



The City of Terrace
Official Community Plan
Schedule A



TABLE OF CONTENTS

A. INTRODUCTION

Background to the Official Community Plan.....	1
OCP Revision Process.....	2
Our OCP and Climate Change	2
Community Overview, Profile and Regional Context	3
Population Projections	4

B. COMMUNITY VISION AND GUIDING PRINCIPLES

Community Vision Towards 2050	7
Guiding Principles.....	8

C. COMMUNITY GOALS, OBJECTIVES AND POLICIES

Abundant Re-localized Food Systems.....	11
Housing for All: Compact Complete Neighbourhoods and Community	13
Diversified and Coordinated Economy	15
Nature as Identity and Outdoor Pursuit	19
Visible and Vibrant Arts and Culture.....	22
Social Well-Being and Accessible Recreation	24
Water, Energy, Infrastructure and Liquid Waste Management	26
Integrated and Active Transportation Network.....	29
Towards Zero Waste.....	30

D. LAND USE DESIGNATIONS

Neighbourhood Residential	33
Urban Residential	33
Rural Residential	34
Downtown	34
Highway Commercial	34
Airport Commercial	34
Community and Public Use.....	35
Parks, Recreation and Open Space	35
Industrial	35
Agriculture.....	36
Resource Extraction.....	36
Urban Containment Boundary.....	36
Urban Holdings.....	36

E. DEVELOPMENT PERMIT AREAS

No. 1: Environmentally Sensitive Areas	40
No. 2: Hazard Slope Protection	43
No. 3: Floodplain	44
No. 4: Downtown	44
No. 5: Commercial	45
No. 6: Industrial	46
No. 7: Multi-Family	47
No. 8: Gateway Entry	48
No. 9: Large Format Retail	49
No. 10: Hillside Residential	50
No. 11: Airport	51

F. DEVELOPMENT APPROVAL INFORMATION

Development Approval Information Areas	52
--	----

SCHEDULES

- Schedule B - Future Land Use
- Schedule C - Development Permit Areas
- Schedule D - Major Roadways Network
- Schedule E - Sidewalks, Trails and Walkways
- Schedule F - Cycling Network

APPENDICES

- Appendix A - Identification and Evaluation of Environmentally Sensitive Areas
- Appendix B - Land Development Guidelines for the Protection of Aquatic Habitat
- Appendix C - Downtown Design Guidelines
- Appendix D - Floodplain Hazard Assessment
- Appendix E - Airport Design Guidelines
- Appendix F - Airport Area Concept Plan
- Appendix G - Downtown Plan

Schedules B-F and appendices are available online at www.terrace.ca or through the Development Services Department by calling (250) 615-4000.

All image credits to City of Terrace or Cambria Gordon unless indicated otherwise.



PART A: INTRODUCTION

BACKGROUND TO THE OFFICIAL COMMUNITY PLAN.....	1
OCP REVISION PROCESS.....	2
OUR OCP AND CLIMATE CHANGE.....	2
COMMUNITY OVERVIEW, PROFILE AND REGIONAL CONTEXT.....	3
POPULATION PROJECTIONS.....	4

INTRODUCTION



BACKGROUND TO THE OCP

The British Columbia Local Government Act (Part 26) states that every local government may adopt, by Bylaw, one or more Official Community Plans (OCPs) for designated areas within the municipality. The purpose of an OCP is to provide a statement of objectives and policies to guide community planning and land use management decisions within the area covered by the plan, respecting the purposes of local government.

An Official Community Plan is a long term planning document. In addition to stating community objectives and policies related to land use, it defines a future vision for the development of the community and provides a road map to achieve it. In support of planning and land use management an OCP must state policies related to residential, commercial, agricultural, industrial and recreational land needs. An OCP may also include policy statements concerning social well-being, agricultural preservation and enhancement of the natural environment as well as other broad objectives identified for the benefit of the community.

This OCP prepares our community to adapt to changing conditions and challenges over time. A local

government is not bound to proceed with any specific project or initiative within an OCP. However, all other bylaws enacted and works undertaken must be consistent with this plan.

An OCP is a comprehensive and living document and can be amended as required. During the lifespan of an adopted OCP many factors including changing community priorities and economic realities will influence when and to what extent the various community goals, objectives and policies are implemented.

This OCP serves to guide Council in decision making and as a reference document for City of Terrace staff. This document is not intended to act alone; it will be supported with other regulatory tools and other supporting plans and policies.

It is intended that this OCP will be a usable document for community residents, regional partners and anyone wishing to understand the vision and direction of the community. This OCP represents a key step in achieving our future vision for a vibrant and sustainable community.



OCP REVISION PROCESS

The OCP revision formally began in 2009 with initiation of the Terrace 2050 planning and engagement process, coordinated by planning staff and a Council-appointed Sustainability Task Force. Terrace 2050 was a municipally-led but community driven process, with the primary objective of maximizing participation and stakeholder input in order to develop a shared vision for the future of our community.

In recent years, there has been an increased awareness that municipalities must take a leadership role in defining a longer term vision for their community. The Province of BC is supporting and encouraging local governments to revise planning documents and policies to ensure sustainable community development is achieved.

Over the past 2 decades our community and region have undergone significant economic transitions. The 2002 OCP captured these shifts and took into consideration changing conditions and realities beyond our region. Our previous OCP provided a starting point for reassessing the policies necessary to achieve the community's vision for Terrace in the future.

The Terrace 2050 community engagement process resulted in the Strategy for Sustainability (2009) which provided the foundation for both the community vision and the goals found in this OCP. Building from our Strategy for Sustainability to prepare our 2011 OCP ensured that the new Plan was guided with the future community vision in mind and arrived at through broad consensus. With these key documents as reference, nine working groups comprised of City of Terrace Council, Staff and community residents revised the objectives and policies for this OCP.

OUR OCP AND CLIMATE CHANGE

In 2007 the Province, the Union of BC Municipalities (UBCM) and local governments agreed, through the Climate Action Charter, to collectively take action on climate change by reducing greenhouse gases. The Greenhouse Gas Reduction Targets Act (2007) sets a province-wide reduction target of 33% from 2007 levels by 2020.

Section 877(3), an amendment to the Local Government Act (LGA) in 2008, requires that all OCPs contain targets for the reduction of greenhouse gas emissions (GHG), along with policies and actions of the local government with respect towards achieving those targets. The intent of the provincial government is to encourage communities to take action to reduce their greenhouse gas (GHG) emissions, through careful attention to building compact, complete and more energy-efficient communities.

The City of Terrace has set the following GHG reduction targets:

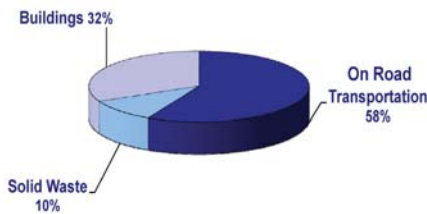
- 5% below 2007 levels by 2015
- 11% below 2007 levels by 2020
- 80% below 2007 levels by 2050

To assist local governments in measuring emissions reductions, the Provincial Ministry of Environment has prepared a GHG inventory for every regional district and municipality (CEEI 2007). This inventory provides a baseline for future comparison and assists in monitoring our progress towards achieving identified targets.

Our approaches to addressing climate change at the community level are found within our goal, objective and policy statements in Part C of this document. Terrace is committed to addressing climate change, and these targets were adopted to establish ambitious yet realistic goals for our community. Development of these targets considered scientific consensus for the emission reductions required to avoid dangerous levels of GHG concentrations in the atmosphere while also taking into account our local and regional context.



Figure 1. City of Terrace GHG Emission Sources



Community Energy & Emissions Inventory (CEEI 2007)

COMMUNITY OVERVIEW, PROFILE AND REGIONAL CONTEXT

The City of Terrace is situated along the Skeena River on a series of benches or terraces formed by glacial deposition. Terrace is located centrally in Northwest BC, and is home to many of the region’s business and government services. The City has a compact built form and exhibits a small town atmosphere. The region experiences a temperate coastal climate providing warm summers and mild winters.

The City of Terrace encompasses a total land area of 5958 hectares. Of this land base, 2061 hectares makes up the city’s urban area. An additional 3897 hectares is located within the airport lands boundary. The operational airport and surrounding undeveloped lands were transferred to municipal jurisdiction in 1999 and the municipal boundary was further extended in 2010.

In the 2006 national census, the City of Terrace had a population of 11,320 people with approximately 5,000 persons residing in neighboring urbanized areas of the Regional District of Kitimat-Stikine (RDKS). These communities include Thornhill, Queensway, Old Remo, New Remo, Usk and Kleanza. Neighbouring First Nations communities of Kitselas and Kitsumkalum had populations of 78 and 251 persons respectively in 2006.

The City of Terrace has experienced slight population decline in every census year from 1996 to 2006, averaging close to a 2% per year decrease. These population trends mirror those of the RDKS.

Terrace is a relatively youthful community, both compared to the province and the Regional District. About 22% of residents are under age 15 compared to only 17% province wide within this age group. At the other end of the age spectrum, there

are fewer seniors in Terrace (16%) compared to the provincial average (22%). However, seniors were the fastest growing age group between 2001 and 2006.

The population of Terrace has experienced the out-migration of young people in the 20-24 and 25-29 age groups. Over the past five years the share of the population under age 45 has declined and the share of “empty nesters” and seniors (65+) has increased proportionately.

Immigrants comprise about 13% of the population. About 8% of these immigrated in the period between 2001 and 2006. Another important feature of the local population is the Aboriginal composition. A significant share of the Terrace and Regional District population are of Aboriginal descent - approximately 20% in Terrace and almost a third regionally. This is significantly higher than the provincial average of 5%.



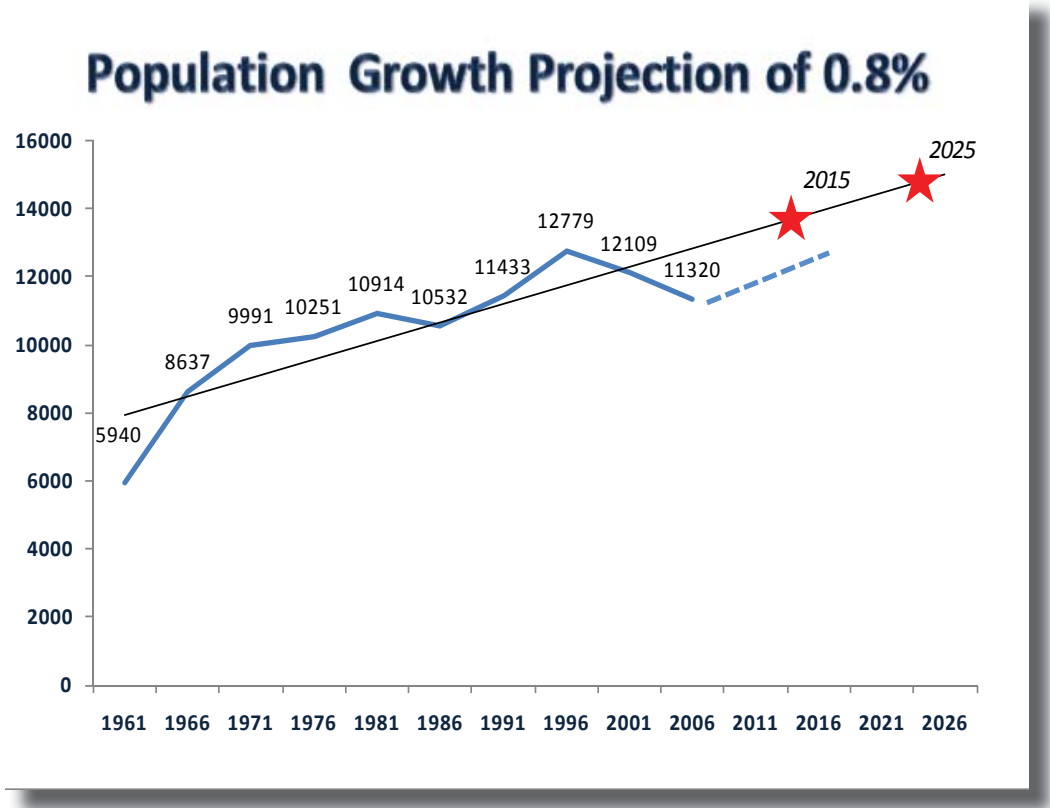
B. Block

POPULATION PROJECTIONS

While Terrace has experienced a slight population decline over the past 10 years, it is realistic to project a moderate increase in population over the next 10-20 years. The current focus on increasing local economic diversity, combined with observed demographic shifts means our City is well poised to attract and retain new residents. Some of the key demographic shifts include: more seniors choosing to retire in place, an increase in outdoor enthusiasts relocating to make Terrace home, and movement from the surrounding First Nations and rural areas into the city.

