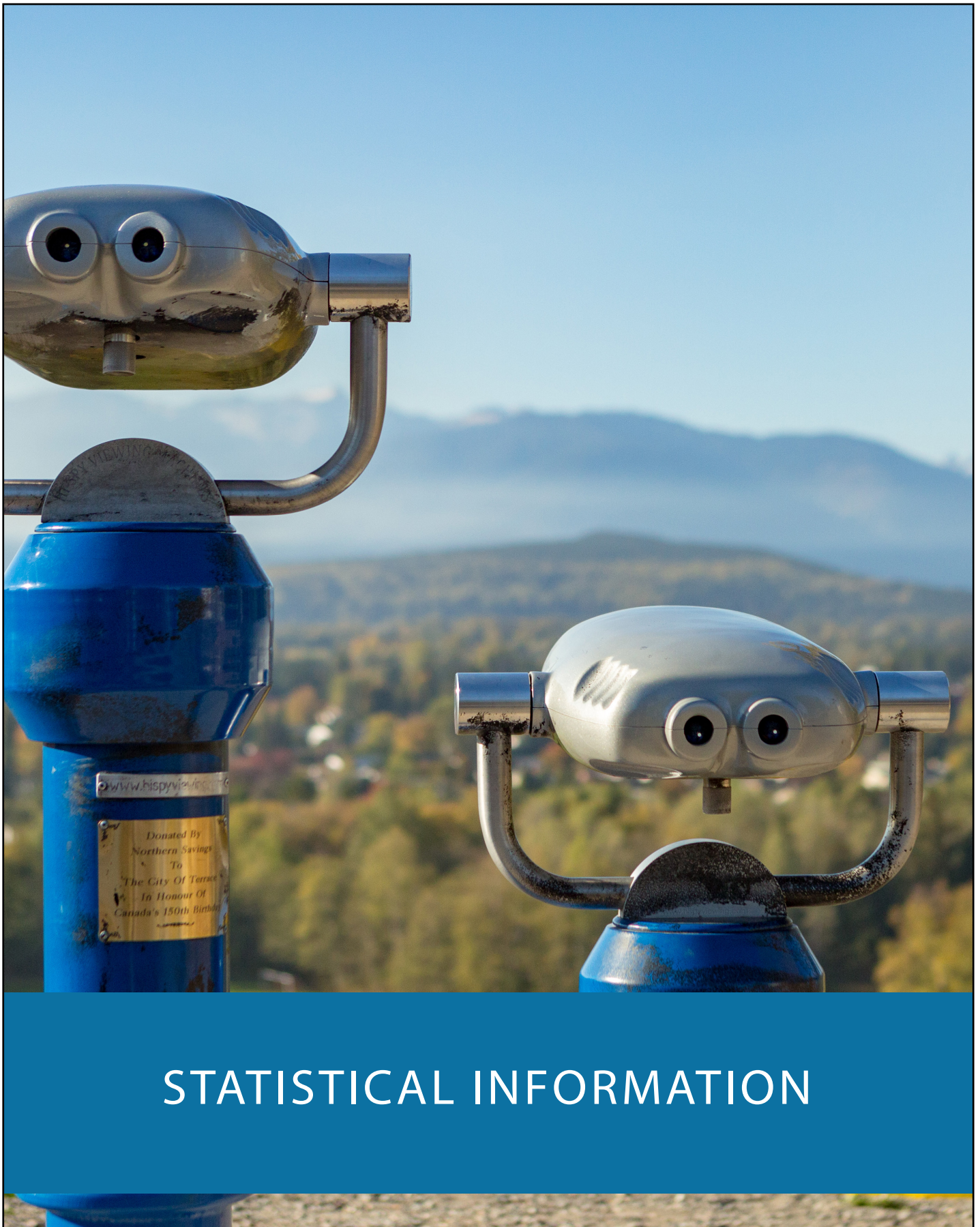
(Schedule 6)

The province of British Columbia distributed conditional Growing Communities Fund (GCF) grants to communities at the end of March 2023 to help local governments build community infrastructure and amenities to meet the demands of populating growth. The GCF provided a one-time total of \$1 billion in grants to all 161 municipalities and 27 regional districts in British Columbia.

The City of Terrace received \$4,633,000 of GCP Funding in March 2023.

	2025	2024
Balance - Beginning of year	\$ 4,686,988	\$ 4,633,000
Investment income	155,574	232,222
Eligible costs		
Local roads, STP Outfall	(496,046)	(178,234)
Balance - End of year	\$ 4,346,516	\$ 4,686,988

2025 GCF Investments	Project Highlights
Local Roads	Reconstruction of a portion of a road on Park Avenue to accommodate new townhouse developments.
Sewer Treatment Plant Outfall	The planning and permitting for the movement and armouring of critical infrastructure by relocating the City's Sewage Treatment Plant Outfall pipe to a less vulnerable area within the Skeena River.

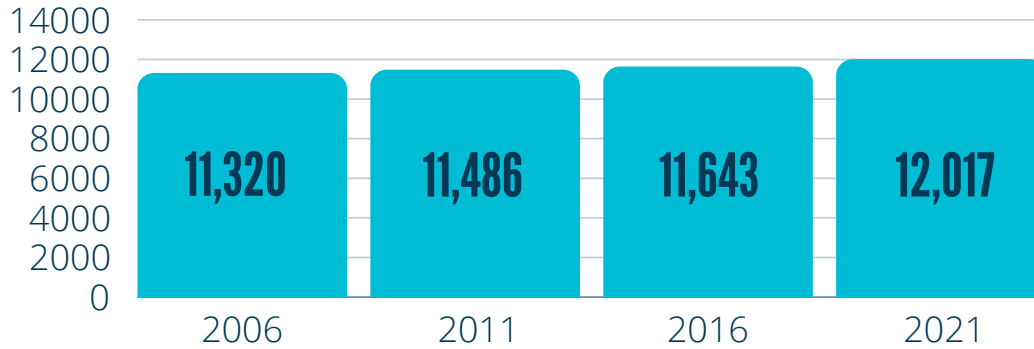


STATISTICAL INFORMATION

City of Terrace

AT A GLANCE

CITY OF TERRACE POPULATION



39.3

Average age
Provincial avg: 43.1
(2021)

\$420,000

Median value of dwellings
(In 2021; \$307,258 in 2016)

87.5%

of the labour force ages 15+ commutes to work by car, truck, or van as a driver, but

73.8% have a commute less than 15 minutes long (2021).

0-14
18.8%

15-64
65.2%

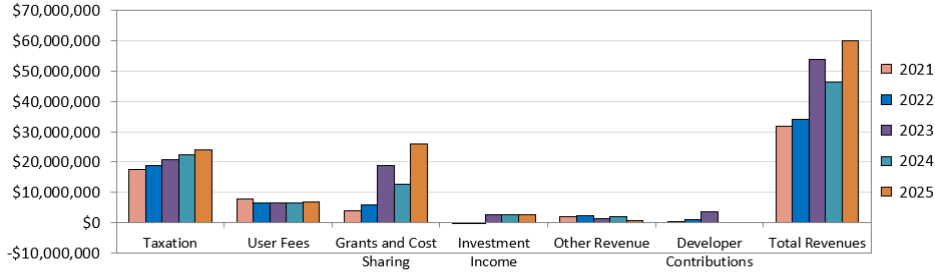
65+
16.0%

77.2% Non-Indigenous Ancestry

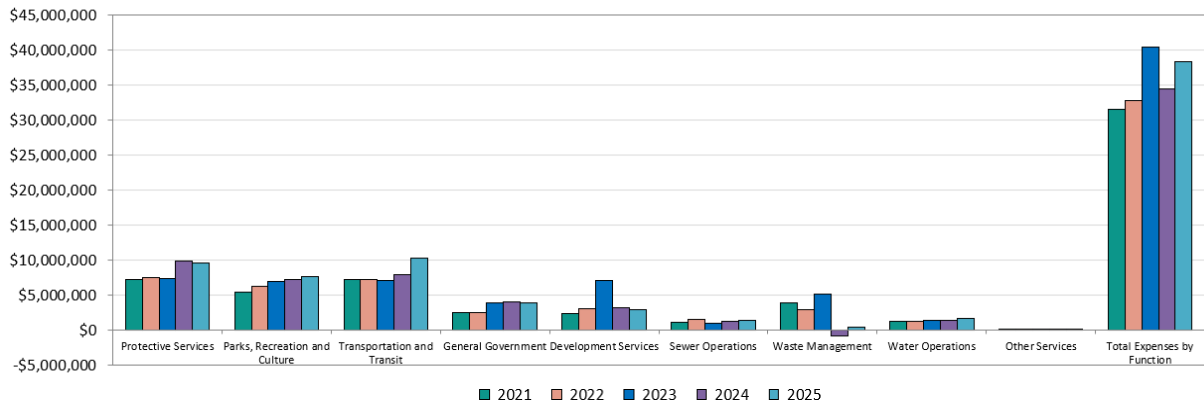
22.8% Indigenous Ancestry (2021)

