

CITY OF TERRACE

BYLAW NO. 2142 – 2018

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

WHEREAS by Section 472 of the Local Government Act, the Council of a municipality may, by bylaw, adopt a community plan prepared; and

WHEREAS by Section 473 the Council of the City of Terrace has had a community plan prepared for all areas of the municipality, which is attached as Schedules A to H, and deems it desirable to designate the community plan as the Official Community Plan; and

WHEREAS in accordance with Section 475 of the Local Government Act, Council considers that the necessary persons, organizations and authorities have been consulted, and that this consultation has been early and ongoing, and considers those affected to have been provided appropriate opportunities to provide input; and

WHEREAS in accordance with Section 477 of the Local Government Act, Council has considered the Official Community Plan in conjunction with its financial plan and applicable waste management plans, and has referred it to the Agricultural Land Commission and has held a public hearing;

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

- 1.0 Official Community Plan Bylaw No. 1983-2011, and amendments thereto, is hereby repealed, with the noted exceptions below in section 2.0, and replaced with the Official Community Plan, attached as Schedules A to H, and forming part of this Bylaw.
- 2.0 Appendices to the Official Community Plan (copies available from the Planning Department):
 - 1) Appendix A - "Identification and Evaluation of Environmentally Sensitive Areas within the City of Terrace, B.C.", prepared by ECL Envirowest Consultants Limited and Urban Systems Limited remains unchanged and forms part of this Bylaw.
 - 2) Appendix B - "Land Development Guidelines for the Protection of Aquatic Habitat", prepared by the Habitat Management Division of the Department of Fisheries and Oceans and the Integrated Management

Branch of the Ministry of Environment, Lands and Parks (1992) remains unchanged and forms part of this Bylaw.

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

This Bylaw may be cited, for all purposes, as "Official Community Plan Bylaw No. 2142 – 2018."

READ a first time this 23^d day of October, 2017.

READ a second time this 23^d day of October, 2017.

PUBLIC HEARING HELD this 27th day of November, 2017.

AMENDED and READ a third time this 27th day of November, 2017.

ADOPTED this 8th day of January, 2018.

