

**A PUBLIC HEARING WILL BE HELD IN THE  
MUNICIPAL COUNCIL CHAMBERS ON  
MONDAY, NOVEMBER 14, 2011 AT 7:00 P.M.**

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**A G E N D A**

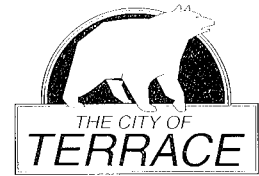
**1. City Planner's Report – Rezone and Zoning Map  
Amendment:**

*Properties owned by the City of Terrace, the Terrace-Kitimat  
Airport Society, and the Province of BC and the lands brought  
within the City through Boundary Expansion in 2010; and  
Zoning Map Schedule 'A'.*



**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:** November 14, 2011

**SUBJ:** **Rezone and Zoning Map Amendment: properties owned by the City of Terrace, the Terrace-Kitimat Airport Society and the Province and the lands brought within the City through Boundary Expansion in 2010; and Zoning Map Schedule 'A'.**

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*It is recommended that the City of Terrace, following the holding of a Public Hearing, amend at 3<sup>rd</sup> reading a Bylaw to amend Zoning Bylaw No. 1431-1995 by rezoning various properties owned by the City of Terrace, The Terrace-Kitimat Airport Society and the Province of BC and to Zone those lands brought within the City of Terrace through Boundary Expansion in 2010; and that the Zoning Map Schedule 'A' is amended to replace former Map Schedules 'A' and 'B'.*

*On March 3, 2010 the Province authorized an amendment to the Letters Patent defining the boundaries of the City of Terrace. The lands within the municipality were expanded to include a large area west of Beam Station Road as well as two smaller areas located at the Sewage Treatment Plant on Graham Avenue and on Terrace Mountain. The boundary expansion lands need to be zoned to clearly state the uses and activities permitted on these parcels and to conform with the land use designations in the Official Community Plan (OCP) Bylaw No. 1983-2011. Many of the boundary expansion lands remain as Crown Provincial ownership, however, one parcel is owned by the City and three large District Lots west of Beam Station Road are privately owned. The Terrace-Kitimat Airport Society and the Province own numerous parcels at the airport on which the existing zoning requires amending to bring these lands into conformance with the OCP.*

*Several additional parcels owned by the City have been included for Rezoning in the bylaw. Some of these parcels have been acquired for public uses and the current zoning does not conform to the OCP land use designations nor does it reflect the intended or developed use.*

A minor amendment to the bylaw is required as staff identified an error in the rezoned information for the City owned park property at the Howe Creek Tree Park legally described as PARK, DL 362, Plan BCP43946. This parcel currently is zoned both AR2 and R2 and proposed for rezoning as P2 Park and Recreation.

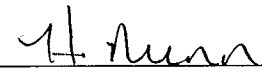
The bylaw repeals the current Schedule 'A' Zoning Map and Schedule 'B' Lakelse Lands/Airport Lands Zoning Map and replaces them with a single Schedule 'A' Zoning Map. The new zoning map will show the full extent of the lands within the City of Terrace municipal boundary on one map. Redundant text sections (11.4 through 11.8) of the Zoning Bylaw are deleted with the immediately following section to be renumbered accordingly.

Notices of public hearing concerning the Zoning Amendment Bylaw amendment were prepared and appeared in the November 2, 2011 and November 9, 2011 issues of the Terrace Standard. The notice was mailed to all affected adjacent property owners and copies were sent to the airport lands property owners the Terrace-Kitimat Airport Society, 0888992 BC Ltd., Zhang, Baoshan & Wang, Jian Hua and All West Trading Ltd.

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. This public hearing provides the final opportunity for residents to voice any concerns or comments prior to Council considering 3<sup>rd</sup> reading and adoption of the bylaw. Following 3<sup>rd</sup> reading the bylaw will be circulated to the Ministry of transport and Infrastructure as many of the subject parcels abut a controlled access highway.

Several residential property owners have contacted staff for clarification of the proposed zoning amendments, however, no concerns or objection to the bylaw have been raised.