SOURCE: STATISTICS CANADA

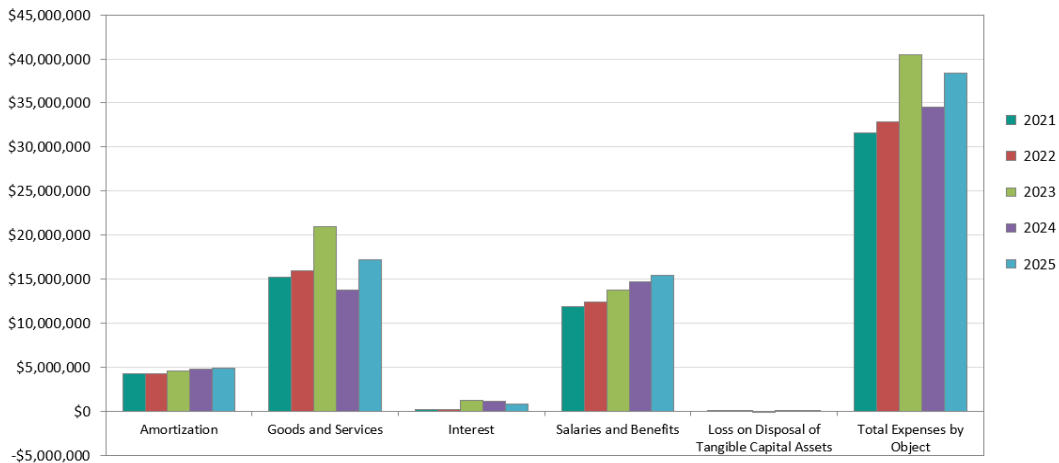
REVENUES BY SOURCE – LAST 5 FISCAL YEARS