A projected population growth rate of 0.8% has been adopted for this OCP and will ensure sufficient lands are available to accommodate the growth of the community well beyond 2020. This projection is based on the historical average growth rate and accounts for possible short term spikes in the regional population due to major economic development projects, such as construction of the Northwest Transmission Line, the Rio-Tinto Alcan smelter modernization and major mining proposals. A 0.8% growth rate translates into approximately 120 new residents per year, requiring the construction of up to 50 new dwelling units annually. Current lands designated for all types of residential housing can provide in excess of 2000 dwelling units ensuring adequate growth capacity beyond 20 years within the current urban containment boundary.

Figure 1. Population Growth Projections @ 0.8%





PART B:

COMMUNITY VISION & GUIDING PRINCIPLES

COMMUNITY VISION7
GUIDING PRINCIPLES8

COMMUNITY VISION & GUIDING PRINCIPLES



Community Vision

Community is where people, ideas, and energy converge. For millennia, people in communities have gathered to vision and imagine their future. This process is ongoing and communities adjust their vision in light of changing circumstances. Over the course of 2009-2010 a community visioning process took place in Terrace. While this vision will likely change in the future, the components of the vision reflect the current values and desires of the residents participating in this process.

Community Vision Towards 2050

Terrace will prosper from its surrounding natural abundance through access to outdoor recreation, sustainable resource-based industry and full use of its agricultural potential.

Terrace will be a dynamic city with a small town feel. Compact development and prominent pedestrian paths and bikeways will connect people in their daily travels and frequent community festivals and events.

We will celebrate our diversity in heritage and culture and the social strength that comes from all ages and walks of life working together to create an inclusive, affordable and vibrant city. We will strive to meet the health and educational needs of residents and visitors alike, achieving community vitality.

GUIDING PRINCIPLES

Supporting our community vision are four principles, which provide the overarching direction for this OCP. These principles highlight the necessary integration of environmental, economic, social and cultural considerations in our community.

EFFICIENT RESOURCE USE AND CLEAN ENERGY

We will strive to provide an adequate supply of quality water and will practice careful use, reuse and recycling of all resource materials. We will work to decrease dependence on fossil fuels and engage in the transition to local renewable energy sources. We will work to support our natural systems through the integration of natural vegetation within the city greenways and will protect, preserve and enhance surrounding ecosystems through ecologically sensitive planning.

A SUSTAINABLE TERRACE

The City of Terrace is committed to meeting the present needs of the community without compromising the vitality and health of future generations. Planning decisions will be made within the context of living within our local and global carrying capacity. Sustainability in Terrace will be realized through finding the balance between immediate and longer term social, environmental, economic and cultural needs.

COMMUNITY VITALITY

Community health can be achieved through support of healthy housing for all citizens and maximizing the amount of food that is grown, raised and produced in Terrace. We will celebrate Terrace's history and culture. We will work to connect citizens through carefully planned public spaces and comfortable and safe civic buildings.

PROSPEROUS ECONOMY

We will enhance economic vitality through encouraging local employment and small business opportunities. We will work in partnership with other communities in the northwest towards regional self sufficiency. This will include collaboration in regard to transportation, regional environmental issues and shared infrastructure and services. We will work with our Regional District and First Nations neighbours to maximize efficiencies and eliminate redundancy.





PART C:

COMMUNITY GOALS, OBJECTIVES & POLICIES

- ABUNDANT RE-LOCALIZED FOOD SYSTEMS 11
- HOUSING FOR ALL: COMPACT COMPLETE NEIGHBOURHOODS AND COMMUNITY 13
- DIVERSIFIED AND COORDINATED ECONOMY..... 15
- NATURE AS IDENTITY AND OUTDOOR PURSUIT 19
- VISIBLE AND VIBRANT CULTURE, HERITAGE AND THE ARTS..... 22
- SOCIAL WELL-BEING AND ACCESSIBLE RECREATION..... 24
- WATER, ENERGY, INFRASTRUCTURE AND LIQUID WASTE MANAGEMENT 26
- INTEGRATED AND ACTIVE TRANSPORTATION NETWORK..... 29
- TOWARDS ZERO WASTE..... 30



GOAL: ABUNDANT RE-LOCALIZED FOOD SYSTEMS

The City has the ability to play a key role in developing and supporting our local food systems and overall community food production capacity. Protecting our existing arable land will ensure the food security of residents today and into the future.

To the degree that we can produce and secure our food locally, we reduce our reliance on outside food systems. This lowers the cost of transportation, reduces air pollution and ultimately allows us to become more self-sufficient. Global pressures facing large-scale farming, including higher oil prices and climate change, will continue to increase the need for greater self-sufficiency in our food systems.

Moving toward a re-localized food system for the City of Terrace will also serve to increase access to healthy food for our residents, while fostering community connections and environmental health.

Terrace has a rich history of hunting, gathering and fishing. The Skeena river system contains all five species of salmon which First Nations have depended on for thousands of years. Today many residents of Terrace,

First Nation villages and adjacent communities rely upon and enjoy the opportunities to fish, hunt and harvest fiddleheads, mushrooms and other traditional plants off of the land. For many families, the food harvested in the summer and fall months will last throughout the winter.

We envision a local food culture based on traditional knowledge and an ethic of environmental stewardship. Through revisiting our agricultural history we will continue to learn what is possible for this region and our city. By looking towards what other communities are doing to enhance local food systems, we can gain new knowledge.

Objective #1

Promote land use choices that support community food security goals.

Supporting Policy

- Maintain access to natural and traditional food on lands where sources of these foods have been identified, consider undertaking an inventory of city lands to better identify these resources.
- Explore options to maintain and expand high quality agricultural land for food production and farming.
- Maintain arable lands within the Agricultural Land Reserve (ALR).

Goals — An end state that policies and implementation actions strive to achieve.

Objectives — Actions that are achievable and work towards a goal.

Policies — Establish how objectives and goals are achieved such as a statement of intent or philosophy.



L. Merrill

Food Security Defined

Community food security exists when all citizens obtain a safe, personally acceptable, nutritious diet through a sustainable food system that maximizes healthy choices, community self reliance and equal access for everyone” (Bellows and Hamm, 2003).

- Support the existing community garden areas and the development of new community gardens in all areas of the community where suitable.
- Explore unique opportunities to develop community gardens in public spaces, right-of ways and utility corridors.
- Expand areas in Terrace where urban agricultural activities are permitted through a review of current bylaws and regulations.

Objective #2

Increase the overall percentage of food grown and consumed locally.

Supporting Policy

- Consider edible landscaping for City property.
- Provide support for residential food production efforts, including greenhouse operations, rooftop gardens and backyard gardens.
- Consider establishing food production or communal garden space requirements for all new medium and high density residential developments.
- Promote farming as a viable pursuit locally through efforts such as incentive programs or tax breaks.
- Encourage small scale commercial food production where zoning permits.
- Support food recovery programs to ensure fresh local products are available to all.
- Encourage local business, agencies and institutions to adopt local food buying policies.
- Promote awareness of food security issues and support educational opportunities to residents on gardening, composting, food processing, storage and preparation.

Objective #3

Embrace food production as an important part of our past, present and future.

Supporting Policy

- Support and coordinate the development of food-related educational and cultural events.
- Work corroboratively to promote education on traditional local and wild foods and opportunities for fishing, hunting and harvesting.

Objective #4:

Promote and support community agricultural activities.

Supporting Policy

- Encourage partnerships between community groups, other levels of government and health authorities to support access to healthy food for all.
- Develop an inventory of locally available food resources.
- Explore the feasibility of expanding agriculture production and market opportunity.
- Develop opportunities for expanded agri-tourism activities in consultation with food producers and First Nations.
- Aim to include 25% of locally grown food (as available in season) at municipal events.
- Support innovative farming and local marketing techniques to help improve the economic viability of food production in the community.

GOAL: HOUSING FOR ALL: COMPACT COMPLETE NEIGHBOURHOODS AND COMMUNITY

Access to a diverse range of safe, affordable, accessible and visitable housing options, both public and private, is vital to the well-being, health, independence and quality of life for the community’s residents. Provision of housing that meets the needs of single adults, low income residents, older residents and persons with disabilities is necessary to ensure the housing needs of the community are met throughout the varying stages of life.

Complete neighbourhoods and communities provide access to a range of services and amenities within walking distance of all residences. An ideally built neighbourhood is mixed-use, compact, walkable, and provides a range of transportation and recreation options. It promotes activity and social engagement. Enhanced transit and pathway networks enable all residents a choice in how they experience their city. Access to outdoor amenities and recreation enhances the livability of neighbourhoods and the community.

Objective #1

Promote sustainability through mixed land use considering neighborhood commercial developments, residential density and housing location.

Supporting Policy

- Promote infill development on vacant serviced lands.
- Consider adopting a sustainable development checklist for all new subdivision and development applications.
- Review residential lot and dwelling sizes to encourage sustainable and efficient use of available lands for future residential growth purposes.
- Encourage residential development in the downtown core.

- Consider permitting secondary suites in all neighborhood residential zones to improve opportunities for affordable rental units.
- Monitor the stock of market rental housing units on a regular basis and encourage development of additional rental units.

Objective #2

Promote energy efficiency in existing and new housing stock.

Supporting Policy

- Support the retrofitting of older dwellings to increase their energy efficiency.
- Consider municipal incentives through the permitting fee structure for renovations and home improvements, specifically in terms of enhancing energy efficiency.

Objective #3

Preserve and upgrade the housing stock in good condition.

Supporting Policy

- Consider incentives for upgrading older residential dwellings to improve overall quality of housing stock.
- Continue to work with other municipal partners to explore innovative building practices and improvements to the BC Building Code.
- Consider implementing a “Standards of Maintenance” bylaw to ensure that existing house stock is maintained to prolong its life span and ensure safe and secure housing for all residents.

Objective #4

Provide housing which meets the needs of all residents with emphasis on housing for persons with disabilities, low income residents, the homeless and under-housed.

Supporting Policy

- Explore partnerships to provide supportive housing units to meet community need.





- Support non-profit societies in providing new affordable housing and rehabilitating existing housing.
- Disperse social needs housing throughout the city.

Objective #5

Encourage a diversity of dwelling units in all neighbourhoods.

Supporting Policy

- Review residential lot sizes to encourage sustainable and efficient use of available lands for future residential growth.
- Review zoning bylaw to provide for a variety of housing types and forms in all neighbourhoods.
- Utilize density bonuses as incentives for mixed-use multi-unit development.
- Multi-story housing with retail or commercial on ground floor and dwelling units will be considered in neighbourhood centers.
- Encourage a mix of market and non-market rental units in all neighbourhoods.

Objective #6

Strive to achieve accessibility of all newly built housing to accommodate residents with special needs.

Supporting Policy

- Establish clear definitions regarding accessibility and special need housing.
- Ensure new housing units are `visitable` through a review of bylaw regulations and provision of incentives.
- Consider revising regulations to achieve 10% accessible units in all new multi-family developments.
- Ensure density bonusing program provides incentive for development of accessible housing units.

Objective #7

Neighbourhoods and districts across the city shall be linked to provide safe walking, cycling and efficient public transit opportunities to residents.

Supporting Policy

- Identify existing natural areas and green spaces that will serve as pathway corridors and links between neighbourhoods. Existing trails will be retained in new developments.
- Apply active transportation principles in neighborhood development to ensure linkages between residential neighborhoods and downtown.
- Consider sidewalks a requirement for road construction in new subdivision development.