  
Submitted by  
DB/tw

  
Approved for Submission to Council

## CITY OF TERRACE

### BYLAW NO. - 2011

**"A BYLAW OF THE CITY OF TERRACE TO AMEND ZONING BYLAW NO. 1431-1995, AND AMENDMENTS THERETO, TO REZONE VARIOUS PROPERTIES OWNED BY THE CITY OF TERRACE, THE TERRACE-KITIMAT AIRPORT SOCIETY AND THE PROVINCE OF BC AND TO ZONE THOSE LANDS BROUGHT WITHIN THE CITY OF TERRACE THROUGH BOUNDARY EXPANSION IN 2010."**

**WHEREAS** the Municipal Council of the City of Terrace has adopted Zoning Bylaw No. 1431-1995, and amendments thereto;

**AND WHEREAS** from time to time, zoning categories will require changes and additional lands brought within the municipal boundary will require zoning;

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

- 1.0 That those properties shown hatched and in bold outline on Appendix "A", attached hereto and forming part of this Bylaw, are rezoned as follows:

#### *Terrace – City & Province of BC Lands*

<b>Legal Description</b>	<b>From</b>	<b>To</b>
Portion of Lot 1, DL 611, DL4335A, Plan PRP47240	AR1 & No zoning	P1
PARK, DL 363, Plan PRP41675	R2	P2
PARK, DL 362, Plan BCP43946	AR2 & R2	P2
Lot A, DL 837, Plan 7779	P1	P1 & P2
Lot 25, DL 5760, Plan 13887	AR2	P2
PARK, DL 838, Plan BCP28608	AR2	P2
Rem S1/2 Lot 14-15, DL 838, Plan 1105	P1	P2
Lot 16, DL 838, Plan 1105	AR2	P2
Lot 17, DL 838, Plan 1105	AR2	P2
Lot 4, Blk A, DL 369, Plan 972	P2	P1
PARK, DL 361, Plan BCP37818	M2	P2
Portion of Lot 4, DL 360, Plan BCP48370	R2	R3
Range 5, Coast Land District, Terrace, Unsurveyed Trail, Road & Mountain	No zoning	P2

*Airport – Airport Society Lands*

<b>Legal Description</b>	<b>From</b>	<b>To</b>
<i>Blk C, DL 1735, DL 1727, DL 1743, DL 1734A, DL 4003, DL 4004, DL 4005, Plan IITU1816</i>	<i>AO, ASC, GSC, M1 &amp; OS</i>	<i>AO, ASC, GSC &amp; OS</i>
<i>Blk D, DL 1736, Plan BCP42044</i>	<i>AO</i>	<i>ASC</i>
<i>Blk D, DL 1735, Plan BCP42044</i>	<i>AO</i>	<i>ASC</i>
<i>Blk D, DL 4005, Plan BCP42044</i>	<i>AO &amp; M3</i>	<i>AO &amp; ASC</i>
<i>Blk D, DL 4004, Plan BCP42044</i>	<i>AO, M3 &amp; OS</i>	<i>AO &amp; OS</i>
<i>Blk E, DL 1727, Plan BCP42044</i>	<i>AO, ASC &amp; OS</i>	<i>AO, ASC &amp; OS</i>