EXPENSES BY FUNCTION – LAST 5 FISCAL YEARS

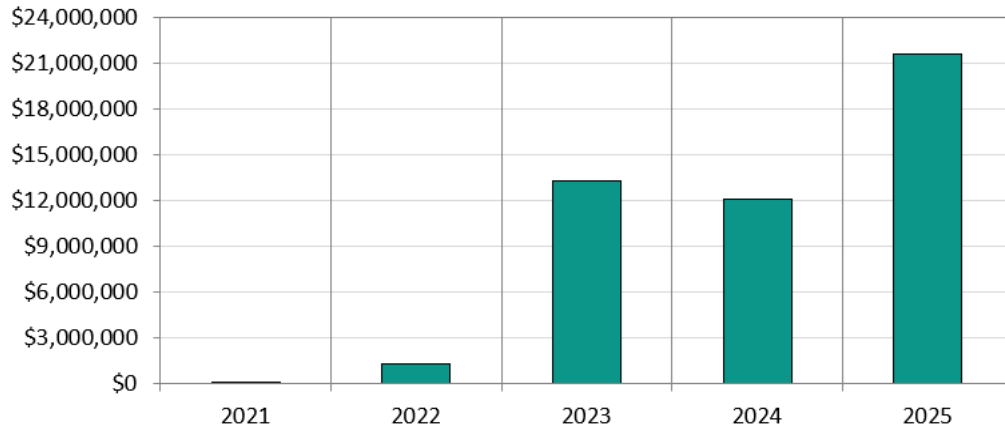


EXPENSES BY OBJECT – LAST 5 FISCAL YEARS

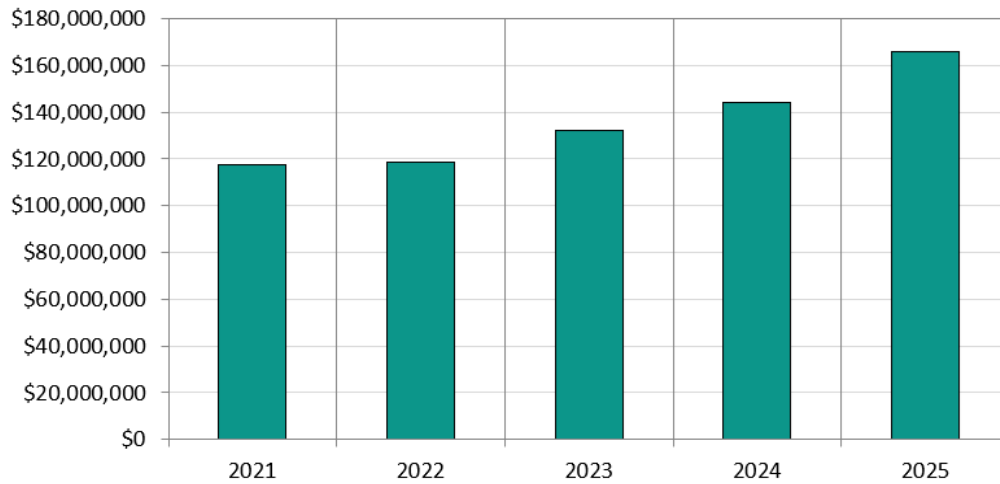


Unaudited Statistical Information, Source: City of Terrace Finance Department

TOTAL ANNUAL SURPLUS

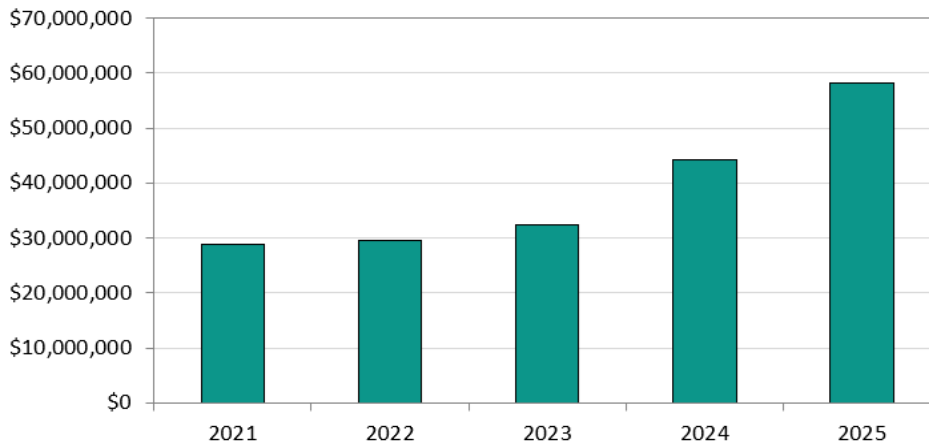


TOTAL ACCUMULATED SURPLUS

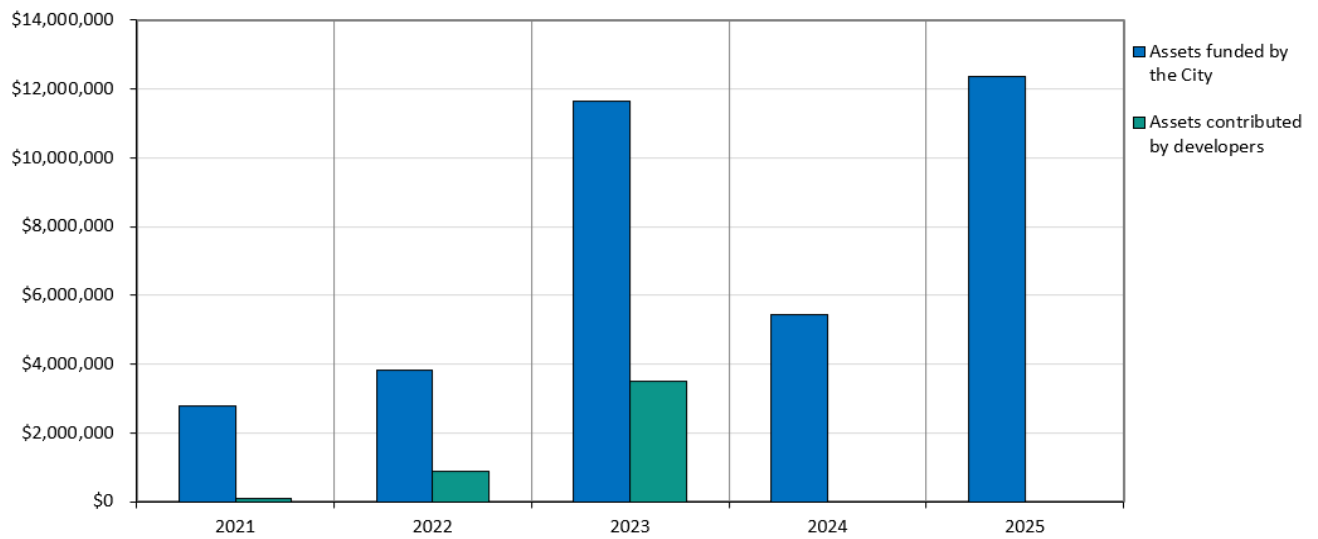


Unaudited Statistical Information, Source: City of Terrace Finance Department

NET FINANCIAL ASSETS

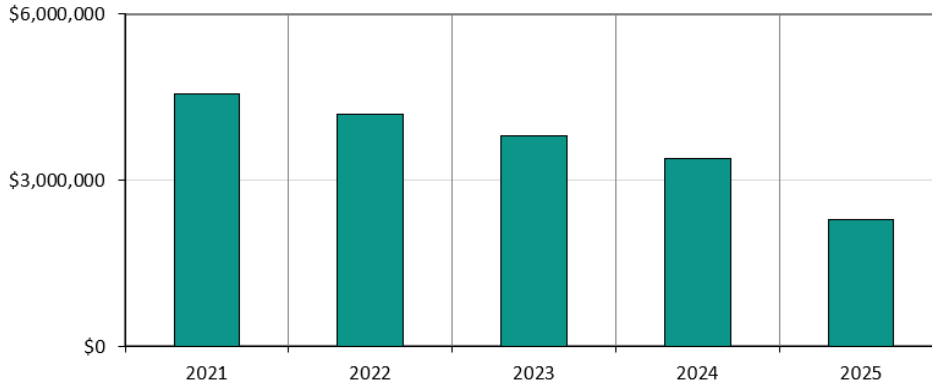


ACQUISITION OF TANGIBLE CAPITAL ASSETS

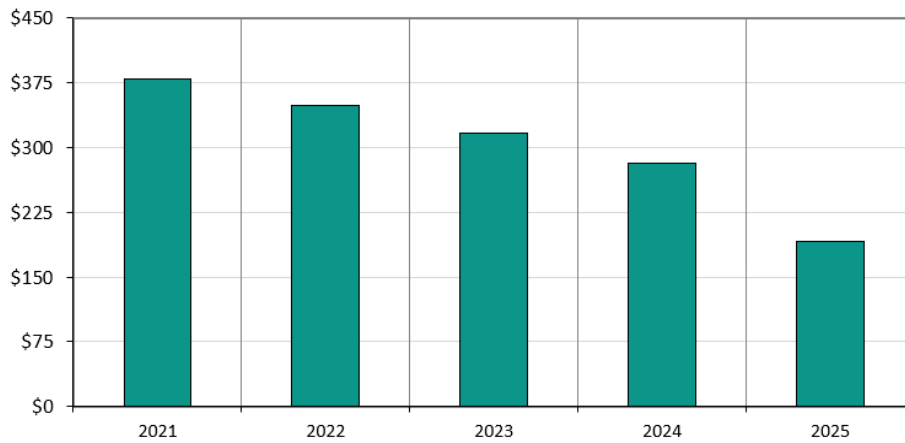


Unaudited Statistical Information, Source: City of Terrace Finance Department

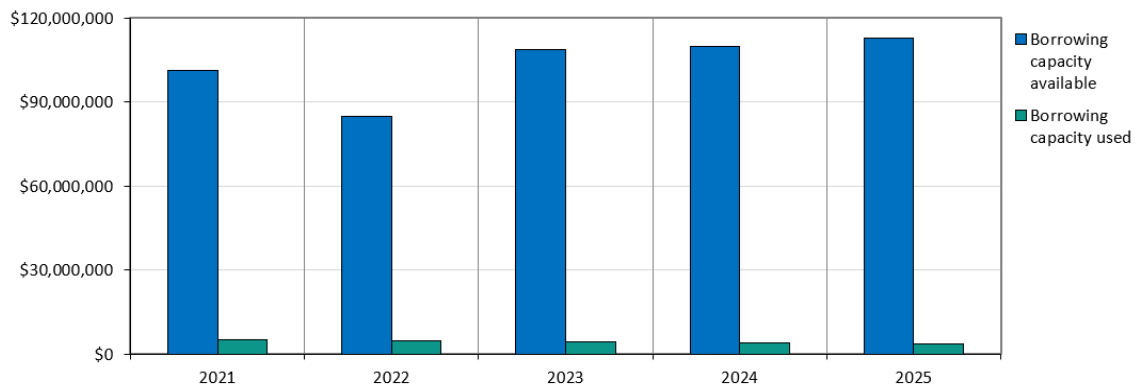
LONG-TERM GENERAL DEBT OUTSTANDING (SUPPORTED BY PROPERTY TAXES)



LONG-TERM GENERAL DEBT PER CAPITA (SUPPORTED BY PROPERTY TAXES)



LEGISLATED BORROWING CAPACITY



note: Borrowing capacity is estimated based on market interest rates at each year-end

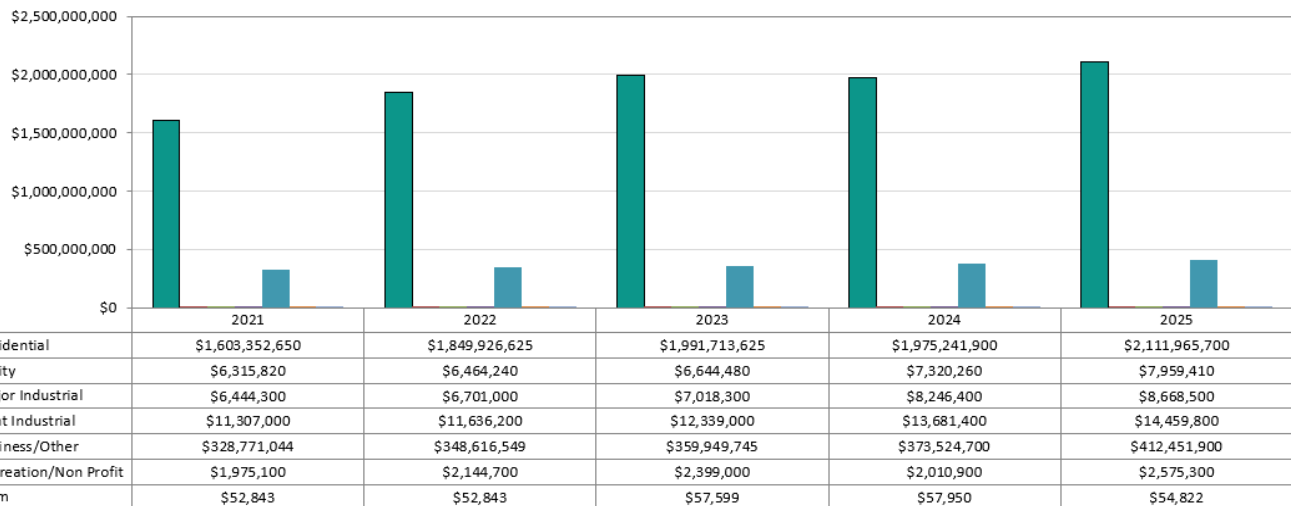
PROPERTY TAX COLLECTIONS

	2021	2022	2023	2024	2025
Current taxes levied ¹	25,234,394	26,487,732	28,850,602	30,391,826	33,042,177
Current taxes collected	24,146,300	25,411,418	27,440,435	29,752,538	32,209,659
Current taxes outstanding as at December 31	1,088,094	1,076,314	1,410,167	639,288	832,518
Percentage of current taxes collected	95.7%	95.9%	95.1%	97.9%	97.5%
¹Includes residential flat rate utilities, collections for other authorities, and penalties; excludes grants in lieu of tax and interest					