Objective #8

Partner with regional communities, government and related agencies to actively address housing challenges.

Supporting Policy

- Establish a standing housing committee to provide ongoing direction to City Council on key housing issues, needs and opportunities for action.
- Communicate with adjacent communities, Regional District and First Nations, regarding housing challenges and opportunities.
- Research sources of government funding for upgrades to existing housing.
- Be proactive in pursuing government funding sources for creating non-market affordable housing and upgrades to the existing housing stock.

GOAL: DIVERSIFIED AND COORDINATED ECONOMY

Objective #1

Local economic viability and vitality.

Supporting Policy

- Support a diversified and sustainable economy by encouraging a broad range of commercial, service, technology, tourism and industrial uses.
- Encourage the continued development of locally-owned business operations in Terrace.
- Strengthen community and regional economic development through enhanced cooperation and coordination with other economic development agencies.
- Encourage synergies between industries in an effort to boost economic growth and to reduce energy consumption, waste production and greenhouse gas emissions.
- Proposed large scale industrial projects to be evaluated in light of their environmental, social and economic impacts and benefits.
- Review current land use and development regulations to attract and retain diverse forms of sustainable industry.

Objective #2

A thriving downtown.

Supporting Policy

- Continue to support the Terrace Downtown businesses and property owners in their vision to maintain and enhance a vibrant, safe and accessible downtown.
- Support the establishment of a Business Improvement Area in the downtown.
- Continue developing a family friendly downtown core through a focus on enhancing the pedestrian experience and public spaces.

- Encourage a mix of commercial development with residential housing units within the downtown to increase the vitality of the downtown core.

Objective #3

Continued growth of tourism in our city and region.

Supporting Policy

- Acknowledge the significant economic value that tourism represents to the local and regional economy.
- Develop and enhance tourism through enhancements to community facilities and public gathering spaces that build on our unique strengths, resources and capabilities.
- Explore opportunities to work with our neighbouring First Nations to market regional cultural tourism products and to develop the support services these products require.
- Foster positive relationships and enhance communication locally, regionally and with adjacent First Nations to develop tourism as a regional economic generator.
- Activate the George Little Park Spirit Square, our central community gathering space, with additional events for residents and visitors to enjoy.
- Implement the City of Terrace Wayfinding Strategy to direct visitors to points of interest within our city and downtown to enhance the visitor experience.





Objective #4
Develop a highly coordinated and diversified regional economy.

Supporting Policy

- Develop a clear and consistent economic development strategy that values partnerships with adjacent municipalities and First Nations, while still achieving City of Terrace economic objectives.
- Harmonize economic development strategies with the Regional District of Kitimat-Stikine to support potential opportunities and continue joint initiatives.
- Maintain and update as necessary, cooperation and partnering agreements with the Kitsumkalum and Kitselas First Nations which build upon our strong existing historic, community and economic connections.
- Foster relationships with the Nisga'a Lisims Government and communities of the Nass Valley for mutual economic and social benefit.

- Develop visitor coordinated services along Highway 16 which direct visitor traffic into the downtown commercial area.
- Promote commercial and appropriate industrial zoning along the proposed transport vehicle route that provide services to the transportation industry.
- Maintain unimpeded vehicle and pedestrian access north-south across the railway corridor.
- Recognize the strategic advantage that the Northwest Regional Airport provides to the Terrace economy and facilitate continued success of its operations.
- Balance the provision of vehicle parking in the downtown while increasing opportunities for active transportation.
- Implement downtown signage to maximize current existing parking and ease the movement of vehicles and pedestrians in the downtown core.

Objective #5
A recognizable and lasting brand for Terrace.

Supporting Policy

- Participate in community initiatives to develop a unique Terrace brand to strengthen our identity in the Northwest and to promote economic development and tourism.
- Market Terrace as the central point for exploring Northwest BC.

Objective #6
Maintain and enhance the physical infrastructure that connects industry and business to markets and customers.

Supporting Policy

- Consider designating a transport vehicle route on Keith Avenue to enable smooth traffic flow.

Objective #7
Attract new business and investment.

Supporting Policy

- Support and encourage high technology business to locate in Terrace.
- Support home based business and entrepreneurs to locate, expand and attract into Terrace.
- Focus on the expansion of existing businesses that can attract similar products and services supporting growth and diversification.
- Support ongoing efforts to identify gaps in local business that are possible opportunities for investment.

- Work with organizations such as the Chamber of Commerce to build opportunities within the natural resource sector.
- Continue to develop local educational partnerships to create the foundation for an innovative, well-educated and prepared workforce.

Objective #8

Support and promote the unique local features and quality of life that makes Terrace an appealing place to do business and attract a mobile workforce.

Supporting Policy

- Recognize that access to appropriate housing and related support services (such as child care) are important to attracting and retaining a skilled workforce.
- Recognize and focus on enhancing community amenities.
- Continue to be responsive to emerging new economy business sectors such as the knowledge-based economy.
- Encourage home-based business opportunities while retaining residential neighborhood character.
- Recognize the role of advanced education institutions in economic development and continue to seek partnership opportunities with Northwest Community College and the University of Northern British Columbia.

Objective #9

Maintain a balance of commercial and industrial lands along the Highway 16 and Keith Avenue corridor.

Supporting Policy

- Along the highway and rail corridor, transition former large heavy industrial lands to a mix of industrial, commercial and residential uses.
- Maintain the lands west of Kenney Street along Keith Avenue for appropriate industrial uses.

Objective #10

Airport Lands

Terrace serves as the regional commercial and service sector, providing a diverse array of services to the Northwest. The Northwest Regional Airport (Terrace-Kitimat) supports these services, playing a crucial role in the regional transportation network. The Skeena Industrial Development Park (SIDP) serves as an economic driver for the City, Kitselas First Nation and region by providing strategically located land and the opportunity to expand the current industrial land base. The continued focus on developing and enhancing the Airport Lands provides the foundation for industrial and airport related uses now and into the future.

Supporting Policy

- Maintain the operational viability of the Northwest Regional Airport while creating opportunities for commercial and industrial development.
- Promote development that supports and compliments community sustainability objectives.
- Effectively market and promote the SIDP highlighting the availability of large industrial sites, natural resources, proximity to ports, transportation linkages (road, rail and air) and available skilled workforce.
- Direct and encourage suitable large scale development and appropriate commercial and industrial uses, and temporary industrial work camp accommodations, to the Airport Lands.
- Provide serviced land as demand warrants.
- Strengthen our partnership with the Kitselas First Nation, the Terrace-Kitimat Airport Society and the Regional District of Kitimat-Stikine on development of the Airport Lands.
- Utilize the Airport Lands Area Concept Plan as a long term guiding document for development of the Airport Lands.



Brownfield Site

Brownfield sites are defined as abandoned, vacant, derelict or under-utilized commercial or industrial properties where past actions have resulted in actual or perceived contamination, and where there is an active potential for redevelopment (National Round Table on the Environment).

- Lands currently within the Agricultural Land Reserve (ALR) with marginal soil classification and no history of agricultural activity may be re-evaluated and considered for more appropriate uses.

Objective #11

Brownfield Renewal & Redevelopment

Shifting economic realities have changed the face of commercial and industrial activity in Terrace resulting in numerous brownfield sites throughout the community. Brownfields in our city include under-utilized/vacant lots in the downtown core, former large industrial sites and decommissioned service stations.

Brownfields present both challenges and opportunities for redevelopment. Many of these sites occupy prime commercial real estate in highly visible areas of the community. The City of Terrace places a high priority on seeing these sites returned to productive use.

Supporting Policy

- Work with the Province to address the environmental and economic renewal of brownfield sites.

- Engage with the Province to influence development of policies and strategies for brownfield renewal, and address the unique challenges smaller urban centers face.
- Continue to regulate and monitor brownfield sites within the City of Terrace through implementation of the provincial site profile process.
- Actively work towards remediation of all municipally owned brownfield sites and pursue partnerships and funding opportunities with Federal and Provincial Ministries and agencies.
- Explore opportunities to encourage remediation and redevelopment of privately owned contaminated sites.
- Evaluate existing contaminated sites for potential Risk Based interim use (i.e. public plaza, community garden or parking facility) until the site is remediated and new development occurs.
- Support private property owners or community agencies in developing innovative Risk Based uses to beautify and encourage positive activity on brownfield sites.



GOAL: NATURE AS IDENTITY AND OUTDOOR PURSUIT

The stunning natural setting of the City, located within the picturesque Skeena River Valley and Coast Mountains, is appreciated by all. As the local economy diversifies from its historic base of resource extraction, new employment opportunities arise and an increasing number of residents are drawn to Terrace for its natural beauty and ease of access to outdoor recreation.

Our residents express a strong desire to see the natural areas and parks that they live and play in well-managed. Additional parkland and greenspace may be acquired at time of subdivision, to further enhance the city's parks and open space network.

The outdoor activities enjoyed by Terrace residents, often right from the front doors of their homes, is part of what defines our community identity. Hiking, cycling, kayaking, fishing, snowmobiling and skiing are only a few of the diverse outdoor activities enjoyed passionately by Terrace residents. Terrace is blessed with numerous outdoor recreation destinations within 30 minutes of the city such as Shames Mountain, Onion Lake Cross Country Ski Area and Lakelse Lake.

Within the City, Terrace's parks and trails provide safe and convenient opportunities to connect with the natural environment. These parks and trails also help maintain our natural spaces and encourage an active outdoor lifestyle. They serve as public meeting areas and create a sense of place in the community. The City of Terrace has in excess of 220 hectares of park and open space, providing numerous opportunities for active and passive recreation.

Objective #1
Acquire additional parkland and open space lands.

Supporting Policy

- Develop an updated Parks Master Plan for the City of Terrace.
- Future park land will be acquired in locations indicated generally on Schedule B 'Future Land Use', Schedule E 'Sidewalks, Trails and Walkways and Schedule F 'Cycling Network'.
- As a condition of subdivision the city may require 5% dedication of land to enhance the City's park and trail system and fulfill proposed park and open space needs.
- The City will encourage developers to dedicate, in addition to the 5% parkland contribution, portions of a parcel that are non-developable, if the proposed lands can serve as a community park or open space functions or to protect environmentally sensitive areas.
- The City may accept cash in lieu of the 5% parkland dedication when no local parkland needs are identified, the land area would be too small for a park function, or would not connect or complement the existing park or trail network.

Objective #2
Improve community access to outdoor activities.

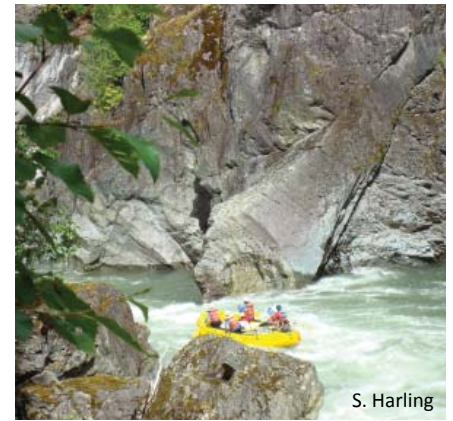
Supporting Policy

- Encourage public engagement in park and open space development to ensure a variety of user groups are served.
- Support continued cooperation and dialogue between the diversity of users of natural areas surrounding Terrace.
- Provide opportunities for people living with disabilities to access outdoor recreation opportunities as feasible.

Objective #3
Maintain and promote natural park areas and greenways.

Supporting Policy

- Manage parks, trails, and other open spaces in a manner that minimizes impacts on the natural environment.



S. Harling

- Maximize native species use for municipal landscaping and parks projects.
- Ensure connectivity between parks and other key destinations when extending the open space and greenway network.
- Work in collaboration with regional partners to maintain an integrated network of parks and open spaces.

Objective #4
Sustain and protect our urban forests and treed areas.

Supporting Policy

- Develop an urban forest management plan.
- Encourage the retention of mature trees at the time of development.

Objective #5
`Design with nature` in Environmentally Sensitive Areas (ESAs).

Supporting Policy

- Protect our sensitive and significant environmental features and landscapes.