Mayor

Clerk

City of

TERRACE

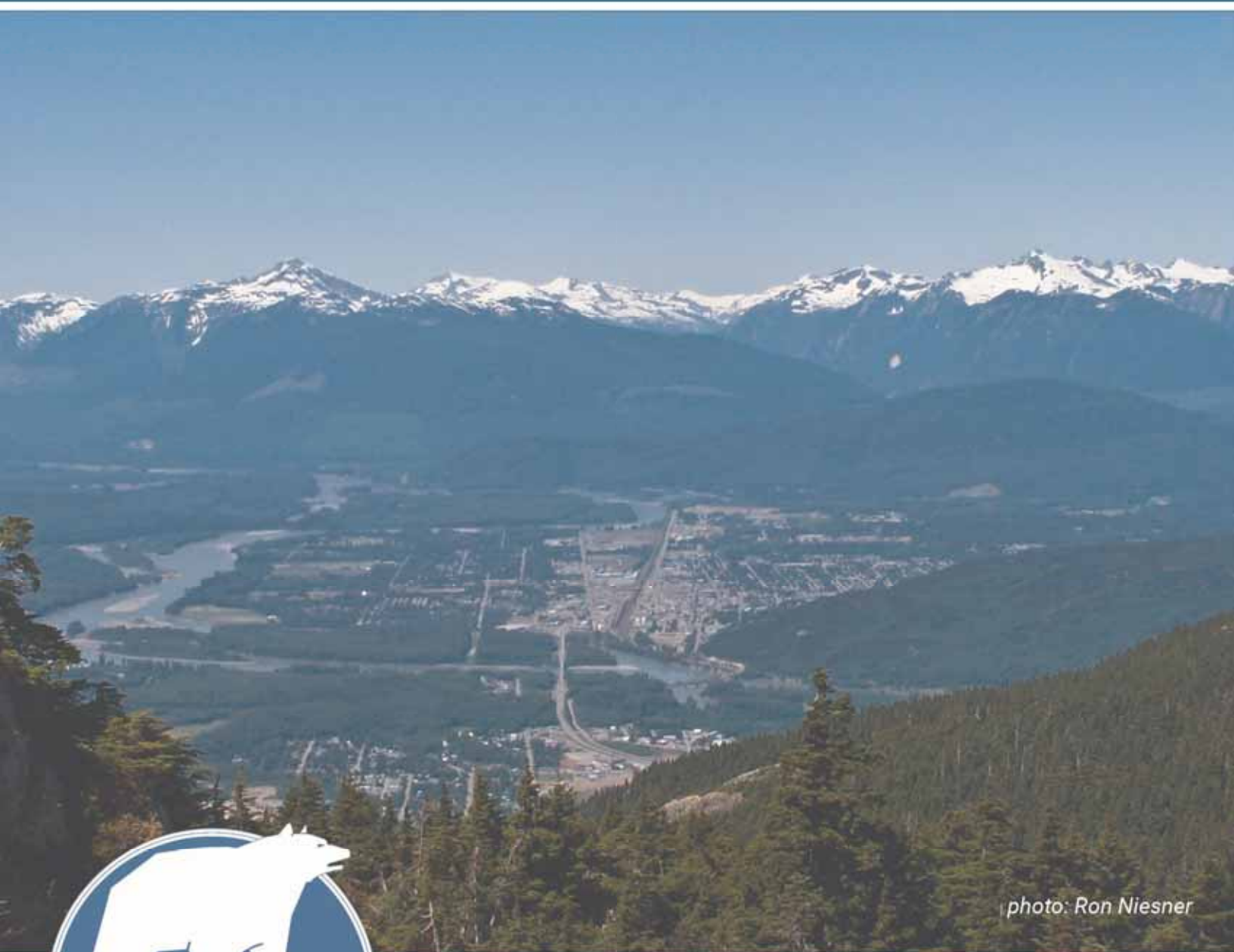


photo: Ron Niesner



**THE CITY OF
TERRACE**

Official Community Plan

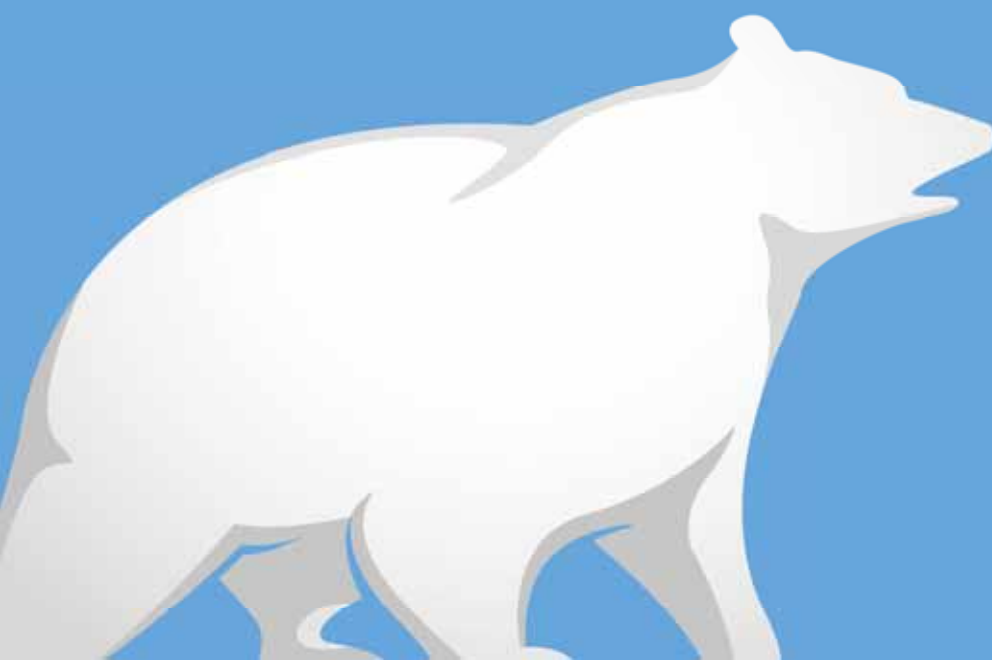
City of Terrace

2017 OFFICIAL COMMUNITY PLAN

BYLAW NO. – SCHEDULE A

Table of Contents

TABLE OF CONTENTS	2	COMMUNITY VISION	14
		COMMUNITY VISION	16
		GUIDING PRINCIPLES	17
INTRODUCTION	3	COMMUNITY GOALS	18
BACKGROUND	4	ABUNDANT LOCAL FOOD SYSTEMS	19
REVISION PROCESS	5	COMPACT AND COMPLETE NEIGHBOURHOODS	24
COMMUNITY PROFILE	7	DIVERSIFIED AND COORDINATED ECONOMY	27
POPULATION OVERVIEW	9	A VIBRANT DOWNTOWN	33
CLIMATE CHANGE	11	NATURAL ENVIRONMENTS, OUTDOOR ACTIVITIES AND ACCESS	35
		VISIBLE AND VIBRANT ARTS, CULTURE AND HERITAGE	40
		SOCIAL WELL-BEING AND ACCESSIBLE RECREATION	42
		INTEGRATED AND ACTIVE TRANSPORTATION NETWORK	45
		WATER, ENERGY, INFRASTRUCTURE AND LIQUID WASTE MANAGEMENT	48
		SOLID WASTE REDUCTION AND MANAGEMENT	51



LAND USE DESIGNATIONS 53

LAND USE DESIGNATIONS	54
NEIGHBOURHOOD RESIDENTIAL	55
URBAN RESIDENTIAL	56
RURAL RESIDENTIAL	57
DOWNTOWN COMMERCIAL	58
GENERAL COMMERCIAL	59
AIRPORT COMMERCIAL	60
COMMUNITY AND PUBLIC USE	61
PARKS, RECREATION AND OPEN SPACE	62
INDUSTRIAL	63
AGRICULTURE	64
RESOURCE EXTRACTION	65
URBAN CONTAINMENT BOUNDARY	66
URBAN HOLDINGS	67

DEVELOPMENT PERMIT AREAS 68

DEVELOPMENT PERMIT AREAS	69
1. ENVIRONMENTALLY SENSITIVE AREAS	71
2. HAZARD SLOPE PROTECTION	76
3. FLOODPLAIN	77
4. DOWNTOWN	78
5. COMMERCIAL	79
6. INDUSTRIAL	81
7. MULTI-FAMILY	83
8. GATEWAY ENTRY	85
9. LARGE FORMAT RETAIL	87
10. HILLSIDE RESIDENTIAL	88
11. AIRPORT	90

DEVELOPMENT APPROVAL 92

DEVELOPMENT APPROVAL INFORMATION AREAS	93
--	----

SCHEDULES 95

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 96

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
APPENDIX H – KEITH ESTATES NEIGHBOURHOOD CONCEPT PLAN



Part A
Introduction

BACKGROUND

The *British Columbia Local Government Act* 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.