OTHER MAJOR TAX LEVIES AND COLLECTIONS

	2021	2022	2023	2024	2025
School District	5,481,439	5,584,493	5,828,862	5,981,503	6,470,905
Hospital District	1,441,853	1,459,286	1,510,625	1,535,927	1,760,295
Regional District	1,187,450	1,248,079	1,212,380	1,155,254	1,220,158
BCA/MFA	115,303	112,744	114,011	117,537	130,146

ASSESSED VALUES



Unaudited Statistical Information, Source: City of Terrace Finance Department

PRINCIPAL CORPORATE TAXPAYERS

2025 MAJOR TAX REVENUE BASE (INCLUDES GENERAL MUNICIPAL TAXES ONLY; DOES NOT INCLUDE TRANSIT)	
1355390 BC LTD	\$576,678.70
PROGRESSIVE VENTURES LTD	\$408,808.83
WAL-MART CANADA CORP	\$377,864.40
LOON PROPERTIES (SKEENA) INC	\$290,950.80
CANADIAN NATIONAL RAILWAY CO. (VN119638)	\$223,324.30
CANADIAN TIRE REAL ESTATE LTD	\$214,137.60
NSD DEVELOPMENT CORPORATION	\$198,770.40
TELUS COMMUNICATIONS INC	\$219,187.80
SUNSHINE INN EXECUTIVE SUITES INC.	\$230,269.41
M'AKOLA Housing Society	\$166,386.50
TOTAL	\$2,906,378.74

NEW CONSTRUCTION

TYPE OF PERMIT	2021	2022	2023	2024	2025
Single Residential	12,759,000	7,204,507	6,065,000	6,027,000	5,683,641
Duplex Residential	799,200		500,000	4,140,673	
Multi-Residential	18,795,200	16,625,000		175,000	22,900,000
Commercial New	596,488	2,200,000	330,000	500,000	
Industrial New	2,206,525	278,500	800,000	118,500	
Institutional New	296,325,000			60,000	3,302,134
TOTALS	331,481,413	26,308,007	7,695,000	11,021,173	31,885,775

Unaudited Statistical Information, Source: City of Terrace Finance Department

PERMISSIVE TAX EXEMPTIONS

In accordance with section 98(2)(b) of the Community Charter, the following properties in the City of Terrace were provided permissive property tax exemptions by Council for 2024 in addition to any statutory exemptions provided by the Community Charter.

Name	Address	2025 City Exempt Taxes (\$)	2025 Other Exempt Taxes (\$)
Canadian Red Cross - 645999 BC Ltd (Lease)	124-4720 Lazelle	6,393	1,669
Governing Council of the Salvation Army	3236 Kalum	13,621	3,519
645999 BC LTD (Salvation Army-Lease)	3227-3229 Sparks	1,423	759
My Recreational Mountain Co-op	101-4805 Hwy 16 W	2,124	501
Terrace Child Development Centre	4665 Park	7,843	2,017
Terrace Cerebral Palsy Assoc. (T.Child Dev)	2510 Eby	7,921	2,092
Terrace Curling Association	3210 School	19,282	4,489
Terrace & District Community Serv	3219 Eby	2,009	1,333
Terrace & District Community Serv	4530 Lakelse	22,387	5,858
Terrace & District Community Serv	4832 Loen	10,238	2,504
Kermode Friendship Society	4714 Park	38,402	10,022
Kermode Friendship Society	3313 Kalum	15,099	4,063
Ksan House Society	4444 Lakelse	2,546	682
Ksan House Society	2812 Hall	9,926	6,755
Ksan House Society	4838 Lazelle	26,091	8,454
Ksan House Society	2822 Tetrault	11,270	2,762
Mills Memorial Hospital Auxiliary	4544 Lazelle	3,267	795
Royal Canadian Legion Pacific #13	4425 Legion	4,176	1,054
Terrace Little Theatre Society	3625 Kalum	6,569	1,630
Terrace Search & Rescue Society	4455 Greig	11,995	3,147
Clay Artists of Terrace Society	4438 Greig	3,897	998
The Terrace Church's Food Bank	3504 Kalum	5,308	1,387
The Garage Community Space Society (Lease)	3504 Kalum	7,962	2,080
Terrace Women's Resource Centre Society	4553 Park	2,380	1,359
Kalum Community School Society (Lease)	3312 Sparks	4,374	1,061
City of Terrace-Visitor Information Centre	4511 Keith	11,861	2,586
Congregation of Jehovah's Witnesses	2908 Eby	879	463
Congregation of Jehovah's Witnesses	2906 Eby	840	449
Zion Baptist Church	2911 Sparks	2,332	1,206
Terrace Evangelical Free Church	4640 Park	4,867	2,691
Terrace & District Council for Social Resources	4623 Tuck	2,268	1,360

PERMISSIVE TAX EXEMPTIONS (CONT'D)

Skeena Gursikh Society	4634 Walsh	958	499
Pentecostal Assemblies	4643 Walsh	772	399
Christian Reformed Church	3602 Sparks	667	351
Terrace Gospel Hall	4802 Scott	608	317
Knox United Church	4907 Lazelle	2,876	1,514
Pentecostal Assemblies	3511 Eby	2,632	1,481
Roman Catholic Episcopal Corp.	4836 Straume	451	235
Anglican Synod Diocese	4506 Lakelse	1,453	751
BC Old Age Pensioners (Happy Gang)	3266 Kalum	1,856	977
Skeena Valley Guru Nanak Soc.	4916 Medeek	2,128	1,165
Christian and Missionary Alliance	4927 Agar	1,175	617
Uplands Baptist Church	5003 Halliwell	743	380
Seventh-Day Adventist Church	5401 McConnell	1,143	604
Fisherman's Park	5831 Hwy 16 W	2,003	948
Terrace Kitimat Airport Society	Bristol Road	370,888	93,632
Totals		\$645,433	\$161,485

DECLARATION OF DISQUALIFICATIONS




There were no disqualifications made under Section III of the Community Charter in 2025.

Rachel Mattiuz
Corporate Officer



CITY OF TERRACE

3215 Eby Street
Terrace, BC
V8G 2X8

 terrace.ca | engage.terrace.ca
 facebook.com/cityofterrace
 linkedin.com/company/city-of-terrace



City of Terrace
COUNCIL REPORT
 Regular Council

MEETING: Regular Council - 22 Jun 2026
TO: Maggie Arruda, City Manager for Mayor and Council
FROM: Tara Irwin, Director of Parks, Recreation & Culture

SUBJECT: **Main Arena East End Wall Repair**

ATTACHED: [Appendix A - East End Wall December 2025](#)
[Appendix B- Temporary shoring](#)
[Appendix C - Rot wall/Post condition](#)
[Appendix D - Rot wall/Post condition](#)

RECOMMENDATION(S):

That Council approve a budget of \$62,000 to proceed with permanent shoring scope of work for the Main Arena East End Wall repair, to be funded from General Surplus; and that the 2026 Financial Plan be amended accordingly.

