

**NSD INLAND PORT AND DEVELOPMENTS**  
**PUBLIC CONSULTATION**  
**SUMMARY REPORT**

## Executive Summary

Progressive Ventures is proposing to develop the NSD Inland Port and Developments project, a transload facility and light industrial service centre located in Terrace. The 44-acre industrial site is located at 4800 Keith Avenue, the former location of the Skeena Cellulose sawmill. The NSD Inland Port and Developments project will include a new transload facility and mixed-use commercial, light industrial or institutional properties available for development.

Progressive Ventures began working on the NSD Inland Port and Developments project proposal in mid 2019, in order to determine feasibility of the Project. Progressive Ventures has been engaged with City of Terrace staff, local First Nations, the Ministry of Transportation and Infrastructure (MoTI), and stakeholders regarding the project proposal since late 2019. The NSD Inland Port and Developments Project Development Plan was formally submitted on November 4<sup>th</sup>, 2019.

The transload facility requires Rezoning and OCP Amendment from the City of Terrace for the development of our project. Progressive Ventures submitted an application to rezone the transload portion of the site and amend the City of Terrace Official Community Plan (2018) in the spring of 2020. The City of Terrace passed 1<sup>st</sup> and 2<sup>nd</sup> reading of the Project's rezoning application on July 13<sup>th</sup>, 2020.

To support the Project's application to rezone the property, Progressive Ventures initiated public consultation in July 2020. A website outlining key information regarding the NSD Inland Port and Developments project was launched. Meetings were held with local First Nations and MoTI and notification packages were distributed to adjacent property owners/occupiers of land and buildings and key stakeholder groups. The interactions were considered very positive and the majority expressed their support of the Project.

The purpose of the public consultation activities was to introduce the proposed NSD Inland Port and Developments project and the Project's rezoning application and bring awareness to the potential value the Project will bring to Terrace and local businesses. Key objectives of the Project's approach to consultation and engagement were to ensure that the project information was accessible to all interested audiences, that the project team was accessible and available to receive questions or concerns regarding the Project, and that the team was responsive to comments or concerns that were raised.

Notification of the public consultation period was provided by way of advertising in the local newspaper, direct engagement through notification letters and in-person meetings. Progressive Ventures sent over 40 notification letters to local First Nations, MoTI, adjacent property owners/occupiers of land and buildings within 50 meters of the Project and stakeholders. Progressive met with/spoke directly with 23 adjacent property owners/occupiers of land and buildings and stakeholders. Progressive Ventures received a total of 13 letters of support for the Project as well as verbal support expressed through many conversations with local First Nations, adjacent property owners/occupiers, and stakeholders. In addition, Progressive Ventures received 8 letters of support from industry stakeholders.

Progressive Ventures hosted a community Open House in addition to an online Open House to provide opportunities for the community to ask questions and provide input on the Project. In efforts to receive written feedback on the proposed project, a questionnaire was made available to all those who attended the Open House. The response from the community showed there is strong support for the project. Between July 29<sup>th</sup> and August 12<sup>th</sup>, a total of 90 people attended our community Open House/online Open House; 58 of those attendees

responded to our questionnaire. The proposed NSD Inland Port and Developments project proposal received an overwhelming endorsement, with 72% of questionnaire responses confirming their support for the Project.

In addition to the positive support expressed by the community, we also learned about some of the concerns the community had with the project proposal. Results from both the questionnaire and discussions with the community showed that many believed the NSD Inland Port and Developments project would not only be the best use of the empty land, but an improvement to the city. However, some individuals asked questions regarding how the Project would fit into the Keith Estates Neighbourhood Concept Plan or the City of Terrace's Transportation Master Plan. Questions were also raised with respect to the proposed downtown location and whether other project locations had been considered. The majority of respondents and groups/individuals who engaged with the project team felt that a transload facility would contribute meaningful and long-term benefits to the City of Terrace, residents and local businesses. We heard that infrastructure upgrades including new pedestrian and cycling routes, landscaping and additional vehicle lanes, would be beneficial in order to improve public safety. Lastly, comments were made around the potential for the project to result in increased light, noise and air pollution, as well as impacts to visual quality/neighbourhood aesthetics. We also heard from the community that having a buffer ring of properties around the facility was considered a very important aspect of the project and furthermore, the development properties would mitigate/reduce potential noise, light and visual quality effects associated with the transload and rail operations.

Over the last two months, local First Nations, MoTI, adjacent property owners/occupiers of land and buildings, stakeholders, Open House attendees, and community members were engaged in communicating both support and concerns with the proposed Project. In July and August there were a total of 782 Unique Visits to our website – 417 of those visits were to our online Open House. We continue to receive and respond to inquiries and comments related to the proposed Project. Progressive Ventures and the Project are committed to continued engagement with the public and maintaining dialogue with all interested and concerned parties.

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## 1.0 Introduction

Progressive Ventures (Progressive) is proposing to develop the NSD Inland Port and Developments project, a transload facility and light industrial service centre located in Terrace. This public consultation report summarizes the public consultation activities that have occurred prior to issuance of this report. This report provides an overview of the public consultation plan, details on how the plan was executed, and a summary of feedback received.

### 1.1 Project Overview

The 44-acre industrial site is located at 4800 Keith Avenue (the Property), the former location of the Skeena Cellulose sawmill. The NSD Inland Port and Developments project (the Project) will include the following key components:

- A new transload facility
- Mixed-use commercial, light industrial or institutional properties available for development

The transload facility will be used to store rail cars, transload containers, bulk materials and project cargoes and accommodate activities such as container stuffing and de-stuffing, container storage, logistics management, cross-docking, and other transport related services. The Project will also provide additional lands to support development of commercial, light industrial or institutional properties along Keith Avenue/Kenney Street.

The transload facility is located adjacent to Canadian National Railway's (CN) northern mainline and will be connected to the CN Terrace railyard, which connects established pacific shipping routes to North American. The development properties will create a buffer around the transload facility, which will help minimize potential noise, light and visual effects associated with rail and transload operations. The buffer ring of properties will also help protect the neighbourhood character and provide additional space for existing and new businesses to leverage opportunities associated with the transload facility and support major industry projects in Terrace and surrounding areas.

For more information on the Project, please refer to the NSD Inland Port and Developments Project Development Plan, which can be found on the City of Terrace website in the July 13, 2020 Council Meeting:

<https://terrace.civicweb.net/filepro/documents/9345?preview=9354>.

### 1.2 Land Use Zoning

The property is currently zoned M1 Light Industrial, which provides for a mix of light industrial uses and compatible commercial uses. The zoning required for the transload facility is M2 Heavy Industrial. To construct and operate the Project, rezoning of the transload portion of the site and an amendment to the City of Terrace Official Community Plan (2018) is required. We are requesting to rezone the transload portion of the property back to M2 Heavy Industrial zoning and to amend the Official Community Plan (OCP) by removing the same portion of the property from the Keith Estates Neighbourhood Concept Plan (NCP).

## 2.0 Public Consultation Plan

Beginning in November 2019, Progressive began meeting with the City of Terrace planners to discuss the rezoning application for the Project. A requirement of the rezoning application process is to engage in public consultation regarding the rezoning application and seek public feedback prior to any statutory hearing and considerations by City Council.

Progressive, working with the City of Terrace planners, developed a public consultation plan that would comply with the City's consultation requirements associated with the Project's application to rezone the Property. The Project was formally introduced to Mayor and Council at the council meeting on July 13, 2020, passed 1<sup>st</sup> and 2<sup>nd</sup> reading and staff recommended that the project proceed to the public consultation period.

Our approach to public consultation was to introduce the proposed project and required rezoning to the community, bring awareness to the potential value the Project will bring to Terrace and local businesses and provide opportunities for the community to ask questions and provide input on the Project.

The plan included multiple methods to notify Terrace residents, stakeholders and other interested groups of the planned consultation period and the opportunities they would have to learn about the Project and provide feedback.

## 3.0 What We Did

We began early engagement with local First Nations and the Ministry of Transportation and Infrastructure (MOTI) to introduce our project and discuss our intent to apply for rezoning. Our public consultation period was initiated on July 13, 2020 by launching our website, which included project information. We sent notification letters to key groups introducing the proposed project and the rezoning required and outlined opportunities to learn more about the Project and provide feedback. We advertised in the local newspaper and hosted a community Open House and an online Open House to ensure that the community had access to project information and opportunities to ask questions. A full record of public consultation is included in **Appendix A**.

### 3.1 Project Website

Progressive Ventures launched a website on July 13, 2020, outlining key information regarding the NSD Inland Port and Developments project. The website is located at [www.nsdinlandport.com](http://www.nsdinlandport.com).

### 3.2 Notification

Notification and introduction of the Project was provided by direct communications with the following key groups:

- Local First Nations
- Ministry of Transportation and Infrastructure
- Adjacent Property Owners/Occupiers of Land and Buildings
- Stakeholders

Details of the communication and feedback are summarized below.

Local First Nations

Progressive began engagement with Kitsumkalum First Nation in early 2020 to introduce the proposed NSD Inland Port and Developments project and discuss our intent to apply for rezoning for the proposed transload facility. A number of face-to-face meetings occurred in addition to phone calls to discuss the proposed project. A notification package was sent to Kitsumkalum First Nation for their review and comment. Progressive also sent Kitselas First Nation project information and a formal invitation to attend our community Open House/online Open House.

**Table 3-1 Summary of First Nation Engagement**

First Nation	Date	Type	Purpose
Kitsumkalum	February 18, 2020	Meeting	Project Introduction Project Discussions
Kitsumkalum	March 17, 2020	Phone Call	Project Introduction Project Discussions
Kitsumkalum	March 17, 2020	Meeting	Project Update Project Discussions
Kitsumkalum	March 23, 2020	Phone Call	Project Update Project Discussions
Kitsumkalum	June 22, 2020	Phone Call	Project Update Project Discussions
Kitsumkalum	July 7, 2020	Email	Referral package: Cover Letter, Project Development Plan, Executive Summary
Kitsumkalum	July 14, 2020	Email	Referral package: Cover Letter, Project Development Plan, Executive Summary
Kitsumkalum	July 24, 2020	Email	Invitation to NSD Open House
Kitselas	July 28, 2020	Email	Invitation to NSD Open House

Ministry of Transportation and Infrastructure

Discussions and consultation between Progressive and the MOTI started in early 2020 and is ongoing. Progressive sent MOTI a referral package immediately following final submission to the City of Terrace in addition to the Traffic Impact Study for their review and comment. Progressive will continue to meet with and discuss the Traffic Impact Assessment with MOTI in order to receive the necessary approvals.

Adjacent Property Owners/Occupiers of Land and Buildings

As part of the referral process regarding the rezoning application, Progressive distributed notification letters regarding the proposed development. A total of 34 letters were distributed to adjacent property/business owners or occupiers of land and buildings within a 50-meter distance to the subject property (see **Appendix B – Public Notification Area Map**).