An Official Community Plan is a long term, high level guiding document that supports land use management and defines a future vision for the development of a community. An OCP helps a community adapt to changes and challenges.

An OCP states policies related to residential, commercial, agricultural, industrial and recreational land needs. It may also include policy statements concerning community aspects such as social well-being and enhancement of the natural environment, as well as other broad objectives for the benefit of the community.

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 living document and can be amended as required. During the lifespan of an adopted OCP, factors such as changes in population and the economy will influence when and to what extent the various community goals, objectives and policies are implemented.

An OCP serves to guide a City Council in decision making. It is a reference document for City staff as well as 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 the City of Terrace's future vision for a vibrant and sustainable community.

REVISION PROCESS

The City of Terrace undertook a major OCP revision process in 2009.

The 'Terrace 2050' planning and engagement process was municipally-led but community-driven. City planning staff and a Council-appointed Sustainability Task Force coordinated the process.

The primary objective of 'Terrace 2050' was to maximize participation and stakeholder input to ultimately develop a shared vision for the future of our community. Terrace 2050 allowed for the creation of a long-range vision, along with the shorter-term policies and goals to support that vision.

The process resulted in Terrace's *Strategy for Sustainability* (2009). This document, and what the community told us during the 2009 consultation process, are the foundation for the community vision and goals in both the 2011 OCP and this 2017 OCP.

PLANNING FOR CHANGE

Over the past few years, our community has grown and changed. The economic, social and environmental landscape is different today than it was in 2011. Changing economic trends and environmental policies at a national and global level have local impacts. In addition, the anticipation of large industrial projects coming to the region has changed Terrace's expected outlook for growth and community needs, prompting a need to revise and update our OCP.

This OCP defines a strong vision and clear plan in preparation for continued growth and change in and around our community.



During the update process, we identified three key objectives:

1. Revisit the community vision developed between 2009-2011 to ensure it still reflects community residents' desires.
2. Ensure the community goals, objectives and supporting policy still support the community vision.
3. Ensure our land use policies and guidelines are in line with updated population projections.



GATHERING INPUT

As part of the update process, the City held several stakeholder meetings and distributed specific sections of its 2011 OCP to key groups for feedback. We provided opportunity for public input through a drop-in style coffee house and through our booth at the annual Terrace Business Expo.

The City also invited ongoing input, specifically through the online forum 'Placespeak'. We took part of our consultation process online in an effort to reach out in new ways and connect with residents that might not attend consultation events.

The City conducted an online survey and held a photography contest as part of this update. We had over 250 responses to the online survey. The findings from this survey as well as the input received during the public events were used to inform and update the community vision, goals and supporting policies.

In the six years since our last OCP, the City has also completed various planning processes, which helped inform and update our 2017 OCP. These include:

- Transportation Master Plan (2016)
- Parks and Recreation Master Plan (2015-2016)
- Housing Needs Assessment Update (2014)
- Zoning Bylaw Update (2014)
- Keith Estates Neighbourhood Concept Plan (2014-15)

COMMUNITY PROFILE

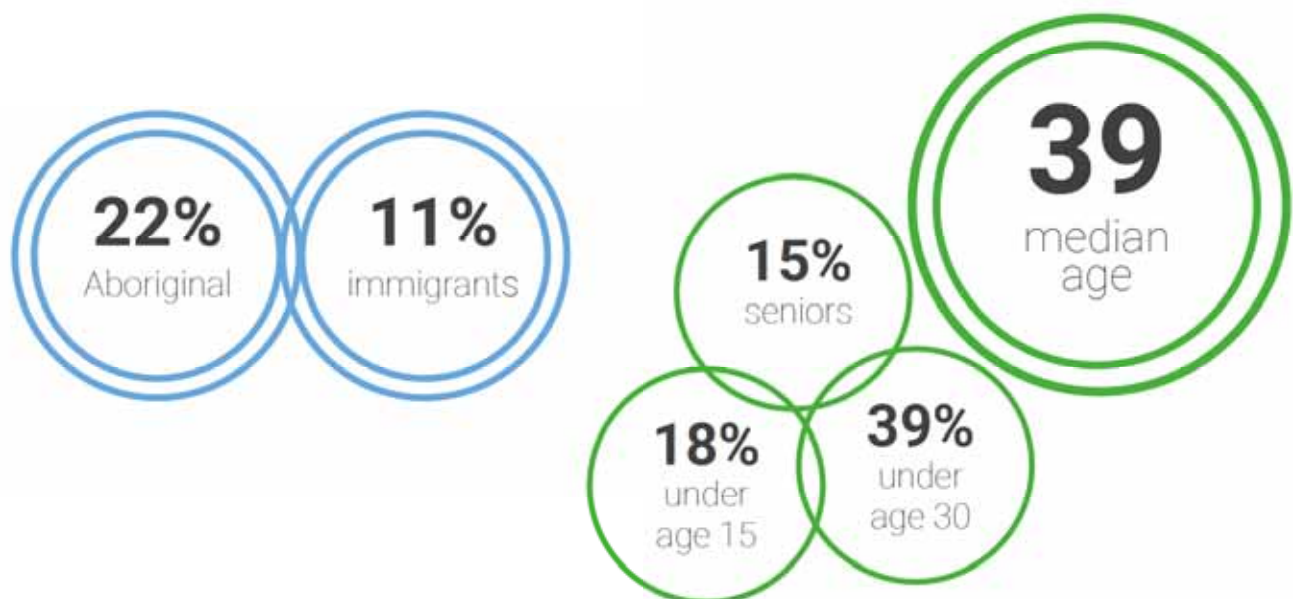
The City of Terrace is situated along the Skeena River, surrounded by a series of benches – or terraces – formed by glacial deposition.