PURPOSE:

To provide background information to Council on the need for this project, and to obtain Council approval for funding to proceed with the work in summer 2026.

BACKGROUND INFORMATION:

In December, 2025, an engineer undertaking a review of the feasibility of a walking track in the Main Arena, noticed significant rot at the base of the columns on the exterior wall at the east end of the main arena (as pictured in Appendix A of this report).

Over the next two months, staff worked to understand the scope of the issue and to address the concerns.

In February 2026, as a temporary measure, staff installed temporary shoring to ensure the integrity of posts for remainder of snow season. The temporary shoring was designed with laminated wood and attached to the existing columns for temporary support (Appendix B).

This June, City staff worked with engineering support to complete a full inspection of the east wall to investigate if there was any additional rot at any points along the columns. To undertake this, small holes needed to be cut in the exterior facade.

The investigation confirmed additional rot in two columns further up the columns.

The permanent shoring solution provided by the consulting engineer was updated to address the additional rot.

The inspection also revealed that the exterior wall does not have the appropriate vapor barrier outer sheathing/cladding to prevent moisture and rot issues (See Appendix C-D).

City staff put out a request for quotes from qualified contractors to undertake the work in spring 2026. Four quotes were received from local contractors. The lowest quote was received for the total amount of \$62,000.

DISCUSSION AND ANALYSIS:

The initial inspection and additional investigation in June confirmed that rot and deterioration is present in all eight columns. These are the original glulam columns that are now over 50 years old. The engineering review confirmed this type of degradation is common in these type of buildings. Staff recommend moving forward with the permanent shoring and repair of rot to the posts.

Additional repair of the exterior wall, including proper vapor barrier, requires additional design work and staff recommend that these repairs are included with the Arena Slab Replacement Project.

FINANCIAL IMPLICATIONS:

Budgeted amount: 0

Unbudgeted amount: \$62,000

Asset Management Implications: If not repaired as per the engineering recommendation, further rot and deterioration of these posts will occur even with temporary shoring in place.

Further deterioration of the posts will lead to additional repair costs. If not repaired, during excessive snow loads the temporary shoring may become compromised and result in a failure of this section of the roof, leading to a more costly repair and closure of the main arena until the repairs can be completed.

COUNCIL STRATEGIC FOCUS AREA(S):

- Livable Community
- Community Wellness
- Organizational Strength and Cultural Awareness
- Responsible Asset Management
- Grow Revenues and Economic Development
- Not Applicable

COMMUNICATIONS:

There is no communication action needed at this time.

SUMMARY AND CONCLUSION:

These repairs are necessary to maintain the main arena facility in a safe condition and to prevent further deterioration of the glulam posts.

RELEVANT GUIDING DOCUMENTS:

RELEVANT POLICIES:

117 - ASSET MANAGEMENT

Prepared by:

Monty Gill

Approved by

Tara Irwin, Director of Parks, Recreation & Culture
Cristina Fleischbein, Legislative Clerk
Rachel Mattiuz, Director of Administration/Corporate Officer
Lori Greenlaw, Interim City Manager
Maggie Arruda, City Manager

Status:

Approved - 17 Jun 2026
Approved - 18 Jun 2026
Approved - 18 Jun 2026
Approved - 18 Jun 2026
Approved - 19 Jun 2026











City of Terrace
COUNCIL REPORT
 Regular Council

MEETING: Regular Council - 22 Jun 2026

TO: Maggie Arruda, City Manager for Mayor and Council

FROM: David Block, Director of Development Services

SUBJECT: **Zoning Bylaw Amendment Considerations for Regulating Data Centres**

ATTACHED: [Memo Councillor J Cordeiro Notice of Motion - Data Centre Zoning \(June 2026\)](#)
[Airport Industrial Park Block I and G](#)
[Class 4 - Major Industry uses \(Assessment Act \(1996\)\)](#)

RECOMMENDATION(S):

That Council review the report "Zoning Bylaw Amendment Considerations for Regulating Data Centres" to consider options for regulating the use of data centres in the City of Terrace.

PURPOSE:

At the Regular Council meeting held on June 8, 2026, Councilor J. Cordeiro presented the following motion, which was considered and adopted:

"That Council direct Administration to report back on the feasibility, implications, and options for amending the Zoning Bylaw to define and regulate data centre use separately from other industrial uses, including whether data centres should require site-specific Council approval before being permitted within urban industrial zones."

This report provides information and options for consideration by council for an amendment to Zoning Bylaw 2069-2014 to regulate Data Centres as a permitted use.

BACKGROUND INFORMATION:

Data Centres, and other large scale computer data processing activities, such as artificial intelligence processing and crypto currency mining, have been proposed by several investors in recent years for projects in Terrace. Most recently the city has engaged in discussions with proponents who are investigating the feasibility to develop data centres in the Skeena Industrial Development Park (SIDP). These activities have been deemed to be an industrial land use by planning staff in applying the land use zones most appropriate for this use in Zoning Bylaw 2069-2014.

In 2022, staff initiated an internal planning review and research on data centre activities and how other jurisdictions regulated this emerging industry. This work was prompted by enquiries to establish large scale crypto-currency mining facilities near the airport and BC Hydro Substation. Staff had concerns regarding the power demand, relatively low employment, environmental impacts, and questions about the potential municipal tax revenues that have been raised with recent data centre proposals.

DISCUSSION AND ANALYSIS:

There is currently no specific listed 'permitted use' in any zone in Zoning Bylaw 2069-2014 that would fit the new and emerging operations of data centres. Typically these facilities require large land parcels exceeding 10 acres, utilize significant electric power (15 to 300 megawatts), and require a water source for cooling.

Planning staff have applied the zoning bylaw with a reasonable approach determining the bylaw intent is that these developments constitute an industrial use. They are deemed to be permitted in the M1-Light Industrial zone if installed in a warehouse structure or in the M2-Heavy Industrial zone either in a warehouse structure, or if other equipment such as shipping containers were used to house the processing servers, as an outdoor storage use.

The *Local Government Act* authorizes a municipality to regulate the use of land, buildings and structures. Council has the authority to regulate the specific use of data centres within a specified zone and as a defined permitted use. The legislation provides fairly broad discretion to a council to regulate use of land including the minimum and maximum parcel area, structure size, and could extend to regulating the maximum electric capacity for this use. For example, a data centre could be limited in its scale by a zoning regulation permitting a maximum of 50 mega watts service for this use on a parcel.

This permitted use can be limited to certain lands through a zoning designation permitting the use only on lands within a zone. The use can also be restricted to certain parcels of land in a zone, such as an "Airport Industrial/SIDP zone", by a site-specific regulation within a zone allowing the permitted use only on listed legal descriptions for specific parcels. For example, Blocks G & I, Plan EPC1179, in the SIDP could be designated in the Zoning Bylaw as the only parcels where this use is permitted. Refer to attached map of parcels in the SIDP .

A site-specific zoning restriction would require any proposal for a data centre to be permitted on a parcel in an 'urban industrial zone' to proceed to an application for a bylaw amendment and would require holding of a public hearing.

The discretion for Council to be required to consider every application for establishing a data centre can only be achieved through a regulation in the Zoning Bylaw prohibiting this use from any zone or on any parcel of land within the municipality.

One implication that staff have confirmed recently is that the BC Assessment Authority (BCAA) classes data centres as a use under the "Class 6, business and other" category. The list of major industrial uses in Class 4 is limited and the taxation revenue that data centres provide, and many other uses permitted in our M2-Heavy Industrial zone, does not meet the Class 4 category for

applying our municipal industrial tax rate. The BCAA list of the specific heavy industrial uses that fall under Class 4 Major Industry is attached for information.

The City would see the highest tax revenues from 'Class 4, Major Industry' uses, and it may be in the City's interest to consider prioritizing attracting investment that would be taxed as Class 4 in the M2-Heavy Industrial zone. There are indications that the Province may be initiating a review of the industrial tax class structure as it applies to data centres, however any changes are not known and may not come into effect for some time.