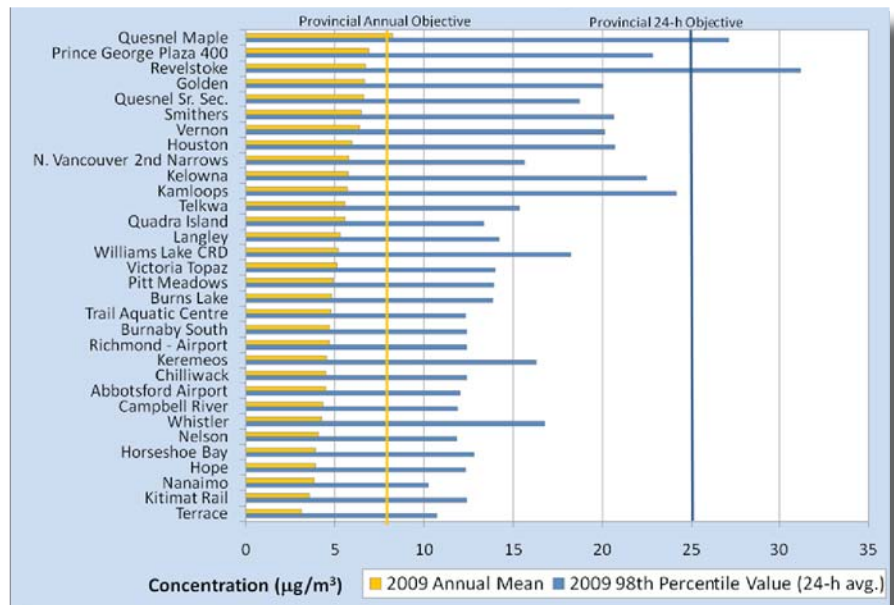
- Complete an investigation and report to define ESAs within the City Airport Lands. Require environmentally responsible development practices and the integration of natural features in development design.
- Consider linking ESAs as part of the greenway system.

Objective #6
Maintain and protect a high level of air quality.

Supporting Policy

- Continue to participate in regional and provincial air quality initiatives.
- Work to decrease vehicle emissions through increasing sustainable transportation options.
- Continue to support the replacement of non-EPA certified woodstoves.
- Promote our corporate idling policy and work with community stakeholders to raise awareness about the impacts of idling.

Figure 2. Ambient PM2.5 Levels Observed in Various Regions across BC



The Lung Association "State of the Air Report 2010".

Objective #7

Protect our viewscapes.

Supporting Policy

- Support the retention of significant public view corridors when reviewing private and public developments.
- Regulate the selective removal of trees for view enhancement within ESA or slope hazard areas.

Objective #8

Live responsibly with wildlife.

Supporting Policy

- Work with existing agencies to ensure information on wildlife interactions is available to the public.
- Provide public information and education to raise awareness and minimize human interactions with large animals such as bears and moose in urban areas.



GOAL: VISIBLE AND VIBRANT CULTURE, HERITAGE AND THE ARTS

Terrace has a unique and visible richness of experience inherent in its local First Nations culture, our pioneering history and the diversity of expression of community residents. Our arts and cultural facilities and organizations play an instrumental role in fostering a high quality of community living through shared activities and events. A healthy arts and cultural sector is fundamental to the well-being of any community; it attracts new businesses and residents, respects diversity and contributes to social and economic well-being.

Culture, as expressed through our community facilities, heritage values and resources, and the artistic expression of our citizens is a key component of our identity and reflects the diverse values, history and creativity of Terrace's citizens. Festivals, local arts and the uniqueness of our cultural and heritage assets will continue to inspire visitors and instill pride in residents.

Terrace's heritage resources include historically and architecturally significant buildings, structures, landscapes and sites. These resources enrich our understanding of who we are as a community based on past experience and reflect Terrace's unique sense of time and place. Our heritage resources are in danger of being destroyed or lost over time as development and growth occur and memories fade. Our communities significant heritage assets should be identified, celebrated and protected. Conserving heritage sites and assets allow a community to retain and convey a sense of its history, and provides aesthetic enrichment and educational opportunities.



Objective #1

Define Terrace's Cultural Identity.

Supporting Policy

- Undertake a cultural mapping exercise to create a comprehensive inventory of our existing cultural and arts facilities and organizations and to identify significant heritage resources.
- Engage community residents and agencies to participate in consultative processes concerning arts, heritage and culture.

Objective #2

Identify, Protect and Enhance the City's Heritage Resources.

Supporting Policy

- Maintain and expand the Community Heritage Register to identify sites that reflect the communities heritage values.
- Develop a Community Heritage Conservation Plan.
- Explore opportunities to develop new community heritage facilities.
- Protect and maintain identified and dedicated as heritage assets and facilities.
- Utilize the Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada" as the primary reference when restoring our heritage assets.
- Consider incentives to encourage preservation of privately owned historical sites and buildings.
- Increase public awareness, understanding and appreciation of Terrace's heritage resources through the use of promotional and educational materials.
- Support the Heritage Park Museum in the implementation of their strategic initiatives to enhance municipal heritage facilities and to preserve and display our community's historical artefacts.

- Partner with our First Nations neighbours to promote the exchange of historical and cultural information and to raise awareness of regional First Nations heritage sites.

Objective #3

Provide welcoming and attractive facilities and public spaces for cultural and arts events.

Supporting Policy

- Value arts and culture in community planning, downtown revitalization and economic development initiatives.
- Direct new cultural and arts facilities to be established in the downtown to foster a distinct cultural district.
- Make available cultural facilities and public spaces for the creation, expression and presentation of arts and culture.
- Consider incorporating space for arts and cultural components in the design and construction of new public buildings.

- Develop a municipal public art program and consider a variety of public and private funding sources for implementation.
- Support the Terrace Public Library in the delivery of services to residents.

Objective #4

Develop community festivals and events aimed at attracting visitors and strengthening Terrace as a regional centre for community celebrations.

Supporting Policy

- Partner with Kermodai Tourism and other community organizations to market our unique identity by promoting the arts, cultural events, activities and our heritage resources.
- Partner with community cultural organizations to program activity in our public spaces and cultural venues.
- Pursue funding opportunities for festivals, events and the development of new cultural facilities.



GOAL: SOCIAL WELL BEING AND ACCESSIBLE RECREATION

Social well-being requires a willingness to work together on many levels. Opportunities for formal and informal meetings strengthen one's connection to the community. Working together provides an opportunity to embrace diversity in an open and inclusive manner.

Prioritizing appropriate social infrastructure and promoting greater cohesion between all citizens is critical to ensure a healthy community. This infrastructure includes social programs, services and public facilities. The specific needs of all residents must be addressed in community, social planning and program development. Multiple recreation opportunities support community health and social connections and provide needed activities for youth and adults.

Objective #1

A safe and secure physical environment for all members of the community.

Supporting Policy

- Seek to enhance the public realm by utilizing the principles of Crime Prevention through Environmental Design (CPTED).
- Work with residents and community stakeholders to identify and address community safety concerns.
- Develop safety programs in conjunction with community-based policing initiatives.
- Increase community disaster preparedness through continued public awareness, education, and active involvement in the Provincial Emergency Preparedness Program.

Objective #2

Support social and leisure opportunities that are affordable and accessible for all.

Supporting Policy

- Provide opportunities for all community members to access public recreation facilities and recreation & leisure activities.
- Cooperate and partner with adjacent municipalities for the delivery of appropriate social and leisure services and programs.
- Consider the development of a Sports Council.
- Raise awareness of low cost and free community recreation, leisure programs and services.
- Encourage collaboration between multicultural, social and recreation groups.

Objective #3

Persons with disabilities are able to maintain independence, self-reliance and full community participation.

Supporting Policy

- Conduct ongoing retrofits to existing Municipal buildings when feasible.
- Consider incentives to promote construction and renovations which foster accessibility.
- Promote an accessible and affordable transportation system.
- Ensure directional signage is visible, sized appropriately and located in places legible to all.
- Public pedestrian routes to be designed and constructed for accessibility, when feasible.
- Pedestrian routes such as sidewalks, crosswalks and intersections shall be easily identifiable and clearly distinguished from vehicular routes.



C. Hamilton

- Support a standing committee to advise Council on strategies to promote the full participation of citizens with disabilities in all aspects of community life.
- **Objective #4**

Support active citizens and provide ongoing opportunity for engagement.

Supporting Policy

- Encourage residents to become more active and to participate in local activities and events.
- Encourage diverse community input and participation in planning and decision-making.
- Promote citizen participation in local municipal governance.



R. Dusdal

GOAL: WATER, ENERGY, INFRASTRUCTURE AND LIQUID WASTE MANAGEMENT

The security of our water and energy resources and the stability of the infrastructure and systems that support them are critical to the sustainability of our community. Safe, cost effective operation and maintenance of municipal buildings, roads, drainage and infrastructure represent a core service provided by local government.

These resources will be properly maintained through conservation, the enhancement of local sources and investment in backup supply networks. In our community and region, storm management and flood protection require careful attention, due to our topography and changing climatic conditions.

Objective #1

Protect and conserve the City water supply.

Supporting Policy

- Maintain all three water supply intake sources (Frank Street, Deep Creek, and Skeena River) in good working order.
- Maintain Water Reserve status for Deep Creek and monitor third party activities in the watershed.
- Develop an Aquifer Protection Plan for Frank Street Well.
- Prepare a Water Conservation Plan which includes conservation measures, public education, and recommendations for system improvements.
- Continue to upgrade all water sources with standby power and improve equipment.
- Continue working with the Northern Health Authority to monitor and safeguard water quality.



R. Dusdal

Objective #2

Provide safe and cost effective drinking water.

Supporting Policy

- Current water treatment system has capacity which will accommodate anticipated growth of the city beyond 2020. No new water treatment facilities are scheduled and the existing system shall be maintained and upgraded to meet demand.
- Subdivision and development shall be directed to those lands within the urban containment boundary that are serviced by the existing water treatment system.
- Initiate infrastructure improvements to reduce system leakage within reservoirs and distribution network.
- Continue upgrades to network modelling and monitoring to optimize efficiency and ensure effective treatment and operation.
- Replace aged asbestos concrete water mains and services during road reconstruction projects.
- Install looped water systems where possible to ensure water quality and availability in the event of an emergency.

Objective #3

Maintain and enhance the stormwater management system

Supporting Policy

- Minimize impacts on the aquatic environment through careful management of our stormwater and public education.
- Develop a stormwater management program to guide developments and prioritize upgrades to the system.
- Educate residents to ensure adequate site drainage and grading on private property to reduce potential flood damage.
- Promote best practices in regard to stormwater management design and system construction.
- Utilize best practices when designing and installing stormwater infiltration for all public landscaping.

Objective #4

Build roads and develop infrastructure to meet our current needs within our means.

Supporting Policy

- Road standards and design will be reviewed as needed in light of changing priorities.
- Employ best practices to manage and maintain roads in a cost-effective manner. Provide a desirable level of service for all users while optimizing infrastructure lifespan.
- Promote compact urban form in order to reduce overall reliance on automobiles and need for infrastructure spending.
- Support transit, bicycle and pedestrian uses as key components of the transportation network for the community.
- Consider the principles of Safety Conscious Planning (ICBC) and other appropriate standards in decisions related to the road network and transportation planning.

Objective #5

Take a long-term and holistic perspective on all infrastructure upgrades, including the consideration of lifecycle costs, sustainability and regional benefits.

Supporting Policy

- Work with regional agencies and adjacent communities to ensure bridges and connections are upgraded as needed and transportation connections between communities are maintained.
- Support and work with BC Transit to maximize opportunities for increased transit use and a more efficient and sustainable bus fleet.

- Collaborate adjacent communities to develop a regional transportation vision and plan
- Integrate energy and GHG reduction goals within municipal transportation planning.

Objective #6

Work towards community energy self - sufficiency.

Supporting Policy

Support and encourage the development of local, renewable and sustainable energy supply options.