Indigenous peoples have inhabited this area of Northwest BC for thousands of years; Terrace exists within one of the oldest continually occupied areas of North America. The City of Terrace has a close relationship with the Kitselas and Kitsumkalum First Nations and acknowledges that our community exists on unceded Tsimshian territories. We will strive to continue strengthening our relationships with these First Nations through implementing the Calls to Action of the Truth and Reconciliation Commission specific to local government.

Centrally located in Northwest BC, we are home to many of the region's business and government services. The City has a compact built form and a small town atmosphere. The region experiences a temperate coastal climate with warm summers and mild winters.

The City of Terrace encompasses a total land area of 5,958 hectares. This total land base is divided into two separate land parcels: 2,061 hectares makes up the City's urban area while an additional 3,897 hectares, located south across the Skeena River, encompasses the Northwest Regional Airport and the Skeena Industrial Development Park lands. The airport and the adjacent industrial lands were transferred to the municipality in two stages, first in 1999 and then in 2010, further expanding the boundary.

Terrence is located within the Regional District of Kitimat-Stikine which covers an area of 107,000 km² in Northwestern British Columbia. Member municipalities in this regional district include Kitimat, Stewart, Hazelton and New Hazelton.





Terrace is a relatively youthful community, both compared to the Province of BC and the Regional District of Kitimat-Stikine. About 18% of residents are under age 15, and approximately 39% are under age 30, compared to only 15% and 35% province-wide.

At the other end of the age spectrum, Terrace has fewer seniors; only 15% of residents are 65 or older compared to the provincial average of about 16%. The population of seniors has been steadily increasing since 2006 and this trend is expected to continue in coming years.

Overall, the median age of Terrace residents has increased from 33.7 in 2001 to 38.8 in the 2016 census. This is still relatively young compared to the 2016 median age in BC of 43.

Data on immigration is not yet available for 2016. Immigrants comprised almost 11% of the population in 2011. About 7% immigrated here between 2006 and 2011. A similar increase is expected in the 2016 census, continuing to add to Terrace's cultural diversity.

Another unique and important feature of the local population is the Aboriginal composition. A significant share of the Terrace and Regional District population are of Aboriginal descent. About 22% of the Terrace population identify themselves as Aboriginal compared to 19% in the greater Terrace area (as of 2011). This is significantly higher than the provincial average of just over 5%.

Household size has increased from 2.1 persons per household in 2011 to 2.5 in 2016. This is slightly higher than the provincial average of 2.4 persons per household.

POPULATION OVERVIEW

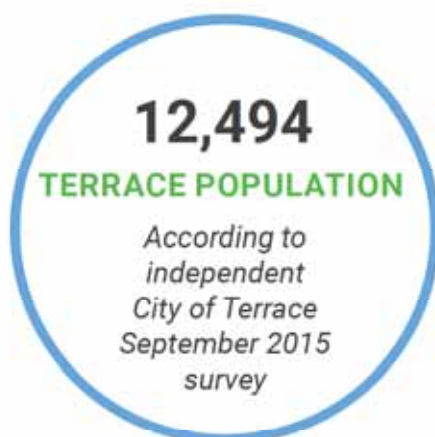
Between 2006 and 2011 the City of Terrace saw a 1.5% increase in population, reversing a 10-year trend of population decline. The upward population trend continued between 2011 to 2016, with a 1% increase.

In the 2016 national census, the City of Terrace had a population of 11,643 people with approximately 7,000 additional persons residing in neighbouring residential and rural areas of the Regional District of Kitimat-Stikine (RDKS). These neighbouring areas include the communities of Thornhill, Queensway, Old Remo, New Remo, Usk and Kleanza. Neighbouring First Nations communities of Kitselas (Kulspai and Gitaus) and Kitsumkalum had populations of 663 and 750 persons respectively in 2011.

The 2011 OCP projected a modest annual population increase for Terrace of 0.8% over 20 years, which translated to an additional 120 new residents per year or 2,400 over 20 years.

The economic landscape has changed since 2011. Between 2011 and 2017, the City of Terrace experienced greater economic and population growth compared to the 5-year period between 2006-2011. Economic growth influences over the past six years include, but are not limited to, the following projects:

- Rio Tinto Alcan (Kitimat Modernization Project)
- Fairview Terminal Container Port Expansion
- Amenity migration attracting adventurers and outdoors enthusiasts
- Mining Projects
- Speculation related to proposed Liquefied Natural Gas development
- Hydroelectric Projects
- Ridley Island Terminal Expansion
- Skeena Industrial Development Park (Terrace Airport Lands)



In 2015, the City of Terrace undertook an independent population survey. The survey estimated the total population at the time at 12,494.