If Council should determine, staff will undertake additional research and prepare a draft bylaw amendment to regulate the use, and the zones and lands, on which data centres would be listed as a 'permitted use'. Staff can draft the bylaw to restrict the use to only the M2-Heavy Industrial zone and to limit this use to specified legal parcels within that zone, such as in the Skeena Industrial Development Park. Staff can also prepare a bylaw amendment that would prohibit this use within the municipality in any zone if so desired.

It is the opinion of staff that it would be beneficial to amend Zoning Bylaw 2069-2014 to include a definition of data centre as a permitted use and to list this use in one, or more, of the City's industrial zones.

FINANCIAL IMPLICATIONS:

Budgeted amount: NA

Unbudgeted amount: NA

Asset Management Implications: NA

COUNCIL STRATEGIC FOCUS AREA(S):

- Livable Community
- Community Wellness
- Organizational Strength and Cultural Awareness
- Responsible Asset Management
- Grow Revenues and Economic Development
- Not Applicable

COMMUNICATIONS:

There are no communication action required for this this report.

SUMMARY AND CONCLUSION:

This report has been provided for information on options to regulate data centres by zoning bylaw regulation.

RELEVANT GUIDING DOCUMENTS:

Other/Notes: Zoning Bylaw 2069-2014

Prepared by:

David Block

Approved by

David Block, Director of Development Services

David Block, Director of Development Services

Tatiana Block, Executive Assistant

Rachel Mattiuz, Director of Administration/Corporate Officer

Maggie Arruda, City Manager

Status:

Approved - 19 Jun 2026

Approved - 19 Jun 2026

Approved - 19 Jun 2026

Approved - 19 Jun 2026

Approved - 19 Jun 2026



Fw: [EXTERNAL] Motion

From James Cordeiro <jcordeiro@terrace.ca>

Date Tue 2026-06-02 9:39 AM

To Rachel Mattiuz <RMattiuz@terrace.ca>; Maggie Arruda <marruda@terrace.ca>

Motion:

"That Council direct Administration to report back on the feasibility, implications, and options for amending the Zoning Bylaw to define and regulate data centre use separately from other industrial uses, including whether data centres should require site-specific Council approval before being permitted within urban industrial zones."

The purpose of the report is not to determine if any one specific proposal is acceptable or not but rather to establish that data centres (DCs) have characteristics that may have impacts materially different from any conventional light-industrial uses and it is likely in the public interest for Council to require a case-by-case review before such a use is permitted within what is considered the urban boundaries of the City. Additionally while some of these impacts could be managed within the development permit requirements there would be a limitation on Council or public input regarding whether those impacts are sufficiently mitigated to justify such a development.

These impacts may include:

Noise – DCs can generate continuous noise from routine operations related to cooling, equipment, pumps, transformers, backup systems and related mechanical infrastructure. These facilities operate 24 hours a day and noise impacts may be more noticeable in the evening and overnight when ambient urban noise is reduced, impacting the quiet enjoyment of nearby residential properties and general compatibility of use with other potential developments.

Water Demand – Regardless of cooling system selection, DCs may require access to reliable water for cooling, make-up water, system maintenance, humidification, fire suppression, or other operational needs. A closed-loop system may not eliminate some reliance on shared municipal water supply and any additional draw should be assessed in relation to existing users, peak demand, water restrictions, fire-flow requirements and long-term system capacity.

Electrical Demand – DCs require substantial and continuous electrical power. With current limitations on existing BC Hydro capacity these requirements require additional power supply and may create additional land-use impacts including noise, visual impacts, back-up generation emissions, and emergency response considerations.

Lighting, Security, and Visual Impacts – DCs likely require secure perimeters, controlled access, and exterior lighting. These features may cause light spillover, visual impacts and compatibility concerns

for nearby residential and commercial zones.

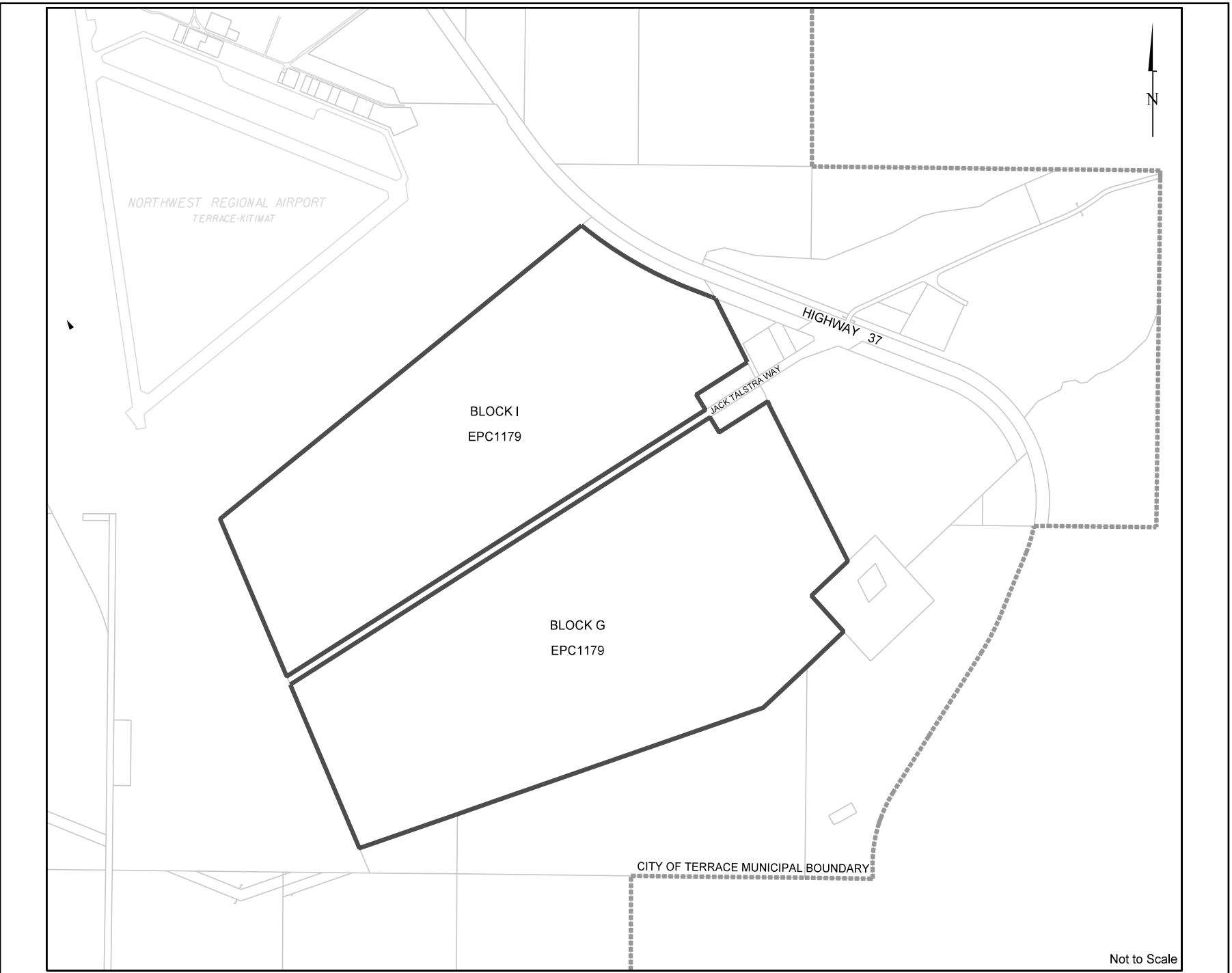
Emergency Services and Fire Protection – DCs are likely to have high-voltage electrical systems, backup power systems, battery storage, fuel storage and specialized fire suppression systems. Council should have the opportunity to ensure any potential DC will not put undue strain on existing fire-fighting capacity.

Taxation Cost-Benefit Considerations – DCs may not necessarily be assessed as a heavy industrial user. If the municipal impacts resemble a major industrial development but the taxation benefit is classed as commercial or light-industrial use, Council should consider whether the cost-benefit balance is appropriate for the site.