**Table 3-2 Summary of Notification Adjacent Property Owners/Occupiers of Land and Buildings**

Property Owner/Occupier	Type	Comments	Date Received
United Rentals	Hand delivered		
Sinclair Supplies	Hand delivered/In-person meeting		
Kal Tire	Hand delivered/In-person meeting	Supportive	
Skeena Industrial Services	Hand delivered		
Bravo Cleaning Services Ltd.	Hand delivered/In-person meeting	Letter of Support	July 20, 2020
ALS	Hand delivered/In-person meeting	Letter of Support	July 28, 2020
The Brick	Hand delivered/In-person meeting		
Convoy Supply Ltd.	Hand delivered/In-person meeting	Letter of Support	August 18, 2020
Ecofish	Emailed		
Polly's	Hand delivered/In-person meeting		
Praxair	Hand delivered/In-person meeting	Letter of Support	July 28, 2020
Sienna	Hand delivered/In-person meeting	Supportive	
Silvertip Promotions and Signs Inc.	Hand delivered/In-person meeting	Letter of Support	July 24, 2020
Van Houte	Hand delivered/In-person meeting		
Northpac	Emailed		
4283 Keith Residents	Mailed		
Bandstra Ventures Ltd.	Mailed	Letter of Support	August 4, 2020
Conax Properties	Mailed		
Flipit Contraction	Mailed		
Four Rivers Co-operative	Mailed	Letter of Support	July 21, 2020
MDS Investments Ltd.	Mailed		
UNBC	Hand Delivered/In-person meeting	Project Introduction Meeting on July 20, 2020	
Onsteins	Hand Delivered		
011747 BC Ltd.	Mailed		
3917488 BC Ltd.	Mailed		
544791 BC Ltd.	Mailed		
Sally J Smaha	Hand Delivered/In-person meeting	Letter of Support	August 20, 2020
Neids	Hand Delivered/In-person meeting	Supportive	
Johnny's Welding	Hand Delivered/In-person meeting		
4760 Keith Rd. Terrace Holdings Ltd.	Emailed	Letter of Support	July 20, 2020
Feddersen Contracting Ltd.	Hand Delivered/In-person meeting		
Blue Iris Investments Ltd.	Emailed	Letter of Support	August 19, 2020
Canadian National Railway Group	Hand Delivered		
Allen Cameron	Hand Delivered/In-person meeting		
Canadian Tire		Letter of Support	August 14, 2020

Progressive did not receive any opposition from the above noted property owners/occupiers and rather the majority of interactions were considered very positive and the majority expressed their support of the Project. It is important to note, larger organizations were restricted from submitting letters of support due to internal policies.

### Stakeholders

The following stakeholder groups were sent notification letters regarding the rezoning application:

- Terrace & District Chamber of Commerce
- Northern Health Authority – Environmental Health
- Terrace Downtown Improvement Area
- Regional District of Kitimat-Stikine

**Table 3-3 Summary of Notification Stakeholders**

Stakeholder	Date of Letter/Meeting	Comments
Northern Health Authority Environmental Health	August 13, 2020	Sent NSD a list of comments: - Potential chemical spills (i.e. water quality) - Air quality- Noise - Increased traffic
Terrace Economic Response Team	July 22, 2020	Project Presentation to members from Regional District of Kitimat-Stikine, City of Terrace Economic Development, Kermode Tourism were also in attendance at the meeting
Terrace & District Chamber of Commerce	July 24, 2020	Project Presentation
Terrace & District Chamber of Commerce	August 11, 2020	Provided Letter of Support
Terrace Downtown Improvement Area	July 29, 2002	Provided Letter of Support
Regional District of Kitimat-Stikine	September 9, 2020	

### Industry Stakeholders

Progressive Ventures began engaging industry stakeholders on on the NSD Inland Port and Developments project proposal in early 2019, in order to determine a business case for the Project. The following industry stakeholders provided letters of support to the City of Terrace for the Project:

**Table 3-4 Summary of Support Industry Stakeholders**

Industry Stakeholder	Date of Letter/Meeting	Comments
Lafarge	October 11, 2019	Provided Letter of Support
Northwest Fuels Limited	October 15, 2019	Provided Letter of Support
Northlink Supply	October 23, 2019	Provided Letter of Support
Taisheng International Investment Services Inc.	October 21, 2019	Provided Letter of Support
Skeena Sawmills	October 29, 2019	Provided Letter of Support
Gat Leedm Logistics	November 14, 2019	Provided Letter of Support
Pacific Traverse Energy	November 12, 2019	Provided Letter of Support
Rio Tinto	November 20, 2019	Provided Letter of Support

## 3.3 Open House

As part of the rezoning application, Progressive asked the public to attend a community Open House on July 29, 2020 at the Days Inn Banquet Room from 3:00pm – 7:00pm where they could learn more about the Project, ask questions and provide input. In addition, Progressive offered an online version of the Open House, which was made available for public viewing and comment. Details of the community Open House /online Open House were

advertised in the *Terrace Standard* for two consecutive weeks (July 16, 2020 and July 23, 2020) prior to the event. A copy of our Open House ad can be found in **Appendix C**.

In order to comply with safety measures due to COVID-19 and where physical distancing could not be maintained, those attending the community Open House were asked to consider wearing a non-medical mask. Masks were provided at the door for optional use, hand sanitizer was available throughout the venue and physical distancing was encouraged. Persons exhibiting any symptoms were asked to participate by visiting our online Open House.

Progressive provided a range of visual and written materials (display boards, project overview hand-out and a questionnaire) to provide opportunities for attendees to comment and ask questions regarding the proposed development and any associated impacts.

The information presented to the public in the form of display boards/online display boards included the following:

- Proponent Information
- Project Overview
- Project Maps
- Project Benefits
- Project Schedule
- Request for Rezoning and OCP Amendment
- Environmental and Geotechnical Investigations Results
- Technical Studies and Results
- Traffic Impact Assessment

The Project Team, which included, the President, Project Lead, External Relations Lead, and Engineering Consultant attended the community Open House to introduce the Project and be available to answer questions regarding the Project and gather feedback provided by community members.

Our online Open House will continue to be available for public viewing and comment on our website <http://nsd-openhouse.com>.

### 3.4 Questionnaire

To facilitate the collection of feedback and document comments received, Progressive developed a questionnaire, which was available at both the community Open House and online Open House for two weeks from July 29 – August 12, 2020. The questionnaire included a total of 12 questions grouped into the following categories:

- Rezoning and OCP Amendment
- Importance of the Project
- Location
- Project Benefits
- Project Considerations

A copy of the questionnaire can be found in **Appendix D**.

## 4.0 What We Heard

During our public consultation period, we received feedback from the following sources:

- Notification to local First Nations, MOTI, adjacent property owners/occupiers of land/buildings community stakeholders
- Community Open House/online Open House
- Receipt of questionnaires (online or hard copy)
- Letters to the Editor/City of Terrace/Facebook
- Website Visits

## 4.1 Feedback Received

### Website Traffic

In July and August there were a total of 782 Unique Visits to our website – 417 of these visits were to our online Open House.

### Notification

Progressive received a total of 11 Letters of Support from adjacent property owners, occupiers of land/buildings and community stakeholders, which are included in **Appendix E**.

### Open House

Our community Open House took place on July 29, 2020 in Terrace and our online Open House ran from July 29 – August 12, 2020. During this time period, a total of 90 community members participated.

- 90 people attended the Open House
  - 40 people in-person
  - 50 people signed-in online

It is important to note that there was a total of 417 Unique Visits to our online Open House from July 13, 2020 to August 31<sup>st</sup>.

### Questionnaire Feedback

In order to gather meaningful feedback, participants of our community Open House/online Open House were asked to fill out a questionnaire and provide any comments/suggestions regarding the development of the proposed NSD Inland Port and Developments project. The questionnaire was made available to the public during the same two-week period (July 29, 2020 – August 12, 2020).

- 58 questionnaires were received
  - 17 completed in-person
  - 41 submitted online
  - A total of 64% of attendees who participated in the Open House (online or in-person) filled out a questionnaire.

A copy of the questionnaire, results of the questionnaire and a full list of comments received are included in **Appendix D**.

Letters to the Editor/City of Terrace/Facebook

Although communication has not come to Progressive directly, we acknowledge comments made by the public to local news sources and to the City of Terrace.

- 2 written letters to the editor (*Terrace Standard*)
- 3 letters (or notes through various City related media) to the City of Terrace
- 3 Facebook posts

Progressive has not formally responded to these letters, nor can we confirm if we have complete information from those commenting, however, the concerns we have been made aware of are consistent with the feedback received.

Section 4.2 provides a summary of the overall feedback.

### 4.2 Overall Feedback

Opportunities to learn about the Project and provide feedback were made available through, the Project website, direct meetings, email feedback, a community Open House and an online Open House hosted on the Project website, and a questionnaire. The response from the community showed there is strong support for the Project. The results of the questionnaire showed that 90% of respondents were local Terrace residents. The majority of those respondents felt very strongly that the City of Terrace should allow the necessary rezoning for the proposed project (Figure 4-1). A total of 74% of respondents felt that a transload facility would benefit Terrace (Figure 4-2) and the Project would contribute meaningful and long-term benefits to the City of Terrace, residents and local business.

Figure 4-1

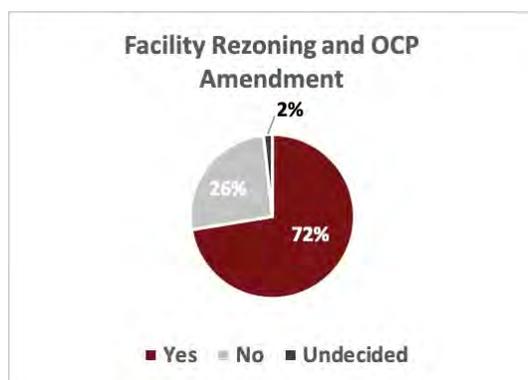
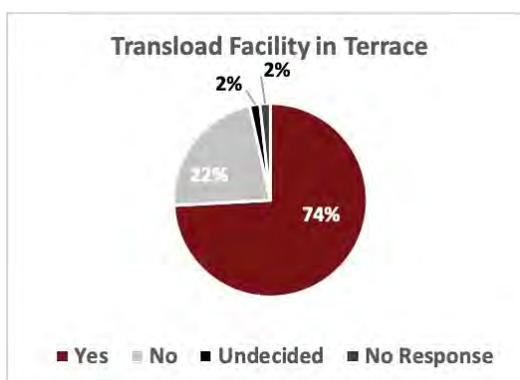


Figure 4-2



During all of our interactions, the majority of feedback received was positive. The public felt the NSD Inland Port and Developments project would not only be the best use of the empty land, but an improvement to the city and that having a buffer ring of properties around the facility would reduce noise, light and visual effects.

### 4.3 Summary of Concerns/Comments

Of the few who expressed their concerns/comments in opposition of the Project, a number of key themes were identified:

- Rezoning and OCP Amendment
- Project Location
- Noise, Light, Visual Effects
- Environment
- Project Design
- Traffic
- Safety

A summary of the concerns raised, and comments received and responses to and actions taken by Progressive is presented in **Table 4-1**.

**Table 4-1 Summary of Concerns/Comments and Response/Actions**

Concerns/Comments	Response/Action
<b>Rezoning and OCP Amendment</b>	
No heavy Industrial in downtown Terrace	NSD’s proposed use is consistent with the existing rail activity in downtown Terrace and historical land use for the site. The transload facility needs to be located adjacent to rail infrastructure. Typical “heavy industry” land uses such as manufacturing are not proposed for the site.
Not consistent with Keith Estates Neighbourhood Concept Plan	The Keith Estates Neighbourhood Concept Plan (NCP) will guide development of the commercial, light industrial or institutional frontage properties in order to protect the form and character of the plan. It was noted during the July 13 <sup>th</sup> City of Terrace council meeting and through conversations that economic conditions and forecasted residential growth in Terrace has changed dramatically since the NCP was adopted.
Public Consultation too short	The Public Consultation period timelines were approved by the City of Terrace prior to initiation. The City of Terrace will conduct their own public consultation and public hearing prior to adoption. Based on the feedback received, the City of Terrace will be extending their public consultation period.
<b>Project Location</b>	
Site too close to downtown/wrong location	Alternate locations were considered, but 4800 Keith Ave. was determined to be the best location and there were no other viable options for bringing this opportunity to the region. The Transload Study commissioned by the City of Terrace supports the Project’s site as the most appropriate location for a transload facility.
Decrease in housing prices	<p>The Transload Study commissioned by the City of Terrace supports this site as the most appropriate location for a transload facility.</p> <p>We suggest that the opposite will happen; this Project will provide an overall increase in property values in the neighbouring area.</p>
<b>Noise, Light and Visual Effects</b>	
Light pollution Increased noise Visual quality	<p>The Project will develop a lighting plan to minimize light pollution. Strategies that may be adopted include directional lighting (focus light on the ground) and motion activated lights.</p> <p>The south, west and east perimeters have been designed to be buffered by the commercial, light industrial or institutional buildings to minimize potential noise, light and visual effects associated with the transload facility.</p>

Concerns/Comments	Response/Action
	<p>The specifics of site development will be regulated by the City’s development permit process.</p>
<b>Environment</b>	
<p>Air Quality</p>	<p>The site is currently used to transload cement powder from train cars to trucks and has been ongoing for approximately 10 years. During this time period, there have been no noted concerns made. Stringent operating practices are governed by appropriate legislative oversight for each individual commodity. We intend to maintain a similar level of operating practices for all of our operations to limit potential impacts to air quality.</p>
<b>Project Design</b>	
<p>Bike Lanes Sidewalks Greenspace</p>	<p>The City of Terrace has outlined major infrastructure upgrades to the Keith Avenue corridor in their Transportation Master Plan. These upgrades include new pedestrian and cycling routes, landscaping and additional vehicle lanes. The Project will be designed to accommodate these transportation safety improvements.</p> <p>The Project provides additional land required for these upgrades and contributes significant funding toward them.</p>
<b>Traffic</b>	
<p>Increased traffic (rail)</p>	<p>The proposed project will not measurably increase traffic along the Prince Rupert to Prince George rail corridor. The Project will facilitate rail access for shipping goods by rail, which may reduce heavy haul traffic along Hwy 16.</p>
<p>Increase traffic (vehicle)</p>	<p>The City of Terrace has outlined major infrastructure upgrades to the Keith Avenue corridor in their Transportation Master Plan. These upgrades include new pedestrian and cycling routes, landscaping and additional vehicle lanes, which will improve safety.</p> <p>The Project commissioned a Traffic Impact Assessment. Working with the City of Terrace and MOTI, the Project will adopt the recommendations from the Traffic Impact Study to minimize the effects.</p> <p>The Project provides additional land required for these upgrades and contributes significant funding toward them.</p>
<b>Safety</b>	
<p>Concerns around CN’s safety record</p>	<p>Safety and protection of the environment is a top priority for Progressive Ventures. The transload facility will be operated by Progressive Ventures or their designate as an independent industrial railway and will be regulated by Technical Safety BC.</p> <p>The site will be constructed to today’s standards and will include state-of-the-art infrastructure and procedures to enhance safety and minimize environmental risk.</p>
<p>Time limits on parked fuel containers</p>	<p>There is no business case for having commodities sit on the site so our interest will be to move them off site quickly.</p>
<p>Potential chemical spills (i.e. water quality)</p>	<p>All infrastructure for handling any hazardous materials will be commodity specific and designed to meet stringent regulatory design criteria (including spill containment systems) and incorporate industry standard operating procedures.</p>

All feedback received is being considered and where possible, updates to the Project Development Plan will be made.

The following actions that have been made are summarized below:

- The City of Terrace public consultation period is being extended
- Progressive is working closely with the City of Terrace to better communicate the expected infrastructure upgrades that this project will help facilitate with respect to traffic, pedestrian and cycling routes.
- Progressive will place emphasis on the importance of the design of the “buffer ring” of commercial, light industrial or institutional properties in order to minimize potential noise, light and visual effects associated with the transload facility.

## 5.0 Conclusion

This Public Consultation Summary Report is part of the City of Terrace’s Rezoning and OCP Amendment review process. The details of this report demonstrate that Progressive Ventures has consulted with the public in accordance with the City’s requirements.

The Project gives this site an opportunity to once again play a vital role in shaping the culture and character of the community. The Project plan builds on the existing industrial land use, incorporates elements of the future land use plans outlined in the NCP and OCP and proposes a viable path toward maintaining a vibrant city.

Should the Project be granted the bylaw amendment, Progressive will require additional permits prior to construction and operations of the Project. We will communicate updated project information to the community through our website and continue to work with the City of Terrace.

# Appendix A

## Public Consultation Record

## NSD Inland Port and Developments - Consultation Record

Name	Contact Name	Date	Type	Purpose	Comments/Attachments
<b>First Nation Engagement</b>					
Kitsumkalum First Nation	Rina Gemeinhardt, Chief Councillor Don Roberts	February 18, 2020	Meeting	Project Introduction Project Discussions	
Kitsumkalum First Nation	Diane Collins	March 17, 2020	Phone Call	Project Introduction Project Discussions	
Kitsumkalum First Nation	Rina Gemeinhardt, Quinton Ball	March 17, 2020	Meeting	Project Update Project Discussions	
Kitsumkalum First Nation	Diane Collins	March 23, 2020	Phone Call	Project Update Project Discussions	NSD 3D Concept Images
Kitsumkalum First Nation	Diane Collins	June 22, 2020	Phone Call	Project Update Project Discussions	
Kitsumkalum First Nation	Rina Gemeinhardt	July 7, 2020	Email	Referral package: Cover Letter, Project Development Plan, Executive Summary	
Kitsumkalum First Nation	Diane Collins	July 14, 2020	Email	Referral package: Cover Letter, Project Development Plan, Executive Summary	
Kitsumkalum First Nation	Diane Collins	July 24, 2020	Email	Notification of NSD Open House	
Kitseles First Nation	Edison Bolton	July 28, 2020	Email	Notification of NSD Open House	NSD Project Overview
<b>Provincial Government</b>					
Ministry of Transportation and Infrastructure	Dan Baker, Rena Gibson-Proctor	February 11, 2020	Meeting	Project Introduction	
Ministry of Transportation and Infrastructure	Dan Baker, Rena Gibson-Proctor, City of Terrace, Progressive Ventures	Marach 4, 2020	Meeting	Traffic Impact Assessment	

Ministry of Transportation and Infrastructure	Dan Baker, Rena Gibson-Proctor	July 7, 2020	Email	Referral package: Cover Letter, Project Development Plan, Executive Summary	
<b>Stakeholders</b>					
Terrace & District Chamber of Commerce	Michelle Taylor	July 16, 2020	Email	Referral package: Cover Letter, Project Development Plan, Executive Summary	Support Letter received on August 14, 2020
Terrace Economic Response Team	Committee Members	July 22, 2020	Meeting	Project Introduction Presentation	Members from City of Terrace Economic Development, Kermode Tourism, RDKS, Chamber of Commerce
Terrace & District Chamber of Commerce	Board of Directors, Executive Director	July 24, 2020	Meeting	Project Introduction Presentation	
Northern Health Authority - Environmental Health	Michael Kerwin	July 16, 2020	Email	Referral package: Cover Letter, Project Development Plan, Executive Summary	Email with comments received on August 13, 2020
Terrace Downtown Improvement Area	Dave Gordon	July 16, 2020	Email	Referral package: Cover Letter, Project Development Plan, Executive Summary	Support Letter received on August 5, 2020
Regional District of Kitimat-Stikine	Ron Poole	September 9, 2020	Email	Referral package: Cover Letter, Project Development Plan, Executive Summary	
<b>Occupiers of Land/Buildings</b>					
United Rentals	Kory McKay	July 15, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	Not there, left it for him. Followed up with digital package.

Sinclair Supplies	Adam Cleall	July 15, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	Followed up by email for forwarding to head office
Kal Tire	Steve (Manager)	July 15, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	Discussion on site (generally supportive)
Skeena Industrial Services	Nelson Furtado	July 15, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	
Bravo Cleaning	Davae Reniero	July 16, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	Support Letter received on July 16, 2020
ALS	Angela Jung	July 16, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	Support Letter received on July 28, 2020
The Brick	Store Manager	July 16, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	
Convoy	Dan Fisher	July 16, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	Support Letter received on August 18, 2020
Ecofish	Todd Sherstone	July 16, 2020	Email	Cover Letter, Executive Summary, Support Letter Template	
Polly's	Restaurant Manager	July 16, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	
Praxair	Store Manager	July 16, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	Support Letter received on July 28, 2020

Sienna	Rob Chapman	July 16, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	Discussion on site (generally supportive)
Silvertip Signs and Promotions Inc.	Janice Shaben	July 16, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	Support Letter received on July 24, 2020
Van Houte	Branch Manager	July 16, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	
Northpac	Andrew Burke	July 16, 2020	Email	Cover Letter, Executive Summary, Support Letter Template	cc to Ryan Monsun and Cathy Craig
4823 Keith Residents	Address	July 17, 2020	Mailed	Cover Letter, Executive Summary, Support Letter Template	

#### Adjacent Property Owners

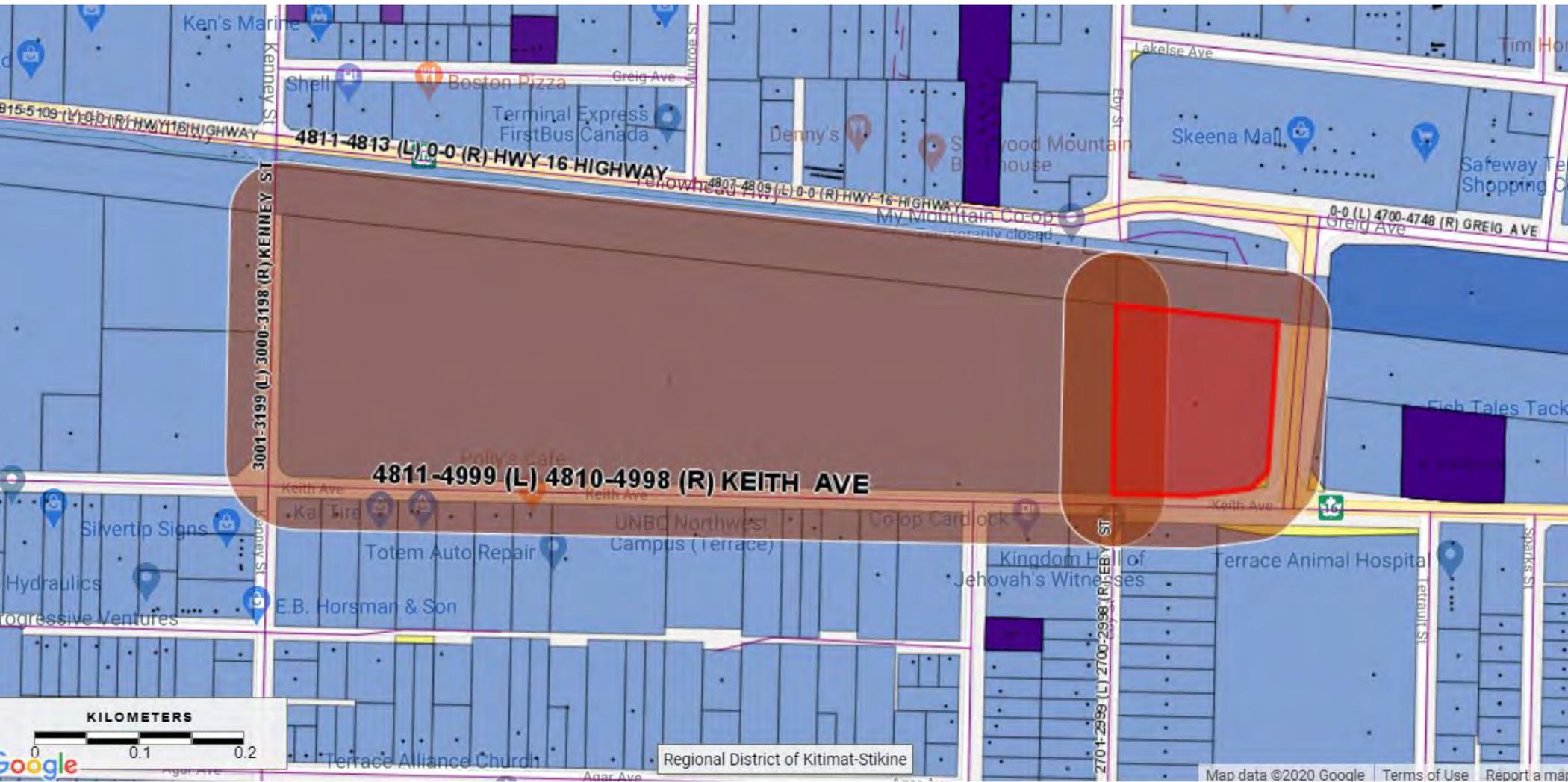
Bandstra Ventures Ltd.	Mark Bandstra	July 17, 2020	Mailed	Cover Letter, Executive Summary, Support Letter Template	Support Letter received on August 4, 2020
Conax Properties		July 17, 2020	Mailed	Cover Letter, Executive Summary, Support Letter Template	
Flipit Contraction		July 17, 2020	Mailed	Cover Letter, Executive Summary, Support Letter Template	
Four Rivers Cooperative		July 17, 2020	Mailed	Cover Letter, Executive Summary, Support Letter Template	Support Letter received on July 21, 2020
MDS Investments Ltd.		July 17, 2020	Mailed	Cover Letter, Executive Summary, Support Letter Template	

UNBC	Melinda Bahr	July 17, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	Met with Melinda on July 20, 2020. Neutral feedback
Onsteins	Receptionist	July 17, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	
011747 BC Ltd.		July 17, 2020	Mailed	Cover Letter, Executive Summary, Support Letter Template	
3917488 BC Ltd.		July 17, 2020	Mailed	Cover Letter, Executive Summary, Support Letter Template	
544791 BC Ltd.		July 17, 2020	Mailed	Cover Letter, Executive Summary, Support Letter Template	
Sally J Smaha	Liz Smaha	July 17, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	Letter of support offered, not received yet
Neids	Mark Neid	July 15, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	Followed up by email with word version of support letter. Generally supportive
Johnny's Welding	Sheldon	July 15, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	
4760 Keith Road Terrace Holdings Ltd.	Adam Battistelli	July 17, 2020	Email	Cover Letter, Executive Summary, Support Letter Template	Support Letter received on July 20, 2020
Feddersen Contracting Ltd.	Al Cameron	July 15, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	Letter of support offered, not received yet

Blue Iris Investments Ltd.	Graeme, Kathleen and Kristen Dediluke	July 17, 2020	Email	Cover Letter, Executive Summary, Support Letter Template	Letter of support received on August 19, 2020
Canadian National Railway Group	Attn A/S Property Tax Group	July 15, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	
Allen Cameron	Allen Cameron	July 15, 2020	Hand Delivered	Cover Letter, Executive Summary, Support Letter Template	Letter of support offered, not received yet

# Appendix B

## Public Notification Area Map



4811-4813 (L) 0-0 (R) HWY 16 HIGHWAY

4807-4809 (L) 0-0 (R) HWY 16 HIGHWAY

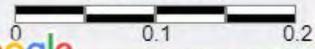
0-0 (L) 4700-4748 (R) GREIG AVE

3001-3199 (L) 3000-3198 (R) KENNEY ST

4811-4999 (L) 4810-4998 (R) KEITH AVE

Regional District of Kitimat-Stikine

KILOMETERS



# Appendix C

## Open House Ad

# NSD INLAND PORT AND DEVELOPMENTS

## Community Open House

July 29, 2020 | 3 - 7pm | Days Inn Banquet Room

Progressive Ventures is proposing to develop the NSD Inland Port and Developments project, a transload facility and light industrial service center located in downtown Terrace. The 44-acre industrial site is located at 4800 Keith Avenue, the former location of the Skeena Cellulose sawmill.



The transload facility requires Rezoning and OCP Amendment from the City of Terrace for the development of our project. As part of our rezoning application, we would like to introduce our proposed project to the community, bring awareness to the potential value this project will bring to Terrace and local businesses and provide opportunities for the community to give input on the project.

Please join us at our community Open House where you can learn more about our project, ask questions and provide your input. To view an online version of our Open House, please visit [www.progressive-openhouse.com](http://www.progressive-openhouse.com) from July 29 - August 12, 2020.

To comply with safety measures due to COVID-19 and where physical distancing cannot be maintained, those attending the community Open House should consider wearing a non-medical mask. If you do not have one, masks will be provided at the door for optional use, hand sanitizer will be available and physical distancing will be encouraged. Persons exhibiting any symptoms can still participate by visiting our online Open House.

Contact us for more information

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## NSD INLAND PORT AND DEVELOPMENTS

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Members of the Royal LePage Aspire Terrace team from left to right: John Bailey, Rod McLeod, George Weinand, Lesley Pressacco, Helena Samzadeh, James Duffy and Darren Beaulieu at the new Royal LePage office in Terrace on July 4, 2020.

## Royal LePage Aspire Realty buys Terrace office

### Owner Rod McLeod said the move will increase connectivity in northern B.C.

by Ben Bogstie  
Local Journalism Initiative reporter

AND I THINK there is a great opportunity for Terrace."

Rod McLeod at Royal LePage Aspire Realty has purchased the Terrace Real Estate Company office at 4665 Lazelle Ave from Shannon McAllister.

McLeod also owns offices in Valemount, Quesnel, Chetwynd, Burns Lake, Terrace and a main office in Prince George.

"What we are trying to accomplish here for the most part is to expand and have a real connectivity in northern B.C.," said McLeod.

"I think with everything going on with all of our LNG and things going on and the movement up there I think that Terrace is going to do very well, we've done business up there with people who have moved in there with international companies

McLeod said Royal LePage is the largest Canadian owned real estate company with over 18,000 agents. Expanding throughout northern B.C. is important for both agents and customers because it allows for a robust referral system. For example, an agent in Prince George could refer a client that is moving to Terrace to a local agent.

Born and raised in Prince George, McLeod has been in the real estate business since 2005. He purchased Royal LePage Prince George in 2011.

"It's a great office that Shannon had there, great agents there, they are very great to work with, they are experienced, they know their market and they look after their clients well so it was an easy transition for us to take over."

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# Skeena Sawmills contracts local firms for reforestation projects

by Ben Bogstie  
Local Journalism Initiative  
reporter

Skeena Sawmills plans to plant more than 400,000 trees in 2020, split between two of its forestry areas.

In the spring, Skeena Sawmills contracted Terrace-based Little Trees Reforestation to plant 117,800 trees at their Tree Farm Licence 41 Kitimat Valley site.

"We would prefer and go with local contractors, we don't necessarily put out big tenders like some of the larger companies and solicit companies from out of town really, we try to support our local businesses," said Mark Reiter, planning superintendent at Skeena Sawmills.

In September, Windfirm Resources Inc. in Smithers will be planting 286,000



Tree planters set out for work in B.C.'s Cariboo region in a previous planting season. (Paige Mueller/Williams Lake Tribune)

trees for Skeena Sawmills in the larger Nass Timber Supply Area north of Terrace.

Reiter said Skeena Sawmills usually plants around that number of trees every second year, depending on harvest levels. The company is ob-

ligated to pursue reforestation through their licence with the government because the projects are on Crown land.

Skeena Sawmills is certified by the Sustainable Forestry Initiative, a third party auditor that sets standards and labels products so customers know if they are buying from a responsible source committed to reforestation.

"That certification is a very important part of our business process, particularly around our pellet plant, so our clients require that our forest management be certified by a third party auditor," said Reiter. The trees used for reforestation are between one to two years old and measure 10-15 centimetres tall. Skeena Sawmills uses

a combination of natural regeneration and planted trees in its reforestation projects. Sometimes seeds already in the ground will sprout depending on the conditions.

"We often will supplement that, first we have to monitor that to make sure it's coming back into the right standards because there are a lot of standards, like how many stems per hectare and species composition and form and vigour and health so we go out and so surveys on those, and if necessary we would fill plant those sites if it wasn't up to standard," said Reiter.

Skeena Sawmills is headquartered in Vancouver, with its sawmill operations located in Terrace. The facility has a capacity of around 120 million board feet of lumber production annually. Its sister company, Skeena BioEnergy Ltd., operates a pellet plant adjacent to the mill.

## NSD INLAND PORT AND DEVELOPMENTS

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# Appendix D

Questionnaire

Questionnaire Results

Questionnaire Feedback



**We Want To Hear From You!**

As part of our public consultation for our rezoning application to the City of Terrace, we want to gather your input on the proposed NSD Inland Port and Developments project; a transload facility and light industrial service center located in downtown Terrace, BC. The 44-acre industrial site is located at 4800 Keith Avenue, the former site of Skeena Cellulose sawmill.

**Rezoning and OCP Amendment:**

We require the City of Terrace to amend the Official Community Plan and Rezone the transload portion of the property to M2 Heavy Industrial to allow for rail use. The property is currently zoned M1 Light Industrial, which provides for a mix of light industrial uses and compatible commercial uses. Future rezoning may be required on individual lots to accommodate industrial, institutional or other commercial land uses.

**Do you support the Rezoning and OCP Amendment for the proposed project?**

Yes                       No

Comments:

---

**Importance of the Project:**

With the increased investment into new natural resource and energy export projects in Northwest BC and the anticipated high demand for more industrial services to be provided in support of these major projects, what do you feel are the most important components of the proposed NSD Inland Port and Developments project proposal?

1. The development of a rail transload facility that will create a connection between continental rail networks, international shipping lines and Northwest BC:  
 - Not important     - Somewhat important     - Very important
2. Mixed-use commercial, light industrial or institutional development opportunity's:  
 - Not important     - Somewhat important     - Very important

Comments:

---

**Location:**

Terrace is centrally located at the crossroads of Highway 16, 37, 113, CN Rail Line, Northwest Regional Airport, and three deep water ports and is perfectly positioned to take advantage of major development occurring in mining, renewable energy and LNG.

**Do you think a transload facility in Terrace could benefit the community?**

Yes                       No

**Project Benefits:**

What do you feel are the most important aspects of the project that have the potential to contribute meaningful and long-term benefits to the City of Terrace, residents and local businesses?

1. Remediation, repurposing and revitalization of an existing industrial and contaminated brownfield site for the benefit of the City of Terrace, the residents and local businesses:  
 - Not important     - Somewhat important     - Very important



2. New tax revenues and other benefits for the City of Terrace.  
O - Not important   O - Somewhat important,   O - Very important
3. Increased access to continental and global supply chains and attract new businesses to the City of Terrace:  
O - Not important   O - Somewhat important   O - Very important
4. Creating new job opportunities for the residents of Terrace at a location that is central to downtown and accessible by walk, transit, bike, etc.  
O - Not important   O - Somewhat important   O - Very important

Comments:

---

**Project Considerations:**

Recognizing that the proposed project is located between the existing CN railyard and adjacent to other light industrial and commercial businesses along Keith Avenue, what level of importance would you attribute to the following design considerations for the NSD Inland Port and Developments project proposal:

1. Design of the commercial, light industrial or institutional development buffer properties to minimize potential visual and noise effects from the proposed activities associated with the transload facility?  
O - Not important   O - Somewhat important   O - Very important

**Do you have any suggestions on other potential uses for this property that could be incorporated into the proposed industrial and commercial development?**

Comments:

---

**Contact Information**

Name (optional): \_\_\_\_\_

Email (optional): \_\_\_\_\_

Please indicate where you live:

O – City of Terrace   O – Other \_\_\_\_\_

**Are you a Terrace business owner?**

O – Yes                      O – No

Comments:

---

Do you have any additional suggestions, comments or concerns for the proposed NSD Inland Port and Developments project?

---

---



- Mixed-use commercial, light industrial or institutional development opportunities.

**Response**

Respondents were generally in agreement that the development of a transload facility, which will create a connection between continental rail networks, international shipping lines and Northwest BC and the mixed-use commercial, light industrial or institutional development opportunities was very important for Terrace.

Figure 4-3

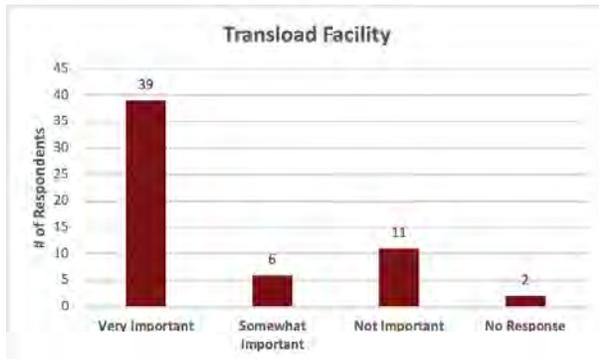
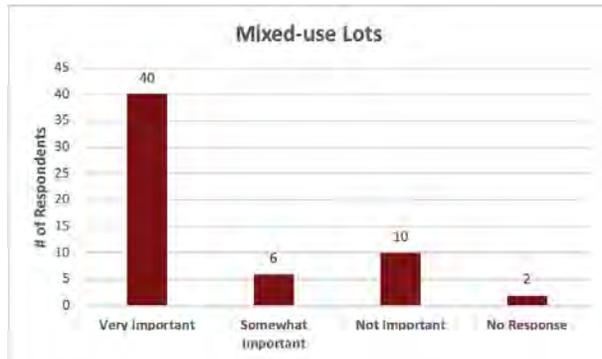


Figure 4-4



**Location of the Project**

**Question**

Terrace is centrally located at the crossroads of Highway 16, 37, 113, CN Rail Line, Northwest Regional Airport, and three deep water ports and is perfectly positioned to take advantage of major development occurring in mining, renewable energy and LNG.

**Do you think a transload facility in Terrace could benefit the community?**

**Response**

A total of 74% of respondents felt that development of a transload facility in Terrace would benefit the community.

Figure 4-5

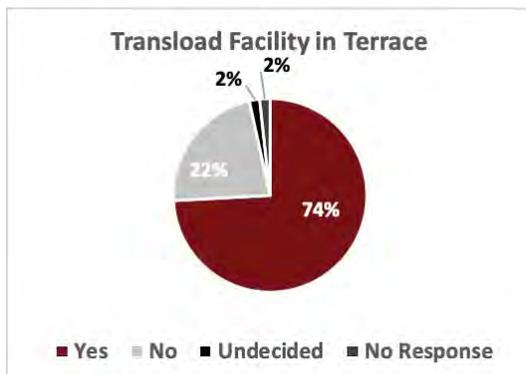


Figure 4-6 Project Location



## Project Benefits

The NSD Inland Port and Developments project will provide new employment and business opportunities and attract, support and facilitate business development. Of the comments received, a number of factors were considered very important to the community:

- Economic growth for Terrace (new tax revenues)
- New jobs for local residents
- Attract new business and investment to Terrace
- Increased availability of commercial space in Terrace

## Question

What do you feel are the most important aspects of the project that have the potential to contribute meaningful and long-term benefits to the City of Terrace, residents and local businesses?

1. Remediation, repurposing and revitalization of an existing industrial and contaminated brownfield site for the benefit of the City of Terrace, the residents and local businesses:
2. New tax revenues and other benefits for the City of Terrace.
3. Increased access to continental and global supply chains and attract new businesses to the City of Terrace:
4. Creating new job opportunities for the residents of Terrace at a location that is central to downtown and accessible by walk, transit, bike, etc.

## Response

The majority of respondents provided a ranking of very important for each of the aspects of the project.

Figure 4.7

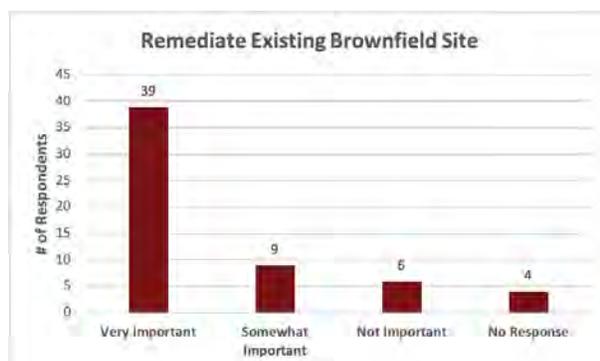


Figure 4.8

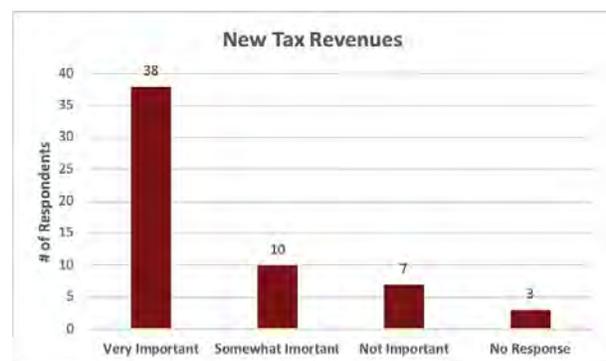


Figure 4.9

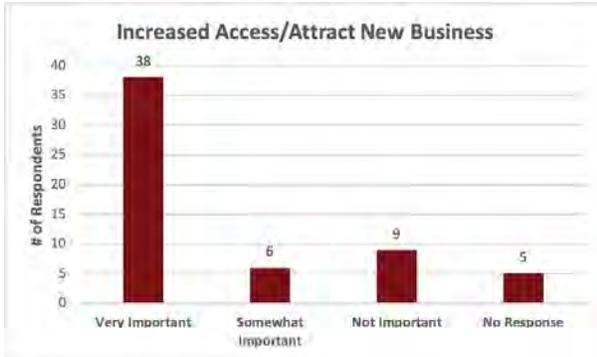
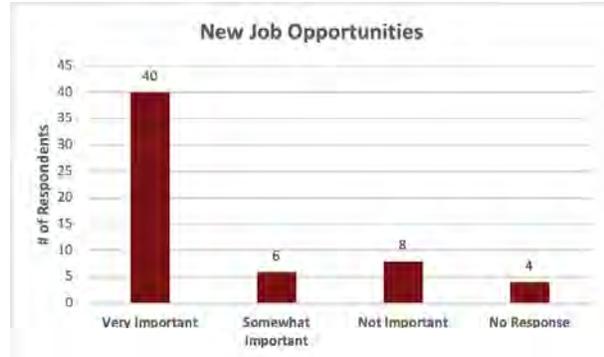


Figure 4.10



## Project Considerations

The NSD Inland Port and Developments project will provide opportunity for new businesses to open in the downtown area, keeping the core of Terrace a bustling and vibrant working environment. The project will create approximately 14 acres of development-ready commercial, light industrial or institutional land that can be divided as appropriate and act as a buffer around the transload facility.

### Question

Recognizing that the proposed project is located between the existing CN railyard and adjacent to other light industrial and commercial businesses along Keith Avenue, what level of importance would you attribute to the following design considerations for the NSD Inland Port and Developments project proposal:

1. Design of the commercial, light industrial or institutional development buffer properties to minimize potential visual and noise effects from the proposed activities associated with the transload facility?

### Response

A total of 33 of the 58 respondents felt the design of the buffer ring of properties was very important in minimizing the potential visual and noise effects.

Figure 4.11

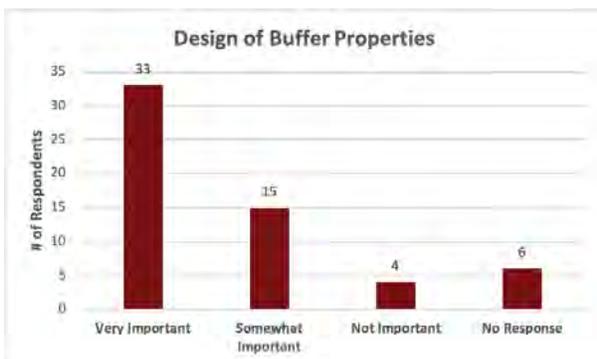


Figure 4-12 Buffer Ring of Properties



### **Question**

**Do you have any suggestions on other potential uses for this property that could be incorporated into the proposed industrial and commercial development?**

### **Response**

Respondents provided suggestions to the Progressive Ventures team members regarding potential design improvements/enhancements, which included:

- Sidewalks around the property
- Bike lanes
- Retail or food services businesses (Home Depot/Booster Juice)
- Garden for seniors
- Training facility for youth of Terrace
- Improved street lighting

### **Other**

Respondents were asked if they had any additional suggestions, comments or concerns for the proposed NSD Inland Port and Developments project.

### **Response**

#### **Traffic**

Increased traffic, traffic delays, heavy train and truck traffic, etc. were all raised as concerns by the community during our public consultation. Questions were also asked by respondents regarding the project/city's plans for traffic improvements to Keith Avenue and Kenney Street.

#### **Noise**

Although the buffer ring of properties was designed to reduce the potential noise, light and visual quality impacts, a large number of respondents expressed concerns around increased noise from the transload facility.

#### **Safety**

NSD Inland Port and Developments is wholly owned and managed by Progressive Ventures, a long-term, stable company that is committed to the safety of our employees, the community and the environment.

It is important to note that there were minimal concerns around safety/rail safety raised by respondents.

### **Contact Information**

Respondents were asked to provide their location of residence in order to determine the level of local community response to the proposed project.

Respondents were also asked to identify as a Terrace resident or a Terrace business owner to inform the level of local interest in our questionnaire responses.

**Question**

Please indicate where you live.

**Are you a Terrace business owner?**

**Response**

The results showed that the majority of respondents were local Terrace residents and 67% of those who responded were interested community members.

Figure 4.13

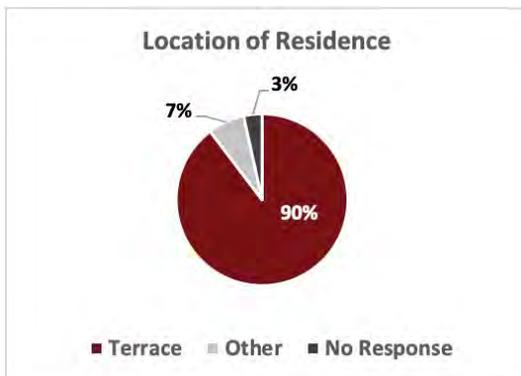
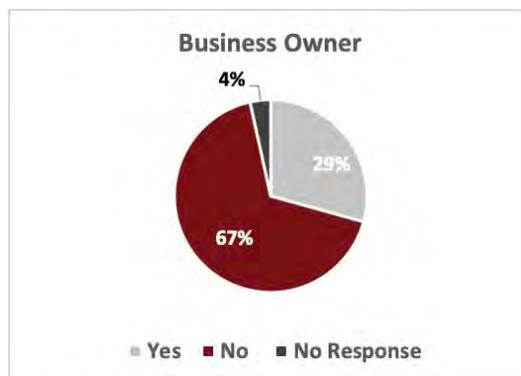


Figure 4.14



NSD Inland Port and Developments Public Consultation - Open House / Questionnaire Feedback

Resoning and OCP Amendment Question #1		Importance of the Project Question #1	Importance of the Project Question #2	Location Question #1	Project Benefits Question #1	Project Benefits Question #2	Project Benefits Question #3	Project Benefits Question #4	Project Considerations Question #1	Project Considerations Question #2	Contact Information Question #1	Contact Information Question #2	Comments			
Name	Attended (In-person/Online)	Questionnaire Response	Do you support the Resoning and OCP Amendment for the proposed project?	The development of a rail transload facility that will create a connection between continental rail networks, international shipping lines and Northwest BC.	Mixed-use commercial, light industrial or institutional development opportunity.	Do you think a transload facility in Terrace could benefit the community?	Remediation, repurposing and revitalization of an existing industrial and contaminated brownfield site for the benefit of the City of Terrace, the residents and local businesses.	New tax revenues and other benefits for the City of Terrace.	Increased access to continental and global supply chains and attract new businesses to the City of Terrace.	Creating new job opportunities for the residents of Terrace at a location that is central to downtown and accessible by walk, transit, bike, etc.	Design of the commercial, light industrial or institutional development buffer properties to minimize potential visual and noise effects from the proposed activities associated with the transload facility?	Do you have any suggestions on other potential use for this property that could be incorporated into the proposed industrial and commercial development?	Please indicate how you live.	Are you a Terrace business owner?	Do you have any additional suggestions, comments or concerns for the proposed NSD Inland Port and Developments project?	
Attendee 1	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	Yes	No	
Attendee 2	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	Yes	No	
Attendee 3	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	Yes	No	This property was heavy industrial in the past and although I reside in the neighbourhood it did not cause me any concern at that time so I am not concerned about a rezoning back to heavy industrial.
Attendee 4	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	Yes	No	I feel very strongly that the City of Terrace needs to allow this rezoning for the purposes stated. This project would be a great benefit to Terrace and surrounding areas economically with consistent ability to create jobs and therefore improve the tax base significantly. Diversifying our economic base is essential to improving our ability to move forward as a hub for the northwest. Progressive Ventures has been a company that has proven their ability to build economically all the while seeking to benefit the community. Progressive is a company with integrity.
Attendee 5	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	No	No	"We will enhance economic vitality through encouraging local employment and small business opportunities. We will work in partnership with the community in the Northwest towards regional self-sufficiency." - Terrace OCP Given the amount of residential development and diversity occurring on the Bench area of Terrace, and the opportunity to build more mixed-use residential on the old Co-op site still owned by the City, the residential component of the Keith Estates NCP is no longer required. Consultation of the NCP occurred during a much different economic landscape in the region, as well as a much different demographic landscape of residents. Our city now has a significantly larger population of those aged 25-40 who seek a family-friendly place to live. With confirmation of the LNGC and Coastal Gaslink projects, combined with the unprecedented growth of the Port of Prince Rupert, the baseline data for the Keith Estates NCP is now inaccurate. As a resident living near the proposed development, I welcome the positive social and community well-being impacts of the project. The development will create an active, lively, street-facing environment which is currently missing from this corridor. It will provide a feeling of safety in the neighbourhood which is currently missing and will also support Objective #6 of the Terrace OCP to "attract new business and investment". It will also allow for safer traffic corridor and provide innovation and economic diversification to the community and the region. The active and proposed development surrounding the City of Terrace (i.e., PAPA, Rio Tinto, LNGC, Coastal Gaslink, Vogan Pacific Canada) will not only facilitate economic growth but it will facilitate population growth. This provides the requirement of securing shipping of goods and services to the population of our area. Increased rail traffic will create a bottleneck at the Port of Prince Rupert, and this project alternatively provides further security of the shipping of goods. Our reliance on trucking traffic to our community is no longer a viable option, and securing our connection to continental rail networks and international shipping lines is critical to building on the strong foundation of our city. The entire project creates significant benefits to the City of Terrace as well as resident population: long-term investment and increased tax base to support city infrastructure and assets which is significantly lacking, promotes a work-life balance offering jobs in a diversity of occupations with a short commute to home via active transportation routes, brings new life to the Keith Ave. corridor which will increase vitality and aesthetics of our city's core, and founded by a local company who truly cares about the well-being and growth of the city in a responsible manner. The developer has provided an excellent design to buffer the transload facility with the commercial and light industrial properties. I suggest the City collaborate with the developer to allow some new innovation to the street facing design to include adequate lighting for a safe and enjoyable active transportation corridor that promotes industry. In the OCP, the City of Terrace has a target to lower GHG by 80% by 2050. The goal can only be reached within city limits by continued promotion of active transportation routes and lower traffic emissions within the community. This development strongly supports these climate targets through centralized resources and commercial businesses which will need to access the development. This development allows our city to take advantage of the exponential economic growth surrounding our city which is currently passing us by while transforming a brownfield site into an environmentally sustainable development. The success of this project will provide first-class case study from an environmental deficit to economic diversification and overall municipal prosperity.
Attendee 6	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	Yes	No	As a close neighbour to this project, Sherwood Mountain Brewhouse is supportive of this project for a number of reasons. Increased business activity and jobs in Terrace and environmentally responsible development. Personally and professionally, I feel this is an excellent (highest and best) use of these lands. Increased availability of commercial space in town, keeping business in town and access to the rail route is significant in connecting Terrace to the Port of Prince Rupert and the economic benefits associated with that relationship.
Attendee 7	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	Yes	No	
Attendee 8	Online	Yes	Yes	Somewhat Important	Very Important	Yes	Very Important	Very Important	Somewhat Important	Somewhat Important	Somewhat Important	No	Terrace	No	No	These block noise better than buildings. Please do not allow tanker cars to remain parked for long periods of time.
Attendee 9	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	No	No	
Attendee 10	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	Yes	No	Hearing a plan and a way to bring business into Terrace will help not with just higher paying opportunities but will add nice subsidiary benefits as well.
Attendee 11	Online	Yes	Yes	Very Important	Very Important	Yes	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important	No	Terrace	No	No	
Attendee 12	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	No	No	That wasteland has been around for ages. I agree it's time to put it to use. Maybe we can finally get a Booster Juice. Having a shipping company located within the proposed development could be convenient for both parties. Born and raised in Terrace and proud to still be here.
Attendee 13	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	Yes	Terrace	No	No	Five close by the project site. It's sure a major concern is rail noise. However, the present rail noise is minimal. I am NOT concerned about any increase in rail noise. Overall, I strongly support this project and feel that it is an excellent use of the old Public site. I am confident Hans Muehle would support the project. We need more opportunities for these types of developments (mixed-use commercial, light industrial or institutional properties). My suggestion for any other potential uses for this property that could be incorporated into the proposed industrial and commercial development is a transit Depot. I strongly support this development and encourage the city to approve the by-law changes. I am sure that council and city staff will ensure the project will be done in a manner that will make us proud.
Attendee 14	Online	Yes	Yes	Somewhat Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	Yes	No	
Attendee 15	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Calgary, AB	No	No	
Attendee 16	Online	Yes	No	Not Important	Not Important	Yes	Not Important	Somewhat Important	Somewhat Important	Somewhat Important	Somewhat Important	No	Terrace	No	No	I do not want to see the inland port built as it will contribute to noise, air and light pollution for residents on the south side of Terrace. I also have concerns of heavy train and vehicle traffic on Kenway and Keith Avenue.
Attendee 18	Online	Yes	Yes	Very Important	Somewhat Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Other	No	No	
Attendee 19	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	No	No	
Attendee 20	Online	Yes	Yes	Very Important	Very Important	Yes	Somewhat Important	Somewhat Important	Very Important	Very Important	Somewhat Important	No	Terrace	No	No	My only concern is CN Rail's rather dismal safety record.
Attendee 21	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	No	No	I am concerned about two things. There will be increased noise pollution in my neighbourhood from the rail yard. Left turns from Kenway Street Eastbound to Hwy 16 will have further delays. I live in Kenway Estates.
Attendee 22	Online	Yes	No	Not Important	Not Important	No	Not Important	Not Important	Not Important	Not Important	Not Important	No	Terrace	No	No	Maintain current M1 zoning. Wrong location, try somewhere else further from city core and residential housing. Proposed use isn't compatible with location in the center of town and contradicts results of the Keith Estates planning process.
Attendee 23	Online	Yes	No	Not Important	Very Important	No	Not Important	Not Important	Not Important	Not Important	Not Important	Yes	Terrace	No	No	Keep to the original Keith Estates plan. Heavy industrial suited to the Airport Industrial lands, or Ridley Island lands. Proposal clashes with adjacent land uses. Negative impact to residential property nearby. Areas the property to existing zoning. Wrong location. Any uses of this property should comply with M1 zoning. A transload facility is best suited to lands already zoned M2. Wrong location for this proposal. Airport Industrial Park or Ridley Island are better suited lands for this proposal.
Attendee 24	Online	Yes	No	Not Important	Not Important	No	Not Important	Not Important	Not Important	Not Important	Not Important	No	Terrace	No	No	Not only will this development add noise and air pollution to the downtown area, the additional noise and pollution should not be in the center of town. As I live in Terrace, I already hear the noise of train engines and the banging and they connect or disconnect. CN can't be bothered to help put another foot over the tracks given how many people have died shuffling across. I expect there will be more trains going through town. CN also doesn't exactly have the best reputation with their practices regarding pollution.
Attendee 25	Online	Yes	No	Not Important	Not Important	No	Somewhat Important	Not Important	Not Important	Very Important	Not Important	No	Terrace	No	No	As a permanent and long term resident of Terrace I am fully against this project going through and will stand in opposition in any way that I can. The heart of our town should never have been disrupted around a rail yard, I would hate to see this expand. No walking overpasses have been supported by CN and no projects will be supported by CN and no projects will be supported by Terrace. This is inconsistent with the current community plan developed over the years and through extensive community consultation and engagement. I support economic development. The questions above are too general and not specific to this proposal. I do not support this proposal. I find a different location. Do not amend the current approved plan for the site developed through extensive consultation and engagement. You do not change a plan when someone rolls a toonie down the aisle. Consultation period for rezoning the site is to start to amend an approved community plan.
Attendee 26	Online	Yes	No	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	No	No	Excellent opportunity to take current derelict industrial land and transform it into a vibrant, life generating, city asset. Rezoning and OCP should not be a barrier to this landmark project. Improve look with larger setbacks from road and green space. Set esthetic guidelines to ensure an attractive addition.
Attendee 27	Online	Yes	Yes	Very Important	Very Important	Yes	Somewhat Important	Very Important	Very Important	Very Important	Very Important	Yes	Terrace	Yes	No	
Attendee 28	Online	No	No	Not Important	Not Important	No	Not Important	Not Important	Not Important	Not Important	Not Important	No		No	No	
Attendee 29	Online	No	No	Not Important	Not Important	No	Not Important	Not Important	Not Important	Not Important	Not Important	No		No	No	
Attendee 30	Online	Yes	Yes	Not Important	Not Important	No	Not Important	Not Important	Not Important	Not Important	Not Important	No	Terrace	Yes	No	We do not need this in Terrace - No, No, No!!! CN will disrupt traffic, add pollution, extra noise. Should be out of town.
Attendee 31	Online	Yes	No	Somewhat Important	Somewhat Important	No	Somewhat Important	Somewhat Important	Somewhat Important	Very Important	Very Important	No	Terrace	No	No	Terrace does not need and show not support the heavily increased traffic and noise of rails - and especially not downtown. If there is any way to drive people away from thriving local businesses in the area, i.e. Chili, Sherwood, Boston Pizza - this project is it. The Millennium trail will likely no longer be a desired spot for those with limited mobility, as well as families with kids in strollers to walk and parks in activities that bring health and happiness to them. There are very few related, paved trails dedicated to those who need it in Terrace and this will shut down the largest. It is clear that with how much closer the noise will be to those living on the south side of the tracks. This could have a largely negative effect on homes sales and rentals being now a "less desirable" area with increased traffic and noise.
Attendee 32	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	No	Terrace	No	No	Do not support this plan.
Attendee 33	Online	Yes	No	Not Important	Not Important	No	Somewhat Important	Not Important	Not Important	Not Important	Not Important	No	Terrace	No	No	The OCP was created through extensive public and private consultation. The move towards increased viability of that area of town is correct vision for this city. Push the heavy industrial uses to the outer edges of the city so that the inner city has increased viability and appropriate supportive infrastructure and commercial development. The proposed location of this transload facility is in the area, i.e. Chili, Sherwood, Boston Pizza - this project is it. The Millennium trail will likely no longer be a desired spot for those with limited mobility, as well as families with kids in strollers to walk and parks in activities that bring health and happiness to them. There are very few related, paved trails dedicated to those who need it in Terrace and this will shut down the largest. It is clear that with how much closer the noise will be to those living on the south side of the tracks. This could have a largely negative effect on homes sales and rentals being now a "less desirable" area with increased traffic and noise.
Attendee 34	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	No	Terrace	No	No	The development has a huge long-term effect on the future of our community. It does not comply with Terrace Vision Sustainability 2050. Citizens of Terrace need time to fully engage in the possible long-term effects of this major change of course in the city plan. Keeping in mind it's the middle of the summer of a pandemic, I feel three weeks is not enough time for our community to understand, engage in this proposal, and fully review it. I would like to see review period be extended to 30 to 12 weeks. The increased traffic, road and rail, in the heart of our community, close to residential and our downtown is unacceptable. The international shipping lines and rail networks should be developed outside of our small town. The long-term benefits do not outweigh the noise pollution, light pollution, exhaust pollution and increased traffic that comes with this development. Terrace vision 2050 does not include heavy industrial development in the downtown. Terrace needs a much higher review time to evaluate and comment on this development. At least 30 to 12 weeks.
Attendee 35	Online	Yes	No	Somewhat Important	Somewhat Important	No	Somewhat Important	Somewhat Important	Very Important	Very Important	Very Important	No	Terrace	Yes	No	Noise and light pollution, traffic flow issues, increased train traffic - health and safety issues. Let's build neighbourhoods and green spaces. Affordable housing and focus on sustainability and an development of alternative power sources. Affordable housing development that focuses on building healthy communities.
Attendee 36	Online	Yes	No	Somewhat Important	Somewhat Important	No	Very Important	Very Important	Not Important	Very Important	Very Important	No	Terrace	Yes	No	I think this brownfield site occupies a huge area just adjacent to downtown and it's much better developed than sitting empty. A particular concern of mine is the increase in truck traffic on an already busy road. From Sande Overpass there are signs indicating that Keith Avenue is a bicycle route. However, there are no bike lanes and cycling along the industrial truck traffic puts the non-motorized users in danger. How will you contribute to making this a safe area (rather than a less safe area) for active transportation?
Attendee 37	Online	Yes	Yes	Somewhat Important	Somewhat Important	Yes	Very Important	Very Important	Somewhat Important	Very Important	Very Important	Yes	Terrace	No	No	As noted above, this is not a safe area for citizens to bike or walk to and can be made potentially less safe by addition of more truck traffic. Before you say it is accessible since these modes of transportation, perhaps there is a partnership that has been made with the city or ministry of transportation to actually make it so? Retail or food services businesses in addition to industrial supply.
Attendee 38	Online	No	No	Not Important	Not Important	No	Not Important	Not Important	Not Important	Not Important	Not Important	No		No	No	
Attendee 39	Online	No	No	Not Important	Not Important	No	Not Important	Not Important	Not Important	Not Important	Not Important	No		No	No	
Attendee 40	In-Person	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	No	Terrace	No	No	Terrace needs industry. All industry important to this area. Great idea.
Attendee 41	In-Person	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	Yes	Terrace	No	No	Good for the area's economy. Don't include residential properties on North side of Keith Avenue. Goodluck. Terrace needs more industry.
Attendee 42	In-Person	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	Yes	Terrace	No	No	Industry is important to Terrace. Put a sidewalk all around.
Attendee 43	In-Person	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	Yes	Other	No	No	Good project for Terrace. Environment is important. Reducing traffic on road to Rupert.
Attendee 44	In-Person	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	No	Vancouver	No	No	
Attendee 45	In-Person	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	Yes	Terrace	Yes	No	
Attendee 46	In-Person	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	Yes	Terrace	Yes	No	
Attendee 47	In-Person	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	No	Terrace	No	No	

Attendee 48	In Person	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	No	Terrace	No	Very impressed to see such a commitment from a local developer.
Attendee 49	In Person	Yes	Yes	Very Important	Very Important	Yes	Somewhat Important	Somewhat Important	Very Important	Not Important	Very Important	No	Terrace	No	It can only be an improvement from what it is now.
Attendee 50	In Person	Yes	Yes	Very Important	Very Important	Yes	Very Important	Somewhat Important	Very Important	Very Important	Very Important	No	Terrace	Yes	Good.
Attendee 51	In Person	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	Yes	Terrace	Yes	Suggestion: facilitate more suppliers and businesses to support existing business and industry. I feel this is great for future development and a spark to our economy. I hope it will incorporate green space to enhance the look and provide sound absorption through trees.
Attendee 52	In Person	Yes	Yes												
Attendee 53	In Person	Yes	Yes	Very Important	Somewhat Important	Yes	Very Important	Very Important	Somewhat Important	Very Important	Very Important	Yes	Terrace	No	Suggestion: freight forwarding / "scales"
Attendee 54	In Person	Yes	Yes	Very Important	Very Important	Yes	Very Important	Somewhat Important	Very Important	Very Important	Very Important	No	Terrace	Yes	Great opportunity to provide regional solution to global logistics.
Attendee 55	In Person	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	Yes			Suggestion: CN rail drop-off and load area.
Attendee 56	In Person	Yes	Both	Very Important	Very Important	Both	Very Important	Very Important	Very Important	Very Important	Very Important	Yes	Terrace	No	Post-carbon economy does not warrant, but rail development to replace auto/truck does. As above, post-carbon economy. Project is to 1950s. Post-carbon economy ends globalism, but rail development is essential. Suggestion: minimum 1 meter median between Keith Avenue and bike lane/sidewalk. Keith Avenue east/Sande overpass e.g. of poor planning. Pacific Rim trade wrong business model. Localize. Incorporate post-carbon economic thinking. Project as is inadequate for late 21st century. Goes without stating that ** under OCP bad partner. Ethics dictate disassociation. Business leaders under-informed or complacent.
Attendee 57	In Person	No													
Attendee 58	In Person	No													
Attendee 59	In Person	No													
Attendee 60	In Person	No													
Attendee 61	In Person	No													
Attendee 62	In Person	No													
Attendee 63	In Person	No													
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Attendee 78	In Person	No													
Attendee 79	In Person	No													
Attendee 80	Online	Yes	No	Not Important	Not Important	No	Not Important	Not Important	Not Important	Not Important	Very Important	No	Terrace	No	There needs to be more time to consider this proposal. I don't find any of the project components important in regards to this proposal, as other considerations haven't been taken into account. Again, without knowledge of this proposal. Until just recently, I don't think any of these benefits are important when very little time has been given to our city to consider this proposal. Again, more thought should be taken into consideration before planning a transit facility in the center of our town. Pushing for this proposal during a pandemic, it's the middle of the summer, with very little public review time, is both self-serving and cynical.
Attendee 81	Online	Yes	No	Not Important	Not Important	No	Not Important	Not Important	Not Important	Not Important	Not Important	No	Terrace	Yes	
Attendee 82	Online	No													
Attendee 83	Online	Yes	No	Not Important	Not Important	No	Very Important	Somewhat Important	Not Important	Not Important	Not Important	No	Terrace	No	I feel that this project would be a step backwards for the livability of our community. More noise pollution, and traffic within walking, and cycling distance to our downtown core is not in alignment with the City of Terrace's Official Community Plan for this parcel of land nor is it what I as a citizen for 57 years want to see for my community. I do not support more heavy industry within our city limits. I strongly object to the rezoning of this property to heavy industrial, and to any amendments to the official city plans regarding this project. Relocate the downtown core to this space, create a car free shopping village market for a more livable city. I challenge our city council to look outside the industrial bubble that we find ourselves in, and listen to what the people who live here, have lived here for the ups and downs, and will continue to live here unless you destroy what actually makes Terrace special, want for our community. This project is not it.
Attendee 84	Online	Yes	No	Not Important	Not Important	No						No	Terrace	No	Sad to have an eyesore in the middle of our town. If tax profits are the most important thing for the city than this works. If supporting a small town with a diverse land use and environmental focus is important, then this project is sadly missing the boat. Very concerned about the noise and pollution created by this proposal. Can't imagine the lack of it so close to our downtown area. I hope the city sees past the tax dollar signs and thinks about our citizens. Hopefully an out of town area can be found for this project.
Attendee 85	Online	No													
Attendee 86	Online	No													
Attendee 87	Online	Yes	Yes	Very Important	Very Important	Yes	Somewhat Important	Very Important	Very Important	Very Important	Somewhat Important	Yes	Terrace	No	Suggestions: Training facility for youth of Terrace, garden or green space for seniors, artist space to highlight local art and culture. Focus on safety.
Attendee 88	Online	No													
Attendee 89	Online	Yes	Yes	Very Important	Very Important	Yes	Somewhat Important	Somewhat Important	Very Important	Very Important	Somewhat Important	No	Terrace	No	
Attendee 90	Online	Yes	Yes	Very Important	Very Important	Yes	Very Important	Very Important	Very Important	Very Important	Somewhat Important	No	Terrace	No	

# Appendix E

## Letters of Support



**CANADIAN TIRE**

Mayor and City Council,  
City of Terrace

August 14, 2020

Re: Support for rezoning and OCP amendment at 4800 Keith Ave.