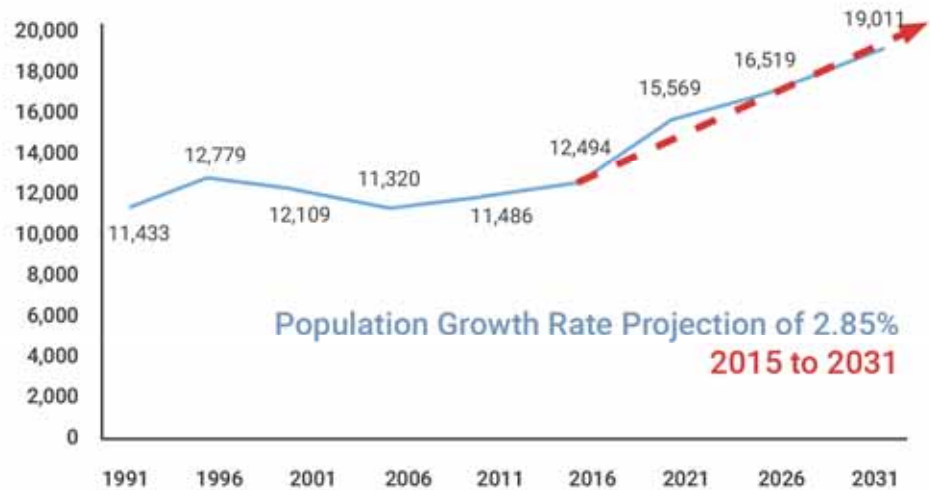
This population was estimated to be made up of 11,948 usual residents (people whose primary residence is in Terrace) as well as a shadow population of 546 (people whose primary residence is elsewhere, but who were living or staying in Terrace when the survey was taken).

This independent population survey helped to illustrate information that the census doesn't manage to capture, which in turn helps us anticipate population pressures that are created when Terrace experiences periods of sudden growth.

The 2015 baseline population estimate of 12,494, derived from the September 2015 survey, was used to produce three population projections for the City. The three scenarios use the impacts of varying levels of economic development to predict future population growth.

The City of Terrace uses these projections to ensure the City meets the land use and community needs of various future populations.

A projected population growth rate of 2.85% has been adopted for this OCP and will ensure sufficient lands are available to accommodate the growth of the community beyond 2025.



POPULATION GROWTH SCENARIOS

Low Growth

One manufacturing facility is built at the Skeena Industrial Development Park, one regional mine proceeds, and regional economic activity continues at current levels.

The population of Terrace increases to 13,731 people by 2020, and to 13,823 by 2025.

The trajectory is increasing for the entire ten year projection horizon and sees a

10.6% population increase

Medium Growth

Three manufacturing facilities are built at the Skeena Industrial Development Park, two regional mines proceed, and one LNG facility with associated pipelines proceeds.

The population of Terrace increases quickly to 15,905 by 2020 as a result of construction jobs related to large industrial projects and then population growth slows to 16,061 by 2025, for a

29% population increase

High Growth

Ten manufacturing facilities are built at the Skeena Industrial Development Park, two regional mines proceed, and three LNG facilities with associated pipelines proceed.

Terrace's population increases to 18,269 by 2020 as a result of construction jobs related to large industrial projects and reaches 19,105 in 2025, for a

54% population increase

CLIMATE CHANGE

In 2007 the Province of BC, the Union of BC Municipalities (UBCM) and local governments agreed, through the *BC 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.

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

ENERGY BASELINE

To assist local governments in measuring emissions reductions, the Provincial Ministry of Environment prepared a GHG inventory, the Community Energy and Emissions Inventory (CEEI), for every regional district and municipality (CEEI 2007). This Inventory provided a baseline for future comparison and assists in monitoring our progress towards achieving our targets identified in 2011, which we have kept consistent for this OCP update.

The CEEI represents annual energy consumption and resulting GHG emissions from community buildings and solid waste.

According to results from the 2007 CEEI, the City of Terrace emitted 39,854 tonnes of carbon dioxide equivalent (CO₂e) in 2007 from buildings and solid waste combined. This data does not include vehicular emissions, so this baseline does not fully capture our emissions profile. Nonetheless, the data provided helps to track our community emissions from buildings and solid waste over time.

In addition to the baseline year of 2007, the Province of BC has provided inventories for 2010 and 2012. According to their data, emissions increased to 45,648 CO₂e in 2010 and then decreased to 33,066 CO₂e in 2012.

The Province of BC has not yet provided data updated past 2012. However, if we can assume that emissions past 2012 continued to decrease or stay the same, this would mean that we exceeded our goal of the 5% below 2007 levels by 2015.

GREENHOUSE GAS EMISSIONS & REDUCTION TARGETS

In 2011, as part of our update process, the City of Terrace set the following greenhouse gas reduction targets for our community, based on 2007 levels:

5% below by 2015

- 11% below by 2020
- 80% below by 2050

The City of Terrace is committed to addressing climate change and these greenhouse gas emissions and reduction targets were adopted to establish ambitious yet realistic goals for our community. Development of these targets considered our local and regional context.

These targets, set in 2011, remain unchanged in this OCP update.