The potential impacts suggest the DCs may be sufficiently distinct from conventional industrial uses and warrant separate definition and regulation within the Zoning Bylaw. The intent of the proposed motion is to ensure any future DC proposals within the urban area are subject to site-specific review, public input and Council approval. This will allow Council to weigh the specific costs, benefits, mitigation requirements, infrastructure demands, taxation implications, and land-use compatibility of an actual proposal to decide if such a project should or should not proceed.

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Cheers,
James Cordeiro



Class 4 — major industry

4 Class 4 property shall include only the property referred to in section 20 (3) of the *Assessment Act*, that is to say,

- (a) land used in conjunction with the operation of industrial improvements, and
- (b) industrial improvements.

[en. B.C. Reg. 99/88; am. B.C. Reg. 212/2013, s. 1 (a).]

"industrial improvement", subject to subsection (2), **means an improvement that is part of a plant**, whether or not the plant can be operated as a going concern or is temporarily or permanently unprofitable, **if the plant is designed and built for the purpose of one or more of the following:**

- (a) mining, extracting, beneficiating or milling of metallic or non-metallic ore;
- (b) mining, breaking, washing, grading or beneficiating of coal;
- (c) producing of aluminum;
- (d) smelting or refining of metal from ore or ore concentrate;
- (e) producing, manufacturing, processing or refining of petroleum or natural gas;
- (f) manufacturing of lumber or other sawmill and planing mill products;
- (g) manufacturing of wood veneer, plywood, particle board, wafer board, hardboard and similar products;
- (h) manufacturing of gypsum board;
- (i) manufacturing of pulp, paper or linerboard;
- (j) manufacturing of chemicals;
- (k) manufacturing of chemical fertilizer;
- (l) manufacturing of synthetic resins or the compounding of synthetic resins into moulding compounds;
- (m) manufacturing of cement;
- (n) manufacturing of insulation;
- (o) manufacturing sheet glass or glass bottles;
- (p) building, refitting or repairing ships;
- (q) loading cargo onto sea-going ships or barges, and associated cargo storage and loading facilities, including grain elevators;



City of Terrace
COUNCIL REPORT
 Regular Council

MEETING: Regular Council - 22 Jun 2026
TO: Maggie Arruda, City Manager for Mayor and Council
FROM: Leo Francisco, Senior Building Inspector

SUBJECT: **May 2026 Building Synopsis**

ATTACHED: [05 MAY 2026 Issued permits BUILDING PERMITS](#)
[05 MAY 2026 Issued permits](#)
[5 MAY 2026 BUILDING PERMITS](#)
[5 MAY 2026 YTD](#)

RECOMMENDATION(S):

May 2026 Building Synopsis

PURPOSE:

To present the May 2026 Building Synopsis for Council's review.

BACKGROUND INFORMATION:

Attached is the Building Synopsis for May 2026 which includes the 10 Year Comparison Average Report and Building Reports. The synopsis details the month of May with Year to Date totals for 2026.

DISCUSSION AND ANALYSIS:

May 2026 Building Synopsis

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

COUNCIL STRATEGIC FOCUS AREA(S):

- Livable Community
- Community Wellness

- Organizational Strength and Cultural Awareness
- Responsible Asset Management
- Grow Revenues and Economic Development
- Not Applicable

COMMUNICATIONS:

May 2026 Building Synopsis

SUMMARY AND CONCLUSION:

For Council to review the May 2026 Building Synopsis.

RELEVANT GUIDING DOCUMENTS:

Prepared by:

Mary Waite

Approved by

David Block, Director of Development Services
David Block, Director of Development Services
Tatiana Block, Executive Assistant
Rachel Mattiuz, Director of Administration/Corporate Officer
Maggie Arruda, City Manager

Status:

Approved - 16 Jun 2026
Approved - 16 Jun 2026
Approved - 16 Jun 2026
Approved - 19 Jun 2026
Approved - 19 Jun 2026

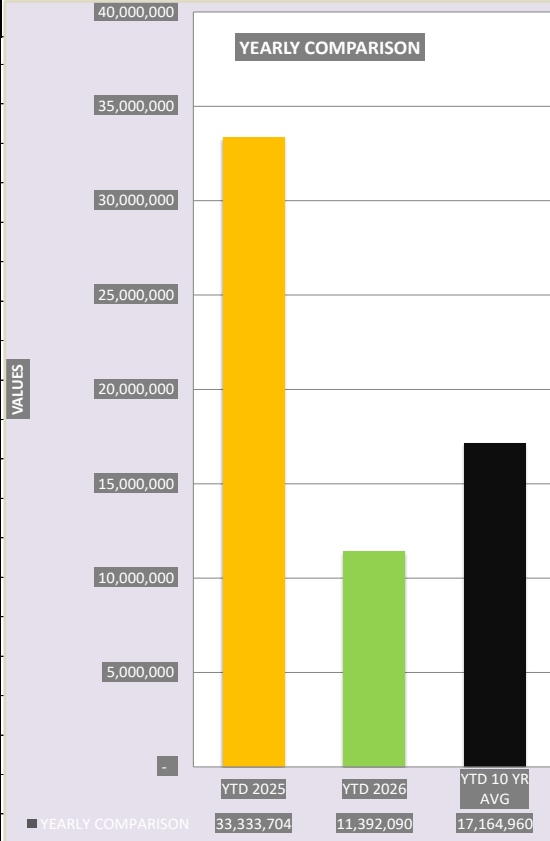
CITY OF TERRACE
BUILDING PERMITS
FOR MAY 2026

Permit number	Municipal address	Property ID	Category	Work type	Work target	Owner	Builder company	Cost of construction	Description of permit
COT-2025-183	4421 GREIG AVENUE	05483.000	Residential building	Alteration	Additional dwelling unit	Owner	Fulljames General Contractor	\$ 80,000.00	Renovation for basement suite
COT-2026-38	4718 WALSH AVENUE	01522.000	Residential building	Alteration	Additional dwelling unit	Owner	Owner	\$ 1.00	Legalize existing suite
COT-2026-43	4724 SOUCIE AVENUE	01533.000	Residential building	Finished basement	Additional dwelling unit	Owner	Owner	\$ 15,000.00	Conversion of existing basement into a legal secondary Suite
COT-2026-44	4519 LAKELSE AVENUE	05385.000	Change of use			1352331 BC Ltd	1352331 BC Ltd	\$ 50,000.00	Build a egress corridor from Tee bones virtual to a south exit
COT-2026-46	4004 DEDILUKE PLACE	13020.110	Residential building	New	Single-family dwelling	1280016 BC Ltd	Cedar Ridge builders	\$ 449,560.00	Rancher - Modern West Coast (Slab on Grade)
COT-2026-48	4726 DAVIS AVENUE	01333.000	Residential building	Repair	Single-family dwelling	NKJ Holdings Ltd.	NKJ Holdings Ltd.	\$ 40,000.00	Renovation
COT-2026-49	2304 CRAMER STREET	00255.000	Residential building	Addition	Single-family dwelling	Owner	Owner	\$ 35,000.00	new main entry/mudroom addition.
COT-2026-50	4701 SOUCIE AVENUE	01181.000	Accessory structures	New	Garage - Residential	Owner	Owner	\$ 25,000.00	Detached garage 16/14ft on concrete slab
COT-2026-52	#103 - 3614 KALUM ST	10002.000	Residential building	New	Mobile home	Owner	Owner	\$ 160,000.00	new mobile home
COT-2026-54	4011 THOMAS STREET	14000.051	Residential building	New	Duplex dwelling	1524543 BC Ltd	Pacific Aurora Construction Management Limited	\$ 600,000.00	Duplex Construction
COT-2026-55	4009 THOMAS STREET	14000.052	Residential building	New	Duplex dwelling	1524543 BC Ltd	Pacific Aurora Construction Management Limited,	\$ 600,000.00	New Duplex Construction
COT-2026-56	4914 GAIR AVENUE	11086.000	Accessory structures	New	Shed	Owner	DKI Elite	\$ 17,060.53	SHED