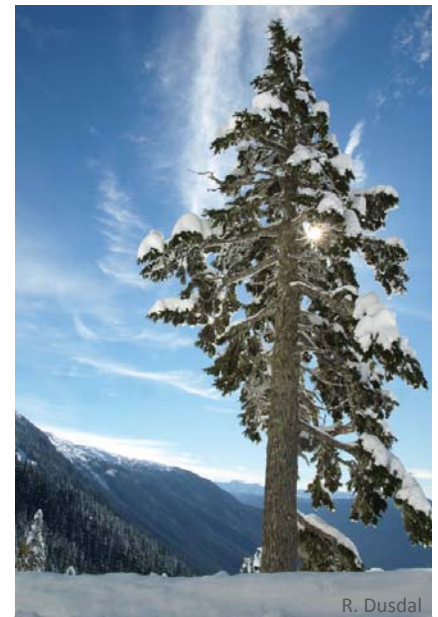
- Continue discussions with BC Hydro and private sector proponents for partnerships in energy generation and distribution within the City of Terrace.
- Evaluate alternative heat generation sources such as geothermal and waste heat recovery to increase efficiency and decrease City infrastructure heating costs.

Objective #7

Model energy conservation techniques and demonstrate leadership for community efforts.

Supporting Policy

- When upgrading systems consider alternative heat generation sources such as geothermal, waste heat recovery and increased efficiency to decrease costs.
- When replacing city fleet vehicles, consider fuel efficiency and lifecycle costing. Shift to hybrid and alternative fuel vehicles when appropriate.
- Create a stronger culture of water and energy conservation in Terrace, at the municipal and residential levels, through education and building awareness.



R. Dusdal

Community GHG Reduction Potential

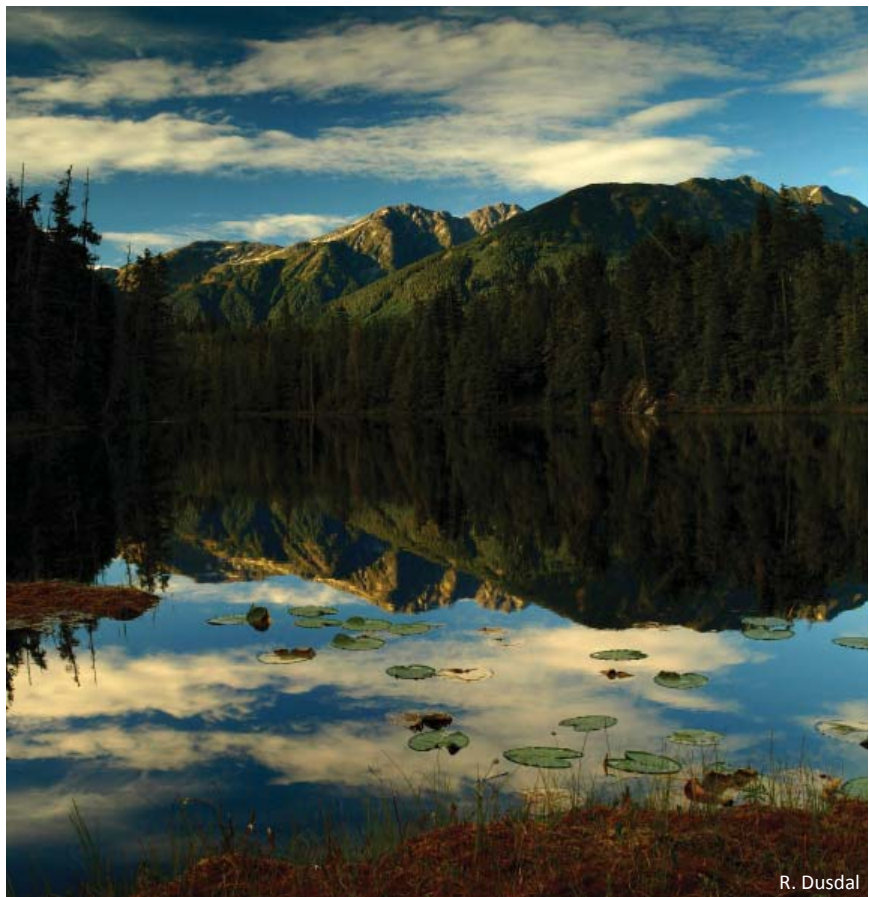
The average person makes five (one-way) trips per day in their car. Based on an average trip distance of 4 km, if 73% of Terrace residents made one trip per day by walking or cycling, this would result in a greenhouse gas(GHG) reduction of 1,320 tonnes per year.

Objective #8

Operate and maintain our wastewater treatment system taking into consideration the downstream values.

Supporting Policy

- No new wastewater treatment facilities are scheduled and the existing system shall be maintained and upgraded to meet demand (Current wastewater treatment system has capacity for a population of 20,000 which will accommodate anticipated growth of the city beyond 2025).
- Subdivision and development shall be directed to those lands within the urban containment boundary that are serviceable by the existing wastewater treatment system.
- Continue to work with Ministry of Environment to improve and safeguard the operation of the Sewage Treatment Plant.
- Continue to upgrade lift stations and treatment plant with standby generators and spare pumps as required.



GOAL: INTEGRATED AND ACTIVE TRANSPORTATION NETWORK

Active transportation encompasses all human powered forms of travel including walking, cycling, skateboarding, in-line skating and cross-country skiing. Walking and cycling are the most common of these modes and are often combined with public transit. The City of Terrace's Active Transportation Plan (2009) provides direction and recommendations for improving the transportation network for all users. Enhancing active transportation supports our commitment to reduce community greenhouse gas emissions.

Terrace has great potential to encourage the use of sustainable modes of transportation and to increase levels of active commuting. We enjoy a moderate climate and benefit from a compact community form. Our existing transportation infrastructure supports active modes. The Grand Trunk Pathway, a multi-use community trail, forms the spine of a growing active transportation network.

Key challenges to active transportation remain, such as improving linkages between neighbourhoods, overcoming topographic constraints and addressing general safety concerns.

Objective #1

Increasing active modes of transportation for all ages.

Supporting Policy:

- Employ best practices in planning for active transportation during all road, trail and pathway design.
- Implement the city's Wayfinding Strategy to increase signage that supports active transportation.
- Continue to build active transportation connections within Terrace and between adjacent communities.

Objective #2

Improve the safety of our streets for active transportation users.

Supporting Policy:

- Work with community partners, such as RCMP and ICBC, to raise community awareness and establish a culture of shared roadways for all modes.
- Support the implementation of cycling education programs in schools and provide information regarding rules of the road related to cycling etiquette and helmet use.
- Support the enhancement of the cycling network and the pedestrian network including sidewalks, pathways and trails.

Objective #3

Provide appropriate and accessible parking in the downtown.

Supporting Policy:

- Review parking requirements for new developments, supporting efforts to reduce reliance on private automobiles.
- Increase the number of bicycle parking areas and bike racks in downtown public spaces and on commercial properties as a condition of the development permit.

Objective #4

Increase transit ridership.

Supporting Policy:

- Work with regional partners to enhance transportation strategies.
- Work with BC Transit to undertake a ridership survey to improve levels of service, such as frequency and route selection, and to 'right-size' the transit system.
- Support BC Transit in accommodating the mobility requirements of all transit users.
- Install bike racks near high use transit stops to support multi-modal commuting.
- Coordinate with BC Transit for the provision of appropriate benches, shelters, posted schedules, trash receptacles and other features at transit stops.



Zero Waste

Both a philosophy and a goal. It is based on the idea of “closing the loop” in order to develop a sustainable economy. Through simultaneous reduction and better design, one objective is to make all products and packaging recyclable.

Source: RCBC.

Extended Producer Responsibility

The provincial government is continuing to develop and market Extended Producer Responsibility (EPR) programs. Under EPR, the producers of products and packaging bear the responsibility for the full life cycle of their products. This includes the collection and recycling of materials.

Methane in Landfills

Landfilling results in the release of methane from the anaerobic decomposition of organic materials. Methane is 21 times more potent as a greenhouse gas than carbon dioxide, and is a challenge for communities trying to decrease community GHG emissions.

GOAL: TOWARDS ZERO WASTE

The City of Terrace has committed to an approach to waste diversion rooted in the goal and philosophy of Zero Waste. Minimizing waste sent to landfills requires action from individuals, business and government.

An important consideration in waste management and diversion in our community is the greenhouse gas emissions that result from land-filling.

Significant reductions in the volume of refuse currently disposed of in our City and regional landfills will require a decrease in the amount of waste generated by the individuals and households through reduction, reuse and recycling. Diversion from the landfill reduces energy used in the extraction, manufacturing, transportation and disposal of goods.

The current City of Terrace Landfill and is located outside of our city boundary, and is targeted to be closed within 5 years. At this point Terrace shall become a user of a regional landfill, and the distance that our refuse travels and the costs to properly dispose and process that refuse will increase.

Objective 1
Empower city operations and local business to act as zero waste leaders.

Supporting Policy

- Develop purchasing and usage policies that reduce and divert waste sent to landfill and continue our efforts to minimize our overall footprint.
- Expand backyard organics programming through promotion and education.
- Continue advocacy and support for expanded Extended Producer Responsibility (EPR) programs in all sectors.

Objective 2

Endorse regional education on zero waste initiatives.

Supporting Policy

- Continue to work with Regional District of Kitimat-Stikine to increase awareness around waste management and achieve our shared goal of zero waste.
- Improve access to recycling and re-use opportunities through awareness and availability of services.
- Monitor the per capita rate of waste disposal and recycling as the primary means of measuring achievement of waste reduction objectives.
- Research and implement pilot programs to assess the most effective means of diverting waste from landfills.





PART D: LAND USE DESIGNATIONS

NEIGHBOURHOOD RESIDENTIAL	33
URBAN RESIDENTIAL	33
RURAL RESIDENTIAL	34
DOWNTOWN	34
HIGHWAY COMMERCIAL	34
AIRPORT COMMERCIAL	34
COMMUNITY AND PUBLIC USE	35
PARKS, RECREATION AND OPEN SPACE	35
INDUSTRIAL	35
AGRICULTURE	36
RESOURCE EXTRACTION	36
URBAN CONTAINMENT BOUNDARY	36
URBAN HOLDINGS	36



As per Section 877 of the Local Government Act, an Official Community Plan must include statements and map designations showing the approximate area covered by the plan with respect to meeting various present and proposed land use needs of the community. The land use designations support the policy statements in this OCP to ensure a sustainable and livable community is realized through the use of lands within our municipality over time. Land use designations within the City of Terrace are identified as shown on Schedule B - Future Land Use.

NEIGHBOURHOOD RESIDENTIAL

The Neighbourhood Residential designation provides for low density residential housing ranging from single detached and semi-detached dwelling units to mobile home parks and rowhouse or townhouse units. Target densities between 6 and 30 units/hectare have been established for this land use area. New Neighbourhood Residential land uses will be located outside the Downtown and within the Urban Containment Boundary and focus on land uses with a mix of smaller lot subdivision, infill development, secondary suites and low density multi-family housing forms. This land use designation supports neighbourhood scale parks as well as retail and commercial nodes with uses such as convenience stores, neighbourhood pubs and hair salons. Providing access to a range of services and amenities within walking distance of all residents creates complete neighbourhoods and communities.

URBAN RESIDENTIAL

The Urban Residential designation provides for medium to high density residential housing forms such as rowhouses, townhouses, apartments and mobile home parks. Higher density multi-family residential uses will be located primarily in or adjacent to the downtown or along arterial and collector road corridors. Medium and high density housing forms located in close proximity with other land uses such as Commercial and Community and Public Use facilities are a key element in the development of compact and complete communities. This designation will accommodate the sustainable location of multi-family dwelling units along transit routes and in close proximity to opportunities for employment and shopping, government and other services and community recreational facilities.

Target densities between 30 and 100 units per hectare are identified for a variety of multi-family housing types in this land use designation.

RURAL RESIDENTIAL

The Rural Residential designation provides for low density residential development in a rural setting. This land use allows less intensive agricultural uses on parcels smaller than 2 hectares in area that are compatible with a residential lifestyle. These lands are predominantly located outside the Urban Containment Boundary and may not be fully serviced with municipal water and sanitary services. These lands provide a rural housing option within the City while ensuring growth needs can be met on large parcels suitable for higher density residential development in the future. These lands also provide the opportunity for small scale localized food production through hobby farms and market gardens.