MUNICIPAL LEADERSHIP

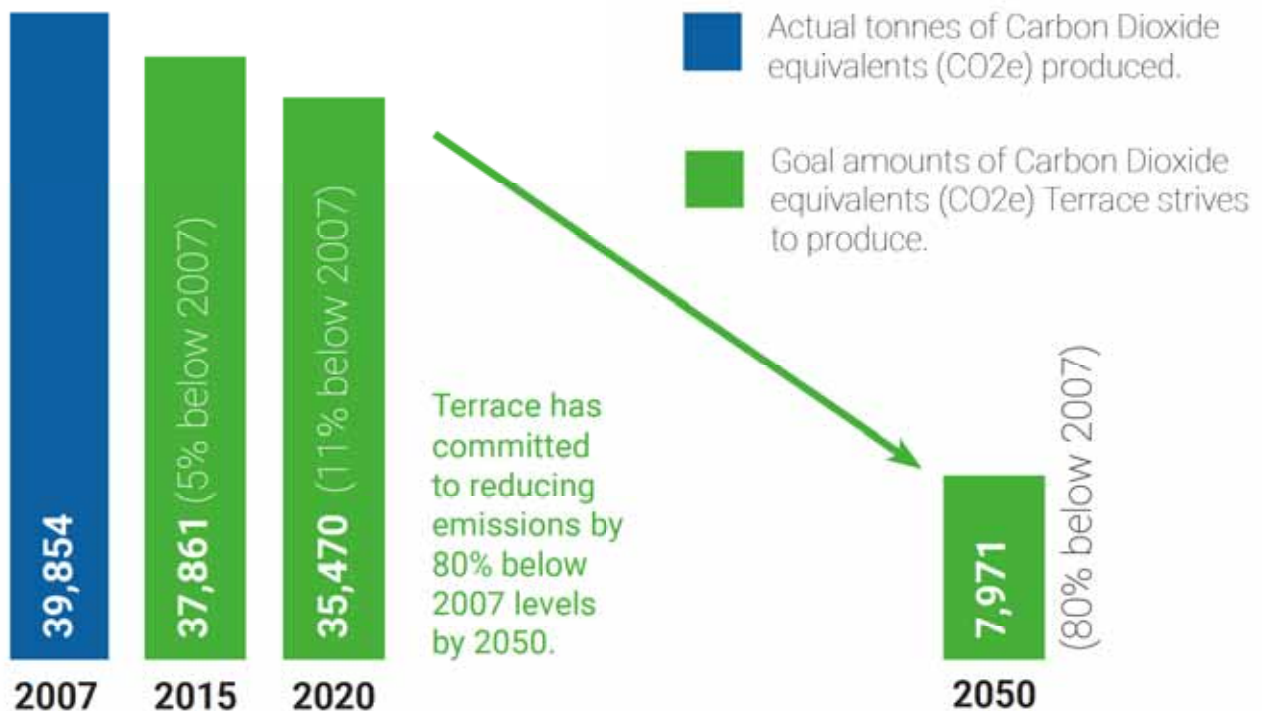
Corporately, the City is continually striving to reduce our GHG emissions.

We started annually measuring our corporate emissions in 2009. While our city has grown, our total emissions decreased between 2009 and 2016.

In 2009 we produced 1447 tonnes of carbon dioxide equivalent (tCO₂e). In 2016 this dropped to 1327 tCO₂e.

Our corporate emissions are comprised of our fleet emissions and emissions from heating and lighting our buildings and facilities. Buildings make for the largest component of our emissions.

With this in mind, every year we upgrade our buildings and facilities with a focus on projects that will simultaneously save money and reduce our energy needs.



ADAPTING TO CLIMATE CHANGE

Adapting to climate change means anticipating the adverse effects of climate change and taking appropriate action to prevent and minimize potential harm and damage. Adapting to climate change also means taking advantage of the new opportunities that may arise (NRCAN 2010). Climate change will have significant impacts on the planet.

For the City of Terrace, the effects of climate change will result in:

- Faster snow melts, increased precipitation, and heavy rain events
- More extreme heat events, hotter summers, longer growing seasons, and increase in invasive species
- An increase in extreme weather events such as flooding, forest fires, and droughts
- Glacier reduction and reduced snow pack affecting the flow of rivers, and impacting tourism, hydroelectric power, and aquatic and terrestrial habitats
- Other unidentified effects that we have not yet anticipated (LiveSmart BC 2015).



In order to sustainably support the community of Terrace, climate adaptation involves taking action today to adapt and prepare for climate change. In addition, we need to decrease our impact on the planet. Identifying and applying climate adaptation measures in response to climate change are vital to the City's future.

WHAT CAN YOU DO?

Individuals, businesses, and governments play a key role in climate change. Our day-to-day actions and decisions – such as how we get around, what we eat, how we live, and how our community grows can play a major role in slowing climate change.

The City of Terrace's approaches to addressing climate change at the community level are found throughout Part C of this document, within the Community Goals section.