Dear Mayor and Council,

I have reviewed the executive summary, zoning concept map, and proposed subdivision concept images presented by Progressive Ventures for the NSD Inland Port and Developments project. I have reviewed the digital version of the open house.

Although I have questions regarding traffic congestion and noise pollution I am in support of the project and recommend that council approve the proposed rezoning and OCP amendment.

If Terrace is to attract and retain new business and if we ever hope to grow our industrial tax base we need to support projects like this in the future.

Sincerely,

Bryan Gascon

Associate Dealer

Canadian Tire

Terrace BC

CANADIAN TIRE ASSOCIATE STORE

5100 HWY 16 WEST, TERRACE, BC V8G 5S5

TEL: (250) 635-7178 FAX: (250) 635-6964

Mayor and Council,  
City of Terrace

August 4/2020

RE: Support for rezoning and OCP amendment at 4800 Keith Ave

Dear Mayor and Council,

I have reviewed the executive summary, zoning concept map, proposed subdivision concept, and associated concept images presented by Progressive Ventures for the NSD Inland Port and Developments project. I am also aware of the public open house and digital version of the open house.

I would like to express my support for the proposed rezoning and OCP amendment to allow this project to proceed.

If you have any questions, please contact me.

Sincerely,

Mark Bandstra

Bandstra Ventures Ltd.

250 847 0813

[mband@telus.net](mailto:mband@telus.net)



Mayor and Council,  
City of Terrace

July 28, 2020

RE: Support for rezoning and OCP amendment at 4800 Keith Ave

Dear Mayor and Council,

I have reviewed the executive summary, zoning concept map, proposed subdivision concept, and associated concept images presented by Progressive Ventures for the NSD Inland Port and Developments project. I am also aware of the public open house and digital version of the open house.

I would like to express my support for the proposed rezoning and OCP amendment to allow this project to proceed.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cheryl Falkowsky", with a long, sweeping tail.

Cheryl Falkowsky  
Area Manager – Northern BC  
Praxair Canada  
250-565-7516



#102 - 4910 Greig Avenue  
TERRACE. B.C. V8G 1N4

July 24, 2020

Mayor and Council,  
City of Terrace

RE: Support for rezoning and OCP amendment at 4800 Keith Ave

Dear Mayor and Council,

We have reviewed the executive summary, zoning concept map, proposed subdivision concept, and associated concept images presented by Progressive Ventures for the NSD Inland Port and Developments project. We are also aware of the public open house and digital version of the open house.

We would like to express our support for the proposed rezoning and OCP amendment to allow this project to proceed.

If you have any questions, please contact

Gord at 250-638-7090,

Janice at 250-635-1723 or

Shauna at 250-635-1713.

Sincerely,

Gord Shaben, Janice Shaben & Shauna McGinlay

Silvertip Promotions & Signs

July 20, 2020

RE: Support for rezoning and OCP amendment at 4800 Keith ave

Dear Mayor and Council,

I have reviewed the executive summary, zoning concept map, proposed subdivision concept, and associated concept images presented by Progressive Ventures for the NSD Inland Port and Developments project. I am also aware of the public open house and digital version of the open house.

I would like to express my support for the proposed rezoning and OCP amendment to allow this project to proceed.

If you have any questions, please contact me.

Sincerely,

*Dave Reniero*  
*Bravo Cleaning Services LTD.*  
778-634-2110  
[dave@bravocleaning.ca](mailto:dave@bravocleaning.ca)



August 11, 2020

City of Terrace  
Mayor Carol Leclerc  
3215 Eby Street  
Terrace, BC  
V8G 2X8

RE: Support for rezoning and OCP amendment at 4800 Keith Ave

Dear Mayor Leclerc:

On behalf of the Terrace & District Chamber of Commerce (TDCC), representing over 280 businesses, of every size and from every sector, I want you to know the TDCC is committed to working with the City of Terrace to build our community's economy and the viability of our members while safe guarding the health and safety of our citizens.

The Board has reviewed the executive summary, zoning concept map, proposed subdivision concept, and associated concept images presented by Progressive Ventures for the NSD Inland Port and Developments project. We received a presentation from Hatha Callis, Business Development Manager, on July 24 outlining the project.

We did have concerns regarding what a designated truck route will look like and how this traffic will impact Keith Avenue, Sande Overpass, Kenney Street, Molitor Street and the rail crossings at Frank Street and Kenney Avenue. We know recommendations have been made in the Traffic Impact Assessment dated July 28, 2020 to mitigate these concerns. We feel confident Progressive Ventures Group and the City of Terrace will find away to take these recommendations into consideration when making the decision on the rezoning of this land.

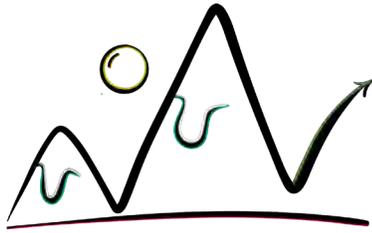
We would like to express our support for the proposed rezoning and OCP amendment to allow this project to proceed.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Keller", is positioned above the typed name.

Tom Keller, President  
Terrace & District Chamber of Commerce  
250-641-6529



## Terrace Downtown Improvement Area

July 29, 2020

To: City of Terrace, Mayor and Council

Letter of Support for NSD Inland Port

We have reviewed the project information, and attended the open house for the proposed NSD Inland Port project.

The TDIA would like to express to council our support for this project and request that the required rezoning and OCP amendments receive full council support.

While outside of the TDIA boundaries, the project has potential to support growth in Terrace and add to our tax base. The proposed light industrial developments are appropriately located near to, but apart from our downtown. The project seems achievable, and presents low risk to health and well being of our broader community.

We are excited that this fenced and empty land has potential to transition to high value use.

Thank you for your consideration

A handwritten signature in black ink that reads "Dave Gordon". The signature is written in a cursive, flowing style.

Dave Gordon, President,  
Terrace Downtown Improvement Area Society

**4760 KEITH RD TERRACE HOLDINGS LTD.**

#1050 – 475 West Georgia Street

Vancouver, BC, V6B 4M9

tel: (604) 899-3799

fax: (604) 899-0337

July 20<sup>th</sup>, 2020

**ATTN: Mayor and Council**

City of Terrace

**RE: Support for rezoning and OCP amendment at 4800 Keith Ave**

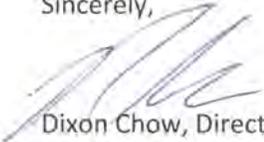
Dear Mayor and Council,

We have reviewed the executive summary, zoning concept map, proposed subdivision concept, and associated concept images presented by Progressive Ventures for the NSD Inland Port and Developments project. I am also aware of the public open house and digital version of the open house.

As the owners of the neighboring property located at 4760 Keith Road, we would like to express our support for the proposed rezoning and OCP amendment to allow this project to proceed.

If you have any questions, please contact me.

Sincerely,



Dixon Chow, Director

4760 Keith Rd Terrace Holdings Ltd.

Phone: (604) 727-7970

Email: [dchow@capitalwest.ca](mailto:dchow@capitalwest.ca)

Mayor and Council  
City of Terrace, BC

28 July 2020

RE: Support for rezoning and OCP amendment at 4800 Keith Avenue

Dear Mayor and Council

I have reviewed the executive summary, zoning concept and associated concept images presented by Progressive Ventures for the NSD Inland Port and Developments project. I am also aware of the public open house.

I would like to express my support for the proposed rezoning and OCP amendment to allow this project to proceed.

If you have any questions, please contact me.

Cordially



**Peter Candem B.Sc. CD**  
Director Operations, Minerals  
Western Canada



**T** +604 998 5258 **D** +604 998 5258  
**F** +604 984 0218 **M** +604 788 5029

[peter.candem@alsglobal.com](mailto:peter.candem@alsglobal.com)

2103 Dollarton Hwy

North Vancouver BC Canada V7H 0A7

Mayor and Council,

City of Terrace

DATE *Aug 18/20*

RE: Support for rezoning and OCP amendment at 4800 Keith Ave

Dear Mayor and Council,

I have reviewed the executive summary, zoning concept map, proposed subdivision concept, and associated concept images presented by Progressive Ventures for the NSD Inland Port and Developments project. I am also aware of the public open house and digital version of the open house.

I would like to express my support for the proposed rezoning and OCP amendment to allow this project to proceed.

If you have any questions, please contact me.

Sincerely,

NAME *Dan Fisher*  
COMPANY (if applicable) *Convey Supply Ltd*  
CONTACT INFORMATION *4821 Keith Ave.*  
*Terrace B.C. V8G-1K7*  
*Ph 250 635-4611*  
*cell 250 615-6551*



## Four Rivers Co-operative

Box 560  
Vanderhoof, British Columbia  
V0J 3A0  
Canada

Phone (250) 567-4414  
Toll Free 1-877-567-4414  
Fax (250) 567-4355



July 21, 2020

City of Terrace  
3215 Eby Street  
Terrace, BC  
V8G 2X8

RE: Support for Progressive Ventures Rezoning and OCP amendment at 4800 Keith Ave

Dear Mayor and Council,

Four Rivers Co-operative have reviewed the executive summary, zoning concept map, proposed subdivision concept, and associated concept images presented by Progressive Ventures for the NSD Inland Port and Developments project. We are also aware of the public open house and digital version of the open house.

We are pleased that initiatives are being taken to improve this area of the City vacated by the old Skeena Cellulose Sawmill. We therefore express our support for the proposed rezoning and OCP amendment to allow this project to proceed.

If you have any questions, please contact me.

Co-operatively,

Allan Bieganski, CPA, CGA  
General Manager

Mayor and Council,  
City of Terrace

August 20, 2020

RE: Support for rezoning and OCP amendment at 4800 Keith Ave

Dear Mayor and Council,

I have reviewed the executive summary, zoning concept map, proposed subdivision concept, and associated concept images presented by Progressive Ventures for the NSD Inland Port and Developments project. I am also aware of the public open house and digital version of the open house.

I would like to express my support for the proposed rezoning and OCP amendment to allow this project to proceed.

If you have any questions, please contact me.

Sincerely,

Sally Smaha

If you have any questions, please contact my son:

Larry Smaha – 250-615-9779

Received AUG 21, 2020

P03-2012  
MBC  
CAO  
DIR DEV  
SERV  
CITY/CLERK

BLUE IRIS INVESTMENTS LTD.

2042 Lakeside Drive

Nanaimo BC, V9X 1B5

[Admin@dediluke.ca](mailto:Admin@dediluke.ca)

City of Terrace

3215 Eby Street

Terrace BC, V8G 2X8

August 19<sup>th</sup>, 2020

Dear City of Terrace Mayor and Council,

RE: Support for rezoning and OCP amendment at 4800 Keith Ave

We have extensively reviewed the executive summary, zoning concept map, proposed subdivision concept, and associated concept images presented by Progressive Ventures for the NSD Inland Port and Developments project located at 4800 Keith Ave.

As owners of 4801 Keith Ave neighbors to the proposed site we would like to express our support for the proposed rezoning and OCP amendment to allow this project to proceed.

If you have any questions, please feel free to contact us.

Sincerely,



Kristen, Graeme and Kathleen Dediluke

Blue Iris Investments Ltd.

Cc: Hatha Callis-Progressive Ventures Group