*Airport – Province of BC Lands*

<b>Legal Description</b>	<b>From</b>	<b>To</b>
<i>DL 1913</i>	<i>AR1 &amp; OS</i>	<i>AR1 &amp; OS</i>
<i>Part DL 423</i>	<i>M1, M3 &amp; OS</i>	<i>M3, GSC &amp; OS</i>
<i>Part DL 4004</i>	<i>M1</i>	<i>GSC</i>
<i>Part DL 4003</i>	<i>M1 &amp; M3</i>	<i>GSC &amp; M3</i>
<i>Part DL 1741</i>	<i>M1, M3 &amp; OS</i>	<i>M3 &amp; OS</i>
<i>DL 1741, Except Plan 6478</i>	<i>AR1 &amp; OS</i>	<i>AR1 &amp; OS</i>
<i>Part DL 1734, Plan BCP42044</i>	<i>M1 &amp; OS</i>	<i>GSC &amp; OS</i>
<i>Blk B, DL 1734,</i>	<i>AR1 &amp; OS</i>	<i>OS</i>
<i>Blk B &amp; D, DL 1732</i>	<i>M1, AR1 &amp; OS</i>	<i>GSC &amp; OS</i>
<i>Part W 1/2 DL 1732</i>	<i>AR1 &amp; OS</i>	<i>AR1 &amp; OS</i>
<i>E 1/2 DL 1732</i>	<i>AR1</i>	<i>AR1 &amp; OS</i>
<i>DL 1726</i>	<i>AR1, M2 RES &amp; OS</i>	<i>M2 &amp; OS</i>
<i>W 1/2 DL 1725</i>	<i>M2, AR1 &amp; OS</i>	<i>M2 &amp; OS</i>
<i>E 1/2 DL 1725</i>	<i>M2 &amp; OS</i>	<i>M2 &amp; OS</i>
<i>Part DL 1727</i>	<i>M2 RES</i>	<i>M2</i>
<i>Part DL 1724</i>	<i>M2 RES</i>	<i>M2 &amp; OS</i>
<i>DL 1721</i>	<i>M2 RES &amp; OS</i>	<i>M2 &amp; OS</i>
<i>Part DL 1722</i>	<i>M2 RES &amp; OS</i>	<i>M2 &amp; OS</i>

*Airport – Boundary Expansion Lands*

<b>Legal Description</b>	<b>From</b>	<b>To</b>
<i>DL 2275</i>	<i>No zoning</i>	<i>M2 &amp; AR1</i>
<i>Lot 1, DL 2275, Plan 5108</i>	<i>No zoning</i>	<i>P1</i>
<i>DL 3060</i>	<i>No zoning</i>	<i>M2 &amp; AR1</i>
<i>DL 3058</i>	<i>No zoning</i>	<i>M2 &amp; AR1</i>
<i>DL 3059</i>	<i>No zoning</i>	<i>M2 &amp; AR1</i>
<i>DL 996</i>	<i>No zoning</i>	<i>M2 &amp; AR1</i>
<i>DL 3057</i>	<i>No zoning</i>	<i>M2</i>
<i>Rem DL 1736</i>	<i>No zoning</i>	<i>M2 &amp; AR1</i>
<i>Blk B, DL 1736</i>	<i>No zoning</i>	<i>M2 &amp; OS</i>

Blk B, DL 1735	No zoning	OS
Blk B, DL 4005	No zoning	OS
DL 1739	No zoning	M2, AR1 & OS
DL 997	No zoning	M2 & AR1
DL 930	No zoning	AR1
W1/2 DL 1733	No zoning	AR1 & OS
NE1/4 DL 1733	No zoning	AR1 & OS
SE 1/4 DL 1733	No zoning	AR1 & OS
DL 1720	No zoning	AR1 & OS

- 2.0 That the Zoning Maps shown as Schedule 'A' and Schedule 'B' in Zoning Bylaw No. 1431-1995, and amendments thereto, are hereby repealed and replaced with Schedule 'A' Zoning Map, attached hereto and forming part of this Bylaw as Appendix "B".
- 3.0 That Sections 11.4 through Section 11.8 of Zoning Bylaw No. 1431-1995 are hereby deleted and that Section 11.9 is renumbered accordingly.
- 4.0 This Bylaw may be cited, for all purposes, as "**Zoning Amendment (City of Terrace, Terrace-Kitimat Airport Society & Province of BC lands and Boundary Expansion 2010 lands) Bylaw No. - 2011**".

**READ a first time** this 11<sup>th</sup> day of October, 2011.

**READ a second time** this 11<sup>th</sup> day of October, 2011.

**PUBLIC HEARING HELD** this                      day of                      , 2011.

**READ a third time** this                      day of                      , 2011.

**APPROVED UNDER THE TRANSPORTATION ACT** this                      day of                      , 2011.

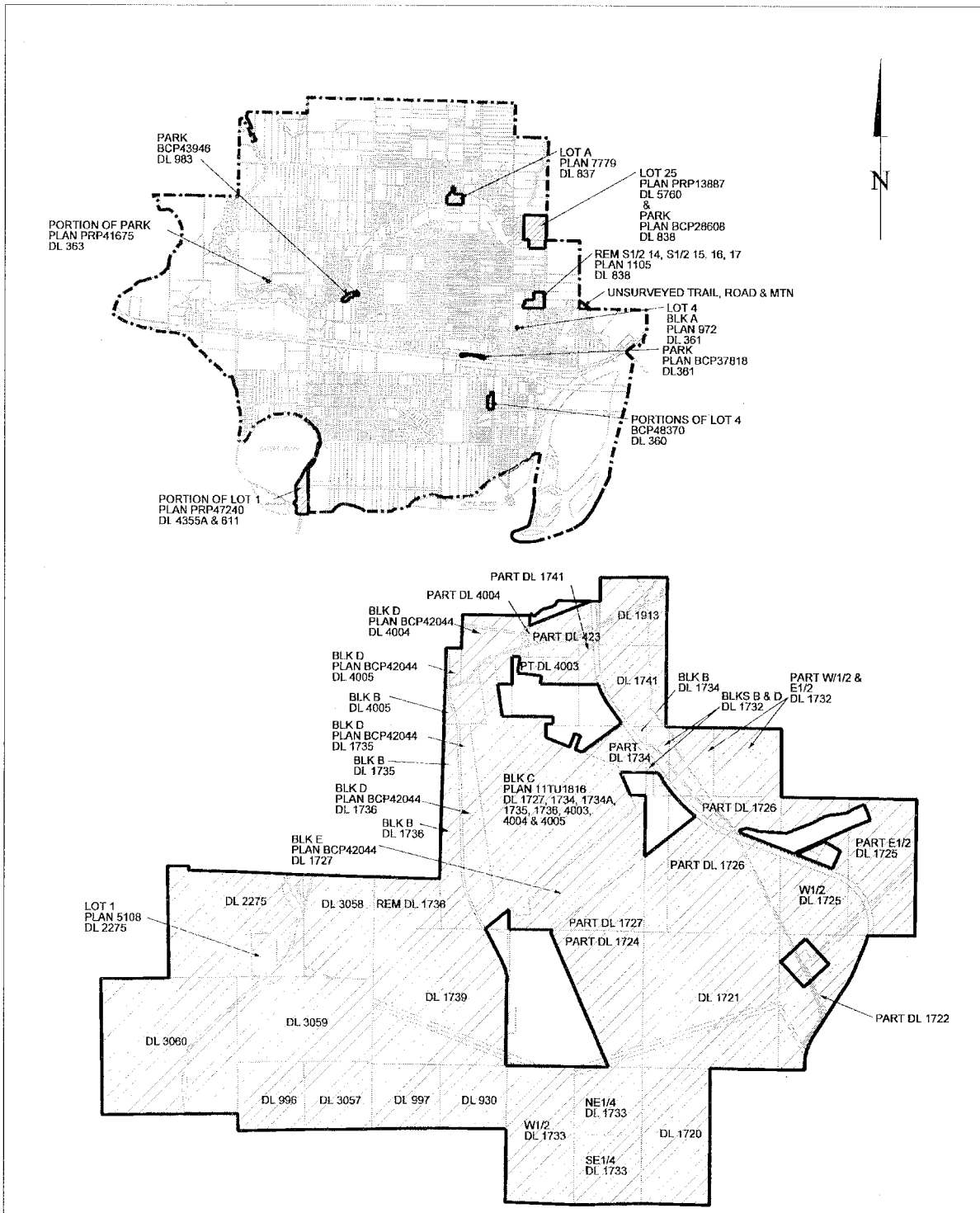
\_\_\_\_\_  
for Ministry of Transportation and Infrastructure

**ADOPTED** this                      day of                      , 2011.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**Appendix "A"**



Appendix "B"