Part B

Community Vision

Community

Simple Definition

- a: a group of people who live in the same area (such as a city, town, or neighbourhood)
- b: a group of people who have the same interests, religion, race, etc.
- c: a group of nations

Full Definition

- a: unified body of individuals: as a: state, commonwealth
- b: the people with common interests living in a particular area; broadly: the area itself <the problems of a large community>
- c: an interacting population of various kinds of individuals (as species) in a common location
- d: a group of people with a common characteristic or interest living together within a larger society <a community of retired persons>
- e: a group linked by a common policy
- f: a body of persons or nations having a common history or common social, economic, and political interests <the international community>
- g: a body of persons of common and especially professional interests scattered through a larger society <the academic community>

– From Merriam Webster Dictionary online,

www.merriam-webster.com

COMMUNITY VISION

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 diverse economy, and will maintain a small town feel. Compact development and prominent pedestrian paths and bikeways will connect people in their daily travels and excursions. Local businesses will thrive, and support Terrace as a business and retail destination.

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.

Community is where people, ideas, and energy converge. People in communities have always gathered to imagine their future together and create a vision. This process is ongoing as communities adjust their vision in light of changing circumstances.

An in-depth community visioning process – with the theme 'Terrace 2050' – took place in Terrace between 2009 and 2011, resulting in the 2011 OCP Community Vision.

During the 2015-2017 OCP update process, community residents reviewed the 2011 vision. Overwhelmingly, we heard from residents that the 2011 vision still reflected their vision for the future of Terrace.

Slight updates have been made to the Community Vision statement based on community input, but generally the community vision remains similar to 2011.

GUIDING PRINCIPLES

Four principles provide the over-arching direction for this OCP. These principles reflect the necessary integration of environmental, economic, social and cultural considerations in our community. These principles were developed through the OCP revision in 2009, and were revisited and slightly revised during our engagement process in 2015-2017.

COMMUNITY VITALITY

We will achieve community health by supporting healthy housing for all citizens and maximizing access to healthy food, as well as the amount of food that is grown, raised and produced locally. 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 includes 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 redundancies.

EFFICIENT RESOURCE USE AND CLEAN ENERGY

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

COMMUNITY RESILIENCE

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 and the resulting resilience of Terrace as a community will be realized by finding the balance between immediate and long-term social, environmental, economic and cultural needs.



Part C

Community Goals

ABUNDANT LOCAL FOOD SYSTEMS

The City has the ability to play a significant role in supporting local food systems and increasing overall capability of the community to produce food. Protecting our existing arable land will ensure the food security of residents today and into the future.

Agricultural production has been declining in Terrace and area in recent years. Strengthening our local food systems will help increase our residents' access to healthy food while fostering community connections. When we produce and secure our food locally, we reduce our reliance on outside food systems. Decreasing the distance our food travels, reduces air pollution and ultimately allows us to become more self sufficient.

Terrace has a rich history of hunting, gathering and fishing. The Skeena River contains all five species of salmon which First Nations have always depended on. Many residents of Terrace and adjacent communities rely upon and enjoy the opportunities to fish, hunt and harvest native plants such as fiddleheads and mushrooms. Throughout the winter, many families rely on food they harvest in the summer and fall. Despite access to foods from the land, many residents in Terrace and area face food security issues.

A community is 'food secure' when everyone obtains a safe, personally acceptable, nutritious diet through a sustainable food system that maximizes self-reliance (Hamm and Bellows 2003).

FOOD SECURE

A community is "food secure" when everyone obtains a safe, personally acceptable, nutritious diet through a sustainable food system that maximizes self-reliance and social justice.

(Adapted from Hamm and Bellows)

In 2013, in an effort to develop policy to support food security in Terrace and area, the City of Terrace and the Regional District created an *Agricultural Land Use Inventory* (ALUI) and developed an *Agricultural Area Plan* (AAP) for the Greater Terrace area.

The AAP focuses specifically on the Terrace area and considers many of the unique climatic conditions within our community. However, the AAP also recognizes that the agricultural and food security challenges and opportunities we face are set in a national and global context.

Global trends and challenges include the increasing concentration of agricultural production in the hands of fewer companies, as well as the loss of critical habitat and biodiversity. Our goal to create an abundant local food system focuses on local dynamics while considering the global context.

The following objectives incorporate policy recommendations from both the *Agricultural Area Plan* (2013), the *Agricultural Land Use Inventory* (2013) as well as documents from Northern Health.



OBJECTIVE #1

Promote land use choices that support community food security goals.

Supporting Policy

- Maintain access to traditional food on public lands where sources of these foods have been identified.
- Maintain high quality agricultural land for food production and farming.
- Facilitate the availability of information regarding the Agriculture Land Reserve (ALR) as well as ALR regulations.
- Support existing community garden areas. Explore options for the development of new community gardens, focusing on underserved areas of the community.
- Explore opportunities to develop community food gardens in public spaces, right-of ways, and utility corridors.
- When updating bylaws and regulations, continue to expand where urban agricultural activities are permitted.
- Collaborate with Northern Health to support their food security advocacy work. (See Food Security Model on next page.)

THE NORTHERN HEALTH FOOD SECURITY MODEL

Food Security can be addressed through a continuum

Stage 1

Decrease Household Food Insecurity.

- Food insecurity surveillance
- Poverty reduction strategies
- Guidelines for healthier food choices in food banks, food hamper programs
- Social housing initiatives

Stage 2

Increase Community Food Security through Capacity, Skills, and Engagement.

- Community gardens and kitchens
- Good food box programs, bulk buying clubs, buy local events
- Local food networks
- Seedy Saturday

Stage 3

Increase Community Food Security through Policy and Systems Change.