DOWNTOWN

The Downtown designation functions as the centre of the community for commercial, social and cultural life. A full range of commercial goods and services, administrative, public and corporate offices and services will meet the needs of the city and region as well as downtown residents. This area supports high density multi-family housing in mixed-use commercial and residential developments that foster a vibrant, safe and attractive pedestrian oriented district. Public amenities, plazas and heritage preservation opportunities will be encouraged in this area as they assist in developing the downtown as a significant destination for residents and visitors.



HIGHWAY COMMERCIAL

The Highway Commercial designation provides opportunities for local and regional commercial services to be established along the major east-west Highway 16 corridor. This designation allows for a diversity of service commercial and retail business activity that is not suitable in a compact, pedestrian oriented downtown and ensures that the integrity of the downtown commercial core is maintained for public and corporate office and service activity. Highway Commercial land uses shall be permitted that are compatible with light industrial activity also focused along this road and rail transportation corridor.



D. Letawski

AIRPORT COMMERCIAL

The Airport Commercial designation provides lands suitable for commercial uses that are compatible with, and support, the operational Northwest Regional Airport. This designation offers opportunities that directly access onto the airfield aprons, taxiways and runways for air carrier, aircraft related uses and flight service businesses. Significant additional lands are available for commercial and tourism activities that support this regional multi-modal transportation node but do not require airfield access. Commercial uses that are permitted in the Downtown or Highway Commercial areas will be discouraged at the airport.

COMMUNITY AND PUBLIC USE

The Community and Public Use designation is intended to support a broad range of civic and institutional functions, such as health, education and cultural facilities which benefit the entire community and region. Included in this designation are lands required to maintain the operational viability of the regional airport and to service municipal, public and private utility needs.

PARKS, RECREATION AND OPEN SPACE

The Parks, Recreation and Open Space designation ensures adequate lands are maintained for both indoor and outdoor passive and active recreation as well as ensuring the ecological health of the community and protection of the environment. Lands identified as having environmentally sensitive features or steep slopes may be designated for open space and maintained in their existing state while allowing low impact recreational access to the community's natural surroundings. Community recreational facilities, walking and commuting pathways as well as parks and open spaces will be located to foster complete neighbourhoods with a wide range of transportation and recreation opportunities for residents.

INDUSTRIAL The Industrial designation identifies lands suitable for a variety of light manufacturing and commercial warehouse uses as well as intensive large scale industrial processing or manufacturing activity. The existing lands along the Highway 16 and CN Rail corridor through the City will accommodate most light to medium industrial activities such as industrial supply and contractor or transportation related uses. Some of these lands are located in proximity to commercial and residential land uses and are intended to transition from historical resource based heavy industrial uses. Heavy industrial activities related to forestry, mining and value-added manufacturing, along with other industrial development and temporary worker accommodation requiring large land parcels will be encouraged to access the Skeena Industrial Development Park lands at the airport. These industrial lands offer large land parcels and access to multi-modal transportation facilities and offer a unique opportunity to promote a range of heavy manufacturing uses and support burgeoning green industry such as biomass energy production. The lands at the Skeena Industrial Development Park are identified as an appropriate location for temporary worker accommodation (up to 25 years), established particularly during anticipated periods of high numbers of temporary workers as a result of regional resource based and major industrial development.



AGRICULTURE

The Agricultural designation is intended to preserve our community's best quality arable lands for food production. Lands suitable for commercially viable farming activities and smaller scale food production will be maintained to ensure local food security can be achieved. Quality arable lands and lands within the Provincial Agriculture Land Reserve (ALR) are located within this land use designation.

RESOURCE EXTRACTION

The resource extraction designation provides lands suitable for active sand and gravel extraction required to facilitate construction and development. Locally available sands and gravels are integral to the balanced economic and sustainable growth of the community.

URBAN CONTAINMENT BOUNDARY

The Urban Containment Boundary has been established as a primary tool in the City of Terrace's plan for managing future growth in an efficient and sustainable manner. Anticipated land development needs, based on population projections, will be met within the Urban Containment Boundary to 2025. Suitable lands are available for commercial and residential uses and these needs can be met by utilizing available large sub-dividable parcels, increasing densities, infill development and by focusing residential units in the downtown. The lands within the Airport containment boundary will address future industrial development requirements while ensuring the operational viability of the airport. Lands identified within the containment boundary will be developed in a progressive manner that minimizes the installation of costly municipal infrastructure. Lands outside of the containment boundary are primarily rural residential or agricultural in use or remain undeveloped Crown land.

URBAN HOLDINGS

The Urban Holdings designation identifies those lands within the Urban Containment Boundary that are designated for future Neighbourhood Residential land use. These lands can be serviced with municipal sanitary sewer but shall be held at the density of development existing at the time of adoption of this OCP. These lands may be considered for rezoning, subdivision and development for Neighbourhood Residential land use when population growth exhausts serviced lands closer to the downtown and in established residential neighbourhoods.



R. Dusdal



PART E: DEVELOPMENT PERMIT AREAS

- No. 1: ENVIRONMENTALLY SENSITIVE AREAS..... 40
- No. 2: HAZARD SLOPE PROTECTION 43
- No. 3: FLOODPLAIN..... 44
- No. 4: DOWNTOWN 44
- No. 5: COMMERCIAL 45
- No. 6: INDUSTRIAL 46
- No. 7: MULTI-FAMILY 47
- No. 8: GATEWAY ENTRY 48
- No. 9: LARGE FORMAT RETAIL..... 49
- No. 10: HILLSIDE RESIDENTIAL 50
- No. 11: AIRPORT 51

DEVELOPMENT PERMIT AREAS



DEVELOPMENT PERMIT AREAS

As authorized under section 919.1 of the Local Government Act, an Official Community Plan may designate Development Permit Areas to achieve specific purposes. Lands designated as a Development Permit Area (DPA) within the City of Terrace are identified on Schedule C – Development Permit Areas.

Guidelines describing the conditions or objectives for development have been established for each of the DPAs. Where land is subject to more than one DPA designation, a single development permit may be sufficient. A development permit application will be subject to the requirements of all applicable DPAs, and all development permits shall be issued in accordance with the guidelines of all applicable DPAs.

Following an application for the development of property located within a DPA Council may, by resolution, issue a development permit that conforms to the applicable DPA guidelines. A development permit may vary or supplement the regulations in the municipality’s bylaws regulating zoning, subdivision and development.

EXEMPTIONS

Development permits may be exempted for:

1. The construction of one storey accessory buildings in all

Development Permit Areas having a maximum floor area which is the lesser of 5% of the parcel area or 150 meters squared of floor area, provided the building complies with the form and character guidelines of the applicable DPA;

2. The improvement or alteration of any building existing on a parcel, provided that such improvement or alteration does not alter the exterior appearance, increase the density of occupancy or change the use of the building;
3. An addition or alteration to an existing industrial or commercial building if the original building was constructed under a development permit issued within the past 5 years, if:
 - the addition or alteration does not increase the gross floor area of an industrial building by more than 10 % or a commercial building by more than 15%.
 - the addition or alteration does not violate any condition of the original permit;
 - the addition or alteration complies with the form and character objectives in the applicable DPA guidelines and complements the existing building; and
 - only one such exempt addition or alteration is permitted on a legal parcel;
4. A proposed development that solely consists of the construction or placement of fences, gates, landscaping and signage that comply with all applicable DPA guidelines.

DEVELOPMENT PERMIT AREA No. 1 – ENVIRONMENTALLY SENSITIVE AREAS

Development Permit Area No. 1 - Environmentally Sensitive Areas is designated under section 919.1 (1) (a) of the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

This development permit area is established for the protection of natural features and environmentally sensitive areas. The intent of the guidelines is to ensure that development occurs in a manner that protects the form and function of natural features and environmentally sensitive areas that have high biological, ecological, geologic and hydrologic value.

Background research, site surveys and a biophysical assessment were conducted and a report summarizing findings was prepared by Envirowest Consultants Ltd. The work was documented in the report entitled "Identification and Evaluation of Environmentally Sensitive Areas Within the City of Terrace, BC (1998)" and is attached as Appendix A to this Bylaw. The report identifies, maps and describes the environmentally sensitive areas, features, conditions and environmental management recommendations for the protection of Environmentally Sensitive Areas within the City of Terrace. This report supplements and forms part of the following guidelines.

The Environmentally Sensitive Areas Development Permit Area is intended to achieve the following objectives:

- To minimize the impact of development on natural features and environmentally sensitive areas (ESAs);
- To maintain the integrity of natural drainage courses and manage storm water events;
- To protect the fisheries resource of fish bearing rivers, creeks and tributaries thereof;

- To protect watersheds; and
- To retain areas of high scenic value to the Development Permit Area and the community as a whole.

Guidelines

.1 Proposed subdivision, alteration or development on lands within this DPA must comply with the recommendations identified in the report entitled "Identification and Evaluation of Environmentally Sensitive Areas Within the City of Terrace, BC (1998)," attached as Appendix A.

.2 Prior to construction, all areas to be preserved in their natural state shall be protected to prevent access to, disturbance of and dumping on these areas of the property.

.3 Preservation of natural vegetation or existing tree cover is strongly encouraged. Removal of select trees for view enhancement purposes may be permitted.

.4 Prior to subdivision or development approvals a tree survey and vegetation management plans shall be prepared, identifying trees proposed to be cut, vegetation protection areas and the location, size and species of replacement trees to be planted.

.5 Where development may affect Environmentally Sensitive Areas, a storm water management plan prepared by a qualified professional must be submitted to the City and must accommodate on-site drainage so as not to adversely affect Environmentally Sensitive Areas.

.6 Where development may affect Environmentally Sensitive Areas, erosion and sediment control plans must be submitted to the City. Site and development plans should be designed in accordance with the Provincial "Land Development Guidelines for the Protection of Aquatic Habitat, (1992)".

.8 Development shall not be permitted in or around Environmentally Sensitive Areas subject to potential damage from slumping or erosion unless properly engineered protection measures and erosion control features are incorporated and maintained.



.9 Prior to subdivision approval, where there is a potential for Environmentally Sensitive Areas to be affected by the proposed subdivision, a detailed study identifying the location of Environmentally Sensitive Areas on the subject property and specifying adequate measures for protection of the Environmentally Sensitive Areas shall be prepared by a qualified professional.

.10 Where proposed new road construction is located in or adjacent to Environmentally Sensitive Areas the roads shall be designed with minimal impact on these areas.

.11 Buildings shall be clustered to maximize the retention of open space and natural features.

.12 Septic tanks, drainage or deposit fields, or irrigation or water systems shall not be constructed in a designated Environmentally Sensitive Areas unless designed and approved by a qualified professional.

WATERCOURSES AND RIPARIAN AREAS

The following guidelines apply to areas adjacent to watercourses within Development Permit Area No. 1, including riparian areas. These areas are defined and described in the report “Identification and Evaluation of Environmentally Sensitive Areas Within the City of Terrace, BC (1998)”, which forms part of these guidelines.

.13 For fish-bearing watercourses and riparian zones, a minimum setback of 15.0 metres shall be provided from top of bank for low and medium density residential development and a minimum setback of 30.0 metres shall be provided from top of bank for high density residential, commercial and industrial developments. Lands and vegetation within the setback areas shall remain undisturbed and retained in their natural state, save and except any trail development approved by the City of Terrace. These areas may be protected through voluntary covenant or through parkland contribution to

be established at time of subdivision at the discretion of the Approving Officer or as a condition of a development permit.