CITY OF TERRACE
 PLUMBING PERMITS
 FOR MAY 2026

Permit number	Municipal address	Property ID	Work type	Work target	Owner	Status	Builder company	Permit fees total
COT-2026-61	4404 EBY STREET	11170.010	New	Residential	Owner	Permit issued	Owner	\$ 175.00
COT-2026-63	4927 PARK AVENUE	02954.000	Repair	Municipal connection	Owner	Construction started	Technicon Industries	\$ 200.00
COT-2026-69	4711 TUCK AVENUE	01568.000	Repair	Municipal connection	Owner	Permit issued	Haworth Plumbing	\$ 200.00
COT-2026-17	2904 SPARKS ST	00143.000	New	Residential	Owner	Permit issued	Owner	\$ 20.00
COT-2026-56	#103-3614 KALUM ST	10002.000	New	Mobile	Owner	Permit issued	Owner	\$ 20.00

CITY OF TERRACE MONTHLY BUILDING PERMIT REPORT MAY 2026							
CODE	TYPE OF PERMIT	MAY 2025		MAY 2026		MAY 2026 YTD	
		PERMIT	VALUE	PERMIT	VALUE	PERMIT	VALUE
RES S	Single Residential			1	449,560	3	1,234,560
RES A	Residential Addition	1	88,000	1	35,000	1	35,000
SUITE	Secondary Suite			3	95,001	8	285,001
RES D	Duplex Residential			2	1,200,000	4	2,504,672
RES G	Garages/Carports	3	155,700	1	25,000	3	135,900
RES M	Multi Residential	1	20,000,000			3	3,552,336
RES R	Residential Renovation	4	140,000	1	40,000	7	319,700
RES	Residential Misc			1	17,061	1	17,061
COM	Commercial New						
COM A	Commercial Addition						
COM R	Commercial Renovation	1	20,000	1	50,000	7	2,949,200
IND	Industrial New						
IND A	Industrial Addition						
IND R	Industrial Renovation						
INS	Institutional New **						
INS A	Institutional Addition					1	20,000
INS R	Institution Renovation	1	2,000,000				
SIG G	Signs						
DEMO	Demolition					2	
MOVING	Moving Permits						
MOBILE	Mobile Homes	1	10,000	1	160,000	2	335,000
PLUMB	Plumbing Permits	3	405	5	615	20	3,660
TOTALS:		15	22,414,105	17	2,072,237	62	11,392,090
MULTI-FAMILY BREAKDOWN:		PERMITS	UNITS			YTD 2025	33,333,704
SECONDARY SUITE		9	9			YTD 2026	11,392,090
DUPLEX		4	12			YTD 10 YR AVG	17,164,960
TRI PLEX							
FOURPLEX							
SIXPLEX							
APARTMENT		1	48				
TOTAL		14	69				



YTD Average

CODE	TYPE OF PERMIT	May-26 VALUE	May-25 VALUE	May-24 VALUE	May-23 VALUE	May-22 VALUE	May-21 VALUE	May-20 VALUE	May-19 VALUE	May-18 VALUE	May-17 VALUE	10 YR AVERAGE
RES S	Single Residential	1,234,560	2,560,000	2,320,000	1,640,000	2,394,000	2,327,000	2,936,000	5,395,000	3,126,000	522,000	2,445,456
RES A	Residential Addition	35,000	88,000	122,000		90,000	127,000	37,200	62,000	63,000	171,000	88,356
SUITE	Secondary Suite	285,001	29,999	44,000	32,000	80,000	37,000	40,000	13,000		32,000	65,889
RES D	Duplex Residential	2,504,672		2,336,000	100,000		799,200	510,000	380,000			1,104,979
RES G	Garages/Carports	135,900	211,700	95,000		65,000	59,000	232,600	157,000		97,000	131,650
RES M	Multi Residential	3,552,336	21,500,000			6,925,000	4,795,200		800,000		70,000	6,273,756
RES R	Residential Renovation	319,700	262,000	613,048	178,000	466,000	551,000	470,500	347,000	1,041,000	502,000	475,025
RES	Residential Misc	17,061	38,000	15,749,000	181,300	15,000	32,900	43,000	36,000	238,500	34,000	1,638,476
COM	Commercial New				280,000		80,000	188,000			2,100,000	662,000
COM A	Commercial Addition		17,000	1,203,500						60,000		426,833
COM R	Commercial Renovation	2,949,200	3,012,500	475,000	488,000	1,025,000	133,700	332,000	1,137,700	408,400	1,960,000	1,192,150
IND	Industrial New			118,500	450,000		2,206,525	197,955			85,000	611,596
IND A	Industrial Addition				20,000							20,000
IND R	Industrial Renovation		120,000		25,000			1,545,800		120,000		452,700
INS	Institutional New		3,029,460				26,549,000	93,000		61,000		7,433,115
INS A	Institutional Addition	20,000		150,000					200,000			123,333
INS R	Institution Renovation		2,000,000	299,367		8,500,000	1,900,000	160,745	1,805,000	1,347,000	10,763,000	3,346,889
SIG G	Signs				2,000		19,000					10,500
DEMO	Demolition											#DIV/0!
OTHER	Other Miscellaneous								18,000	10,000	10,000	12,667
MOBILE	Mobile Homes	335,000	461,000		120,000				379,000	177,000	174,000	274,333
PLUMB	Plumbing Permits	3,660	4,045	3,006	1,836	3,072	5,958	2,100	1,196	-	-	
	TOTALS:	11,392,090	33,333,704	23,528,421	3,518,136	19,563,072	39,622,483	6,788,900	10,730,896	6,651,900	16,520,000	17,164,960



MINUTES

Housing Committee Meeting

1:30 PM - Tuesday, May 26, 2026
Municipal Council Chambers/Microsoft Teams

The Housing Committee meeting was called to order on Tuesday, May 26, 2026, at 1:30 PM, in the Municipal Council Chambers/Microsoft Teams, with the following members present:

- Present:** Saša Loggin (Chair)
Dave Crawley
Amanda Owens
Viv Steele
Nikki Villeneuve
Hugo Lachapelle-Marceau
Councillor Inder Dhillon
David Block, Director of Development Services
Randi Fraser, Communications Advisor
Cristina Fleischbein, Legislative Clerk
Tatiana Block, Executive Assistant/Recording Secretary
- Regrets:** Councillor Dave Gordon
Mary Benson
- Guests:** Jessica Hogg

ADOPTION OF AGENDA

MOVED/SECONDED that the May 26, 2026 Housing Committee meeting agenda be adopted as circulated.
Carried.

REVIEW AND APPROVE PAST MINUTES

MOVED/SECONDED that the minutes of the April 14, 2026 Housing Committee meeting be approved.
Carried.

BUSINESS ARISING FROM THE MINUTES (OLD BUSINESS)

UPDATE FROM THE DIRECTOR OF DEVELOPMENT SERVICES

Tetrault Avenue – Supportive British Columbia Housing Development Permit Application (Verbal Report)

Director of Development Services reported that the development permit

application is progressing.

The Northern Development Initiative Trust (NDIT) has approved the "Dollars to Doors Program" application in the amount of \$125,000.00 for the benchmark Apartment project.

NEW BUSINESS

"Room for All" Housing Conference Debrief and Evaluation Summary

The Committee discussed the Room For All: Housing Conference. Participants highlighted networking, keynote speakers, and the welcoming atmosphere as key strengths, while recommending earlier planning, more panel discussions, and a broader range of speakers for future conferences.

Committee members noted strong engagement and positive feedback throughout the event. The conference is currently projected to finish within a break-even range, and a summary presentation to Council is anticipated in July.

The Committee discussed the City's affordable housing budget. A member suggested that Council consider providing no-interest loans to support affordable housing projects, with repayment to occur upon the sale of the developments.

Committee Priorities:

1. Seniors Housing
2. Community Consultation
3. Support and Solutions for the Unhoused Community
4. Co-Operative Housing

NEXT MEETING DATE

The next Housing Committee Meeting will take place on June 18, 2026 at 1:30 p.m. in Council Chambers or virtually via Microsoft Teams.

ADJOURNMENT

The meeting adjourned at 2:35 p.m.

CERTIFIED CORRECT: