

***A PUBLIC HEARING WILL BE HELD IN THE
MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, DECEMBER 12, 2011 AT 7:00 P.M.***

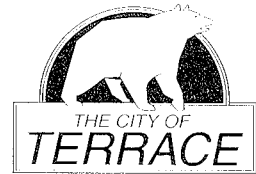
A G E N D A

1. *City Planner's Report – 4926 Greig Avenue*

*Zoning Text Amendment for the Property Legally Described as
Lot 8, District Lot 362, Range 5, Coast District, Plan 4853
(4926 Greig Avenue).*

A handwritten signature in cursive script that reads "Alison Thompson".

***A. Thompson,
Interim Clerk***



CITY OF TERRACE

DEVELOPMENT SERVICES DEPARTMENT

PUBLIC HEARING REPORT

MEMO: Heather Nunn, Acting CAO for Mayor and Council

FROM: David Block, City Planner

DATE: December 12, 2011

SUBJ: ***Progressive Ventures Ltd. Zoning Text Amendment Application for Lot 8, District Lot 362, Plan 4853 (4926 Greig Avenue).***

It is recommended that the bylaw to amend Zoning Bylaw No. 1431-1995 by changing the permitted uses and regulations in the C3 Service Commercial Zone by adding Technical Consulting Firms as a site specific permitted use for the property legally described as Lot 8, District Lot 362, Range 5, Coast District, Plan 4853 (4926 Greig Avenue) be given third reading and adoption.

On November 7, 2011 the City received an application for an amendment to the Zoning Bylaw from Progressive Ventures Ltd., owner of the property located at 4926 Greig Avenue. The application requested a general text amendment that would amend the permitted uses in the Zoning Bylaw to allow the use of technical consulting firm in the C3 – Service Commercial Zone. The subject property is currently zoned C3 – Service Commercial and is designated as Downtown on the OCP Land Use Schedule 'B'. As such, a technical consulting firm is currently not permitted on this property.


The application has been submitted to allow leasing of existing vacant commercial space to Dolly Varden Silver Ltd. The commercial building and property at 4926 Greig Avenue ideally meet this company's requirements for office and meeting room space as well as mineral sample storage and vehicle and equipment storage. Dolly Varden Silver Ltd. develops mineral properties in the North West including the Anyox site located in Alice Arm.

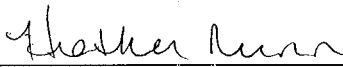
The Bylaw received 1st and 2nd readings at the Council meeting on November 14, 2011. The notice of public hearing concerning the rezoning amendment was mailed to all affected property owners and also appeared in the November 30, 2011 and December 7, 2011 issues of the Terrace Standard.

The notice indicated the place and time where the relevant bylaws and background documents could be viewed and included a time and location for this public hearing at which citizens are invited to make presentations to Council concerning the subject applications. The notices to the affected property owners included the above information

as well as the planning report from the November 14, 2011 Development Services Component of the Committee of the Whole.

At the time this report was prepared no responses had been received to the public notice circulated in regards to this application.


Submitted by
DB/tw


Approved for Submission to Council

ADOPTED *this*

day of

, 2011.

Mayor

Clerk