.14 Notwithstanding the above guideline the following specific minimum setbacks, to be determined by methods described in the “Land Development Guidelines for the Protection of Aquatic Habitat, (1992)”, shall be required for the following watercourses:

- a. **Skeena River**
Minimum setback of 30.0 metres shall be provided for all development from the first significant break of slope of the river banks, within which the terrain and vegetation shall remain undisturbed and retained in their natural state, save and except any trail development approved by the City of Terrace.
- b. **Kitsumkalum River**
Minimum setback of 30.0 metres shall be provided for all development from the first significant break of slope of the river banks, within which the terrain and vegetation shall remain undisturbed and retained in their natural state, save and except any trail development approved by the City of Terrace.
- c. **Spring Creek**
Minimum leave strip of 15.0 metres shall be provided for all development from the first significant break of slope of the creek, within which the terrain and vegetation shall remain undisturbed and retained in their natural state, save and except any trail development approved by the City of Terrace.





d. **Howe Creek**
Minimum leave strip of 15.0 metres shall be provided for all development from the first significant break of slope of the creek, within which the terrain and vegetation shall remain undisturbed and retained in their natural state, save and except any trail development approved by the City of Terrace.

e. **Heek Brook**
Minimum leave strip of 7.5 metres shall be provided for all development from the first significant break of slope of the creek, within which the terrain and vegetation shall remain undisturbed and retained in their natural state, save and except any trail development approved by the City of Terrace.

.15 Developed crossings of watercourses may be installed, provided their impact on the natural environment is minimized. Where crossings occur they shall be multi-purpose, accommodating a variety of users (e.g., vehicles, utilities, pedestrian circulation).

.16 Stream crossings and roadway construction adjacent to major creeks shall be designed to accommodate seasonal flows and retain the stream bed in a natural condition. The number of trail crossings of watercourses should be minimized.

.17 To minimize impact to fish habitat, recreational trail systems located back of the top of slope breaks of creek creeks and river are preferred.

.18 Storm water discharge outfalls into watercourses should be designed to dissipate energy flows and minimize the impacts to channel and bank areas and incorporate replanting of impacted areas.

.19 The potential for contamination of watercourses should be minimized by locating industrial or commercial buildings, storage and parking facilities away from watercourses and riparian corridors and landscape buffering must be established.

.20 Water treatment features, such as filtration, should be incorporated into storm drainage systems discharging into watercourses to maintain water quality.

FISHERIES SENSITIVE ZONES

The following guidelines apply to specific areas within Development Permit Area No. 1 which must be preserved in their natural condition. These areas are identified and described in the report "Identification and Evaluation of Environmentally Sensitive Areas within the City of Terrace, BC (1998)" which is attached as Appendix "A" and forms part of this Bylaw.

.21 All of the lands within the Environmentally Sensitive Areas Development Permit Area that are mapped as Fisheries Sensitive Zones (FSZs) shall be preserved in their natural condition.

.22 A detailed biophysical assessment shall be prepared by a qualified professional prior to any development occurring within a Fisheries Sensitive Zone. This assessment shall identify fish, forest and wildlife values, and propose areas to be preserved as well as a plan to mitigate any environmental impacts posed by new development.

DEVELOPMENT PERMIT AREA NO. 2 – HAZARD SLOPE PROTECTION

Development Permit Area No. 2 is designated under Section 919.1 (1) (b) of the Local Government Act for the protection of development from hazardous conditions. The city may require geotechnical assessments as per Section 56 of the Community Charter to understand the specific nature of a slope hazard and to define the conditions required for development approval and for the issuance of a building permit.

Development activities on steep slopes and hillsides are of significant concern in Terrace due to the natural topography. To promote public safety and protect private property from the potential for land instability steep slopes and hillside areas that are identified for possible instability have been included in a development permit area.

Guidelines

- .1 Areas of hazard slope are identified as those having a natural slope of greater than 30% for more than 1.5 metres, and pose a potential for landslide or other geotechnical hazard.
- .2 Hazard slope lands shall preferably be maintained in their natural state. Development will only be considered following the submission of a detailed report, prepared by a qualified professional(s), addressing impacts from slope hazards and to specify the conditions or requirements that shall be imposed and to verify that the proposed use of the land is acceptable.
- .3 Existing vegetation shall be maintained in order to avoid erosion, slumping and mass wasting. Access improvements on a hazard slope such as roadways, pathways and trails shall be located and constructed so as not to disturb the slope or natural drainage.

- .4 Buildings and structures shall be sited in accordance with building setbacks and other requirements, as determined by a qualified professional.
- .5 Engineered protection measures and erosion control features shall be designed, incorporated and maintained for development in hazard slope areas as specified by a qualified professional.
- .6 Provisions shall be made for the disposal of surface run-off and storm water drainage to be diverted away from hazard slope areas subject to sloughing or erosion.
- .7 Septic tanks, drainage or deposit fields, or irrigation or water systems shall not be constructed in a designated hazard slope area unless designed and approved in a geotechnical report prepared by a qualified professional.



R. Dusdal

DEVELOPMENT PERMIT AREA No. 3 – FLOODPLAIN

Development Permit Area No. 3 is designated under Section 919.1 (1) (a) and (b) of the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity, and for the protection of development from hazardous conditions.

A significant portion of the lands within the City of Terrace are located in the floodplains of the Skeena River, and the Kitsumkalum River or are impacted by the Howe Creek, Spring Creek and Heek Brook watercourses. These lands are utilized primarily for residential or agricultural activity and require responsible management to protect the integrity of the lands as well as to ensure public safety and limit damage to property and buildings. To protect property from flooding and to maintain the environmental integrity of existing watercourses, these lands have been designated as a development permit area.

Guidelines

- .1 All development shall meet the requirements of the Flood assessments conducted by the Ministry of Environment Study (1982) and Water Management Consultants Study (2001) in terms of building setbacks and building elevations.
- .2 All development shall retain riparian zone vegetation (within the specified leave strip areas) to reduce erosion and contribute to bank stability adjacent to Skeena River, Kitsumkalum River, Howe Creek, Spring Creek and Heek Brook.
- .3 Where existing alteration of a property has disturbed riparian vegetation, landowners shall be required to replant the disturbed areas.

DEVELOPMENT PERMIT AREA No. 4 – DOWNTOWN

Development Permit Area No. 4 is designated under Section 919.1 (1) (d) and (f) of the Local Government Act for the revitalization of an area in which commercial uses are permitted and for the establishment of objectives for the form and character of commercial and multi-family residential development.

The downtown is the social, economic and cultural heart of the community. The development permit area is intended to encourage new development or redevelopment to be of a high quality and attractive physical appearance in order to promote a vibrant, healthy, safe and welcoming downtown.

Guidelines

- .1 The guidelines for Development Permit Area No. 4 are outlined within Appendix C, Downtown Design Guidelines and in sections 3.2 and 3.6 through 3.8 of Appendix G, Downtown Plan, which are attached to and form part of this Bylaw.



DEVELOPMENT PERMIT AREA No. 5 – COMMERCIAL

Development Permit Area No. 5 is designated under Section 919.1 (1) (f) of the Local Government Act for the establishment of objectives for the form and character of commercial development.

Development Permit Area No. 5 identifies those lands designated for commercial use located outside of the Downtown. This development permit area has been established to ensure the coordination and integration of best practices in design and the general character for development on commercial lands. It is also intended to ensure that commercial development is visually attractive and compatible with the surrounding properties and is buffered from adjacent residential uses.

Guidelines

- .1 Site access and circulation shall encourage alternative modes of active transportation. Accesses to developments shall not be excessive in number and shall be located to eliminate areas of potential traffic conflict.
- .2 Pedestrian accesses to the site and building entry shall be inviting and accessible. Pedestrian walkways and sidewalks should be located to enhance connection to adjacent sites and avoid conflict with vehicular traffic.
- .3 Active transportation infrastructure such as off-street parking facilities for bicycles and transit and taxi pullouts shall be provided convenient to building entrances.
- .4 Walls, fences, berms, grade changes or landscaping shall not hazardously obscure the vision of pedestrian or vehicular traffic within the development site or from the street.

.5 Site and building design shall incorporate Crime Prevention through Environmental Design (CPTED) principles to eliminate places of concealment and to reduce opportunities for crime.

.6 Site and building design shall present a façade to each abutting street that enhances the appearance and cohesion of the streetscape.

.7 Building façade design shall employ some elements of emphasis, ornamentation, projections and recesses, fenestration, building articulation, lighting, and other architectural details and features to complement building form and proportion, create interest, and reduce apparent mass.

.8 Roof structures, canopies and awnings shall be designed and constructed to protect pedestrians in inclement weather and complement the building.

.9 A landscaped buffer consisting of trees, shrubs, hedges, ground cover, lawns or other horticultural elements, shall be provided between adjacent non-commercial uses, sidewalks, and abutting highways.

.10 Landscaping plantings shall generally be of a hardy native variety and appropriate for their respective purposes, i.e., screening, reducing building mass, visual interest, soil stabilization, shade, windbreak, etc.

.11 Hard landscaping features shall be durable, decorative and complement building finishes.

.12 Landscape plantings shall be used, in preference to fences and walls, to provide buffers and screens.

.13 Wherever practical, off-street parking areas shall be located to the rear and side of buildings and screened from adjacent uses. Parking areas should include landscaped features to minimize the visual impact of large areas of open asphalt. The use of tree islands with landscaped features is encouraged. The planting of one tree for every 8 spaces





should be used as a benchmark for commercial development requiring more than 20 spaces.

.14 Outdoor storage areas, garbage bins and loading areas should be located away from public entrances and front of building activity and visually screened or landscaped from view of highways and adjacent properties.

.15 Sign size, proportion, and style shall be integrated with building design and consistent throughout the development.

DEVELOPMENT PERMIT AREA No. 6 – INDUSTRIAL

Development Permit Area No. 6 is designated under Section 919.1 (1) (f) of the Local Government Act for the establishment of objectives for the form and character of industrial development.

A significant portion of the lands on Schedule C of the OCP designated for industrial purposes are located adjacent to major road corridors, residential areas or are on the airport lands. This development permit area has been established with the special objective that industrial development presents a positive interface with non-industrial uses.

Guidelines

.1 Site access and circulation shall encourage alternative modes of active transportation. Accesses to developments shall not be excessive in number and shall be located to eliminate areas of potential traffic conflict.

.2 Pedestrian accesses to the site and building shall be inviting and easily identified and pedestrian paths should be located in consideration of pedestrian connections to adjacent sites and avoid conflict with vehicular traffic.

.3 Industrial traffic to and from the site shall be directed away from any adjacent non-industrial use.

.4 Site and building design shall incorporate Crime Prevention through Environmental Design (CPTED) principles to eliminate places of concealment and to reduce opportunities for crime.

.5 Walls, fences, berms, grade changes or landscaping shall not hazardingly obscure the vision of pedestrian or vehicular traffic within the development site or from the street.

.6 Building façade design shall employ emphasis, ornamentation, projections and recesses, fenestration, building articulation, lighting, and other architectural details and features to complement building form and proportion, create interest, and reduce apparent mass.

.7 Building shapes, sizes, heights, and locations shall respect the view, privacy and access of adjacent non-industrial uses.

.8 Site and building design shall present a façade to each abutting street that enhances the appearance and cohesion of the streetscape.

.9 Repetitive and featureless, monotonous buildings, and barriers, such as solid fences and blank walls that impede the interface of building and street, shall be avoided.

.10 Landscaping plantings shall generally be hardy and appropriate for their respective purposes, i.e., screening, reducing building mass, visual interest, soil stabilization, shade, windbreak, etc. Hard landscaping features shall be durable, decorative and complement building finishes.

.11 Landscape plantings shall be used, in preference to fences and walls, to provide buffers and screens.

.12 Industrial development sites shall provide a landscape buffer consisting of trees, shrubs, hedges, ground cover, lawns, or other horticultural elements between adjacent non-industrial uses.

.13 Wherever practical, off-street parking areas shall be located to the rear and side of buildings and screened from non-parking uses.

.14 Loading zones and garbage facilities shall be screened and located away from public entrances and front of building activity.

.15 Storage areas should be located at the rear of the property. These areas should be visually screened from the rest of the development site and adjacent properties.

.16 Sign size, proportion, and style shall be integrated with building design and consistent throughout the development. Excessive or large freestanding signs should be avoided.

DEVELOPMENT PERMIT AREA No. 7— MULTI-FAMILY

Development Permit Area No. 7 is designated under Section 919.1 (1) (f) of the Local Government Act for the establishment of objectives for the form and character of multi-family residential development.

