



CITY OF TERRACE

DEVELOPMENT SERVICES COMPONENT
OF THE COMMITTEE OF THE WHOLE REPORT

MEMO: Ron Poole, CAO for Committee of the Whole
FROM: David Block, City Planner
DATE: April 26, 2011
SUBJ: Official Community Plan 2011

RECOMMENDATION:

It is recommended that, having considered appropriate consultation, both early and ongoing, with specific persons, community agencies and organizations considered to be potentially affected and having engaged public consultation since April 2009, the City of Terrace approve the 1st and 2nd readings of a Bylaw to repeal and replace Official Community Plan Bylaw No. 1771-2002 and to designate as the Official Community Plan for all areas of the City of Terrace the attached Schedules A to F, forming part of the Bylaw.

BACKGROUND:

A new Community Plan for the City of Terrace has been prepared for Council to consider for adoption the Official Community Plan (OCP). This planning process was initiated in 2009 to review and update Official Community Plan Bylaw 1771-2002, as a standard planning practice conducted on a typical 5 year time frame. The review of the City's OCP was also prompted by revisions to the Local Government Act by the Province of BC requiring municipalities to adopt greenhouse gas (GHG) emission targets and to include goals and policies in their respective Official Community Plan's to achieve the GHG targets.

Since 2002, when the current OCP Bylaw 1771-2002 was adopted, there have been significant changes in approaches to long-range community visioning and planning. Terrace residents have expressed an interest in developing a more sustainable, vibrant and liveable city that maintains our unique connection to our amazing natural setting and reflects where we have come from, and desire to move to, as a community. Many of these relevant issues were not adequately addressed in OCP Bylaw 1771-2002.

The Development Services Department, with support from HB Lanarc, initiated a comprehensive public consultation and visioning process in the spring of 2009. The process involved community resident and stakeholders in developing a long range vision for the City of Terrace towards the year 2050.

In addition to direct involvement and contribution from hundreds of city residents many community stakeholders, including but not limited to those listed below, played an active role in the process to develop the vision and lay the policy groundwork for development of the new Community Plan:

- *City of Terrace – Council and Staff*
- *City of Terrace – Sustainability Task Force*
- *City of Terrace – Housing Task Force*
- *TEDA*
- *Kermode Tourism*
- *Measuring Up Terrace Committee*

Approximately 180 residents and representatives for the stakeholder agencies were involved in a visioning session in April of 2009. Public comment was solicited to draft OCP Goal areas and policy drafts at the Chamber of Commerce Trade Shows in 2009 and 2010. Additional input was generated through policy working groups that provided review and comment in the initial policy drafting staged in 2010. In the fall of 2010 Staff presented the draft policy revisions to Council for comment and affirmation of the proposed changes to be incorporated into the new Official Community Plan.

In early 2011 copies of the draft OCP Schedule A were circulated among City departments, Council and community stakeholder agencies for final comments prior to preparation of a final draft OCP. In addition, a legal review was conducted by a planning law firm to ensure the new OCP fulfils legislated requirements and contains policy direction for Council and the community that is in line with Provincial expectations. All of these review and input processes have influenced the final draft of the new OCP and have assisted in the development of a Community Plan which will provide sound direction on decision making related to land use and community development for many years to come and will assist the City in achieving the community vision for Terrace in 2050.

Following approval of 1st and 2nd readings of the Bylaw a formal consultation and circulation period will be undertaken.

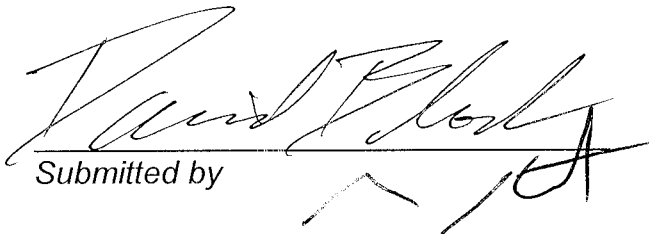
The Local Government Act Section 879 requires that the municipality specifically consult with the following:

- *the board of the Regional District within which the area covered by the plan is located*
- *First Nations*
- *School District boards*
- *Provincial and Federal governments and their agencies*
- *The Agricultural Land Commission*

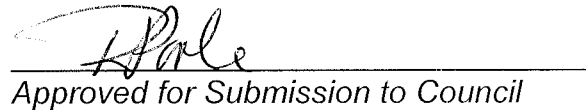
Community residents and stakeholders involved in the plan preparation process will have additional opportunity to comment on the final plan prior to a public hearing being scheduled and 3rd reading and adoption of the bylaw considered by Council. A community open house will be scheduled in addition to the required public hearing. Planning staff will present the new OCP at the open house, anticipated to be held in mid May.

Comments and input received from residents, community stakeholders and through the formal circulation process may be considered and the OCP may be amended as Council directs prior to 3rd reading.

Public notices will be advertised following the completion of the formal consultation and circulation period and a public hearing will be scheduled. It is anticipated that Council will deliberate 3rd reading and the adoption of the bylaw late in May or early in June of 2011.


Submitted by

DB/tw


Approved for Submission to Council

CITY OF TERRACE

BYLAW NO. – 2011

"A BYLAW OF THE CITY OF TERRACE TO DESIGNATE A COMMUNITY PLAN AS THE OFFICIAL COMMUNITY PLAN FOR THE CITY OF TERRACE."

WHEREAS by Section 876 of the Local Government Act, the Council of a municipality may, by bylaw, adopt a community plan prepared in accordance with Part 26 as the Official Community Plan or as part of the Official Community Plan; and

WHEREAS the Council of the City of Terrace has had a community plan prepared for all areas of the municipality, which is attached as Schedules A to F, and deems it desirable to designate the community plan as the Official Community Plan; and

WHEREAS in accordance with Section 879 and 881 of the Local Government Act, Council considers that the necessary persons, organizations and authorities have been consulted, and that this consultation has been early and ongoing, and considers those affected to have been provided appropriate opportunities to provide input; and

WHEREAS in accordance with Section 882 of the Local Government Act, Council has considered the Official Community Plan in conjunction with its financial plan and applicable waste management plans, and has referred it to the Agricultural Land Commission and has held a public hearing;

NOW THEREFORE, the Municipal Council of the City of Terrace, in open meeting assembled, hereby enacts as follows:

- 1.0 Official Community Plan Bylaw No. 1771-2002, and amendments thereto, is hereby repealed, with the noted exceptions below in section 2.0, and replaced with the Official Community Plan, attached as Schedules A to F, and forming part of this Bylaw.
- 2.0 Appendices to the Official Community Plan (copies available from the Planning Department):
 - 1) Appendix A - "Identification and Evaluation of Environmentally Sensitive Areas within the City of Terrace, B.C.", prepared by ECL Envirowest Consultants Limited and Urban Systems Limited remains unchanged and forms part of this Bylaw.
 - 2) Appendix B - "Land Development Guidelines for the Protection of Aquatic Habitat", prepared by the Habitat Management Division of the Department of Fisheries and Oceans and the Integrated Management Branch of the Ministry of Environment, Lands and Parks (1992) remains unchanged and forms part of this Bylaw.

- 3) *Appendix C - "Downtown Design Guidelines", as revised and updated to maintain consistency with Schedule A, forms part of this Bylaw.*
- 4) *Appendix D - "Floodplain Hazard Assessment", prepared by Water Management Consultants, May 2001 forms part of this Bylaw.*
- 5) *Appendix E - "Airport Design Guidelines", as revised and updated to maintain consistency with Schedule A, forms part of this Bylaw.*
- 6) *Appendix F - "Airport Area Concept Plan" remains unchanged and forms part of this Bylaw.*
- 7) *Appendix G - "Downtown Plan" remains unchanged and forms part of this Bylaw.*

This Bylaw may be cited, for all purposes, as "Official Community Plan Bylaw No. - 2011."

READ a first time this	26 th day of	April, 2011.
READ a second time this	26 th day of	April, 2011.
PUBLIC HEARING HELD this	day of	, 2011.
READ a third time this	day of	, 2011.
ADOPTED this	day of	, 2011.

Mayor

Clerk



The City of Terrace
Official Community Plan
Schedule A