All of the areas within the City designated for low, medium and high density multi-family residential housing townhouse, apartment or mobile home park style developments have been placed in the Multi-Family Development Permit Area as shown on Schedule C. Large multiple unit residential buildings and sites present unique design challenges with regard to visual quality, safety, liveability and compatibility within the neighbourhood.

Guidelines

.1 Site access and circulation shall encourage alternative modes of active transportation. Accesses to developments shall not be excessive in number and shall be located to eliminate areas of potential traffic

conflict.

.2 Pedestrian access to the site and building entry shall be inviting and accessible. Pedestrian walkways and sidewalks should be located to enhance connection to adjacent sites and avoid conflict with vehicular traffic.

.3 Active transportation infrastructure such as off-street parking facilities for bicycles and transit and taxi pullouts shall be provided convenient to building entrances.

.4 Building façade design shall employ emphasis, ornamentation, projections and recesses, fenestration, building articulation, lighting, and other architectural details and features to complement building form and proportion, create interest, and reduce apparent mass.

.5 Site and building design shall incorporate Crime Prevention through Environmental Design (CPTED) principles to eliminate places of concealment and to reduce opportunities for crime.

.6 Site and building design shall contribute to a sense of neighbourhood identity and security without creating hard barriers to adjacent streets.

.7 Buildings with monotonous flush facades, fault rooflines, and a lack of ornament or features, or emphasis of architectural details shall be avoided.

.8 Building shapes, sizes, heights and locations shall provide for maximum privacy, view, and sunlight for the development while respecting the view, privacy, and access to sunlight of adjacent residential uses.

.9 Walls, fences, berms, grade changes or landscaping shall not hazardedly obscure the vision of pedestrian or vehicular traffic within the development site or from the street.

.10 Multi-Family Residential sites shall provide a landscaped buffer



Consisting of trees, shrubs, hedges, ground cover, lawns or other horticultural elements, between adjacent parcels, sidewalks, and on highway frontages.

- .11 Landscaping plantings shall generally be hardy and appropriate for their respective purposes, i.e., screening, visual interest, soil stabilization, shade, windbreak, etc.
- .12 Hard landscaping features shall be durable, decorative and complement building finishes.
- .13 Landscape plantings shall be used, in preference to fences and walls, to provide buffers and screens.
- .14 Site design shall include common-use open spaces (amenity areas) that are:
 - a. attractive and inviting;
 - b. usable for meetings and recreation;
 - c. secure, e.g., overlooked by on-site residential units and adjacent users; and
 - d. landscaped, consisting of trees, shrubs, hedges, ground cover, lawns or other horticultural elements.
- .15 Site design shall include secure, attractive and usable landscaped semi-private and private yard space for the residents of the development.
- .16 One large, isolated, treeless parking area per site shall be avoided in preference of several smaller parking areas separated by landscaping and located in rear and side yards or covered parking spaces in, under, attached or close to dwelling units.
- .17 Loading zones, garbage facilities and on-site parking areas shall be screened and located away from public entrances and front of building activity.

DEVELOPMENT PERMIT AREA No. 8 – GATEWAY ENTRY

Development Permit Area No. 8 is designated under Section 919.1 (1) (f) of the Local Government Act for the establishment of objectives for the general form and character of commercial and industrial development. This development permit area incorporates lands that are part of the Highway 16 gateway entrances to the City of Terrace.

By establishing design guidelines, it is the City's intention that development in these locations generates a positive first impression to visitors and residents entering the City and sets a high standard for development throughout the community. Development in the gateway entry area shall consider the proximity to significant natural features such as the Skeena River and Kitsumkalum River and ensure the preservation of views to the surrounding mountains.

Guidelines

- .1 Large buildings should be designed in a way that creates the impression of smaller units and less bulk by building jogs and irregular faces. Rooflines should be varied to avoid the appearance of long, flat building facades. Where there are several buildings on a site all buildings should share common architectural design elements.
- .2 Building materials should be durable, high in quality, and complement the natural setting. Building facades shall be surfaced with high quality building materials such as, but not limited to, wood, brick, stucco, architectural steel and split-face concrete block. The extensive use of metal siding and vinyl siding are discouraged. Architectural elements that define the base course of the building shall be utilized.
- .3 Buildings should incorporate a high proportion of windows on the ground floor level and entrances should be clearly identifiable and welcoming.

.4 Buildings shall be oriented to face the street or highway. Views to the adjacent rivers and surrounding mountains shall be maintained.

.5 The front setback area should be fully landscaped to soften the visual impact of the development from Highway 16.

.6 Development should include the planting of trees and other linear landscaping elements parallel to the Highway 16 frontage.

.7 Outdoor storage areas shall be screened with a combination of landscape plantings and fencing from the view of Highway 16 and adjacent properties.

.8 Future trail and walkway development, particularly in the vicinity of the Skeena River and Kitsumkalum River, must be installed according to the trail design guidelines of the City of Terrace.

.9 Shared access and egress points for multiple buildings are encouraged.

.10 Parking areas include landscaped features to minimize the visual impact of large areas of open asphalt. The planting of one tree for every 8 spaces should be used as a benchmark for commercial development requiring more than 20 spaces.

.11 Off-street parking shall be developed at the rear and sides buildings, however, a minimum of 50% of off-street parking may be located at the front of buildings if screened from highways with extensive landscaping features.

.12 Signage should be unobtrusive and form an integral part of the landscaped setback area of individual buildings.

DEVELOPMENT PERMIT AREA No. 9 – LARGE FORMAT RETAIL

Development Permit Area No. 9 is designated under Section 919.1 (1) (f) of the Local Government Act for the establishment of objectives for the form and character of large format retail commercial development.

Development Permit Area No. 9 has been identified as the most suitable location for future large format ('big box' or 'power centre') retail uses. This DPA occupies a strategic position in the City of Terrace at the junctions of Highway 16 and the Nisga'a Highway 113 and is adjacent to Howe Creek and the bench escarpment. This development permit area has been established with the special objective of this large retail commercial site providing an attractive visual quality and layout that is responsive to the unique natural and physical attributes of the site.

Guidelines

.1 Large format retail commercial buildings should be designed to create the impression of smaller units and minimize building massing by incorporating, multiple entries jogs and irregular facades. Varied rooflines shall be used to avoid the appearance of long and homogeneous building façades.

.2 Building materials should be durable, high in quality, and complement the natural setting. Use of wood in construction is preferred but brick, stucco, architectural steel and concrete are permitted. Vinyl siding is prohibited.

.3 Site design should take into consideration solar orientation with buildings, entrances and public spaces oriented toward the south.

.4 Pedestrian accesses to the site and linkages with the Howe Creek and Grand Trunk Pathway recreational/commuter trail network shall be established.



.5 A continuous perimeter landscaping buffer of 7.5 metres in width along the Nisga'a Highway 113 and Highway 16 and a continuous perimeter landscaping of 3 metres in width along all other adjacent roads shall be established.

.8 Landscape plantings should be included along the perimeter of the property to screen views of the parking area from vehicles on the adjacent roadways.

.9 The planting of formal rows of trees adjacent and parallel to the Highways shall be required.

.10 Parking areas shall include landscaped features to minimize the visual impact of large areas of open asphalt. The planting of one tree for every 8 spaces should be used as a benchmark for commercial development requiring more than 20 spaces.

.11 Outdoor storage areas, garbage bins and loading areas should be visually screened or landscaped from view of the highways or adjacent properties.

DEVELOPMENT PERMIT AREA No. 10 - HILLSIDE RESIDENTIAL

Category

Development Permit Area No. 10 is designated under Section 919.1 (a), (b) and (e) of the Local Government Act for the establishment of objectives for the form and character of intensive residential development located on parcels with steep hazard slopes and significant natural environmental features. The elevated siting and highly visible nature of clustered hillside residential development represents an intensive impact on the community.

This DPA addresses development of intensive clustered multi-family residential dwellings within the transition areas between Terrace Mountain or the bench escarpments, often located in Environmentally

Sensitive and Slope Hazard Protection Areas, and the adjacent established residential neighbourhoods as shown on Schedule C. There exist a limited number of undeveloped hillside parcels that enjoy excellent views and retain the natural characteristics of the forested hillside. The design of hillside residential development specifies the clustering of residential units and the preservation of existing natural vegetation and open space making such residential activity intensive relative to other development within the community.

Guidelines

.1 The design of building sites and accesses shall be integrated into the context of the natural topography. Building sites or lots may be staggered to create offset building envelopes to protect views

.2 Buildings shall be clustered to preserve natural and environmentally sensitive areas, enhance views and maintain existing vegetation on steep slopes.

.3 Buildings shall be located to preserve the privacy of adjacent residential land uses and should be designed and sited in consideration of views to/from adjacent properties and to maintain access to sunlight.

.4 Building height is limited to two storey structures and design shall employ techniques such as stepping back of upper stories to integrate built form with the natural topography of the hillside location.

.5 Building materials should be durable, high in quality, and complement the natural mountain setting. Building facades shall be surfaced with high quality building materials such as, but not limited to, wood, brick and/or stucco.

.6 Building facades should employ a degree of ornamentation and building articulation to create interest and reduce apparent mass.

.8 Extensive walls must be visually relieved by a combination of windows, colour, materials, and texture.



- .9 Front entrances should be oriented to access roadways.
- .10 Street-facing garage doors must be setback behind the front façade of the dwelling or a covered porch.
- .11 Garage walls facing a street shall have windows or other architectural details that complement the features of the dwelling.
- .12 Garage doors shall not comprise more than fifty (50) percent of the building frontage facing a street.
- .13 Recreational vehicle storage areas must be screened from adjacent properties and streets.
- .14 Accessory buildings shall compliment on-site development in terms of their architectural design and finish.
- .15 Fences shall be constructed of a natural material; i.e., wood or brick, with the exception of recreational vehicle storage areas which may be fenced with chain link.
- .16 All disturbed areas of the development not occupied by structures shall be planted with a combination of trees, shrubs and lawn areas.
- .17 Subdivision and development shall retain as much existing natural vegetation as possible. New landscape plant materials should be hardy low maintenance native plant varieties.
- .18 buildings shall be sited and slopes suitably graded and landscaped to maintain the natural topography.
- .19 Retaining walls shall receive high quality finishing and be largely concealed by vegetation. Retaining walls must be no taller than 1.8 metres. If a proposed development requires retaining walls in excess of 1.8 metres terracing of the site shall be utilized.
- .20 Off-street parking shall be provided in a number of smaller parking areas rather than one large area.

- .21 All roads, parking areas, and driveways shall be constructed to a paved or hard surfaced standard.
- .22 Site access must provide safe pedestrian and bicycle routes.

DEVELOPMENT PERMIT AREA No. 11 – AIRPORT

Category

Development Permit Area No. 11 is designated under Section 919.1 (f) of the Local Government Act for the establishment of objectives for the form and character of commercial development lands (air side and groundside) located on the airport lands as shown on Schedule C. Operational airport activity and uses on immediately adjacent lands are regulated under federal jurisdiction.

Justification

The Northwest Regional Airport serves as a gateway to Terrace and an economic driver for the northwest region of the province. The adjacent commercial land uses play a critical role in a visitor’s first impressions of the city. Therefore a high quality of design and functional planning and site development is essential. The design guidelines for this DPA reflect the particular characteristics of the commercial activity adjacent to the operational airport and its site context, including such elements as topography and climate.

Guidelines

- .1 The guidelines for Development Permit Area No. 11 are contained in Appendix E, Airport Design Guidelines, which are attached to and form part of this Bylaw.





PART F: DEVELOPMENT APPROVAL INFORMATION

DEVELOPMENT APPROVAL INFORMATION AREAS

For the purposes of section 920.1 of the Local Government Act, an Official Community Plan may require development approval information in relation to Zoning Bylaw amendments, development permits and temporary commercial or industrial use permits.

Development approval information may be required by the City to better understand and anticipate the impacts of a proposed activity or development on the community including, without limiting this, information regarding impact on such matters as follows:

- a) transportation patterns and traffic flows;
- b) local infrastructure;
- c) public facilities including parks and schools;
- d) community services; and
- e) the natural environment and hazardous conditions.