- BC food security gateway
- Plan H: Healthy Built Environments Toolkit – Food Systems Section
- Provincial and Regional Food Networks (BC Food Systems Network)
- Farmers' markets
- *Farm 2 School* initiatives
- Municipal Official Community Plans and Sustainability Plans



northern health
the northern way of caring

OBJECTIVE #2

Increase overall percentage of food grown and consumed locally.

Supporting Policy

- Support and explore new opportunities for edible landscaping.
 - Provide support for residential food production efforts, including greenhouse operations, rooftop gardens, backyard gardens, and urban chickens and bees. Work with community groups and non-profit organizations to implement these efforts.
 - Establish food production or communal garden space requirements for all new medium- and high-density residential developments.
- Examine opportunities to expand options for mobile food vendors market garden sales in our community, and encourage nutritious and local food choices in accessible locations.
 - Support local food buying programs and initiatives.
 - Work collaboratively to promote education on traditional local and wild foods, and opportunities for fishing, hunting and harvesting.
 - Provide better information on opportunities to raise urban backyard chickens and bees in Terrace.



OBJECTIVE #3

Promote and support community-based agricultural activities.

Supporting Policy

- Through partnerships between community groups, other levels of government and the health authority, work to increase public awareness of the link between local food and a healthy environment and populace.
- Continue to establish an archive of historical agricultural information – include maps and publications from historical experimental farms, the BC Department of Agriculture, and the Canadian Department of Agriculture, as well as other local historical records and a bibliography of agricultural publications and links.
- Support the marketing and sales of local food and producers to improve the economic viability of food production in the community.
- Encourage small scale commercial food production where city zoning permits. Consider innovative options for interim use of underutilized lands for food production.
- Support regional opportunities for agritourism development and activities.
- Work in partnership with the Regional District to support and facilitate the availability of soil capability mapping.
- Aim to include 25% of locally grown food at municipal events and develop monitoring tools to evaluate the level of success.

OBJECTIVE #4

Prepare for effects of climate change on agriculture.

Supporting Policy

- Work with regional agrologist to better understand how changes to the climate may impact the agricultural potential of our area, and the risks and opportunities associated with these impacts.
- Recognize the importance of understanding our local climate in successful food production through:
 1. Compiling climate information relevant to local agriculture
 2. Supporting workshops regarding climatic factors important to agriculture and
 3. Facilitate the availability of information related to climatic growing techniques such as greenhouse production.

COMPACT AND COMPLETE NEIGHBOURHOODS

In 2014, the City of Terrace undertook an update of its 2009 'Housing Needs Assessment' and identified that the City was facing the "complex challenge of addressing the housing needs of the current populace while accommodating new population growth and market pressures." The updated 2014 Housing Needs Assessment concluded that, where possible, the municipality should continue to expand measures to facilitate affordable housing and a diversity of housing forms.

Access to a diverse range of safe, affordable and accessible housing options, both public and private, is vital to the well-being, health, independence and quality of life for the community's residents. Providing 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 all stages of life.

The development of healthy, affordable and safe housing options is critical for the creation of complete neighbourhoods. A complete neighbourhood and community provides access to a range of services and amenities within walking distance of all residences. A complete 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 also enhances the livability of neighbourhoods and the community.

The following objectives have incorporated policy recommendations from the updated Housing Needs Assessment - *Housing Terrace: Trends, Needs and Directions* (2014) and the *Terrence Housing Action Plan* (2015).



OBJECTIVE #1

Promote livability by encouraging mixed land use including neighbourhood commercial developments, residential density and housing location.

Supporting Policy

- Encourage residential development in the downtown core.
- Monitor the stock of market rental housing units on a regular basis and encourage development of additional rental units.
- Support the development of short stay accommodation units, such as a hostel, for new residents.

OBJECTIVE #2

Promote energy efficiency in existing housing stock.

Supporting Policy

- Support the retrofitting of older dwellings to increase current housing stock energy efficiency, for example, promote Retrofit Loan Financing programs available through local banks.
- Continue to actively promote existing provincial energy conservation programs. Consider developing municipal incentives through the permitting fee structure for renovations and home improvements that enhance energy efficiency.
- Implement a sustainability checklist for new development focused on energy efficiency.
- Through partnering with utilities, work to ensure all residents are aware of available provincial utility incentives.

OBJECTIVE #3

Provide housing which meets the needs of all residents. Emphasize housing for persons with disabilities, seniors, students, 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.
- Work with the secondary institutions to support setting up a housing registry for students.

OBJECTIVE #4

Encourage diversity of dwelling units in all neighbourhoods.

Supporting Policy

- Encourage and promote density bonuses as incentives for mixed-use multi-unit development.
- Encourage a mix of market and non-market rental units in all areas of Terrace.
- Recognize and support the movement toward smaller housing types through policy and bylaw changes where appropriate.

OBJECTIVE #5

Strive to achieve accessibility to accommodate residents with special needs in all new housing.

Supporting Policy

- Establish clear definitions regarding accessibility and special needs housing.
- Ensure new housing units are 'visit-able' through a review of bylaw regulations and provision of incentives.
- Revise regulations to achieve 10% accessible units in all new multi-family developments.

OBJECTIVE #6

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

Supporting Policy

- Continue to support the City's housing committee to provide ongoing direction to Council on key housing issues, needs and opportunities for action.
- Communicate with adjacent communities, Regional Districts and First Nations, regarding housing challenges and opportunities.
- Be proactive in pursuing government funding sources for creating non-market affordable housing and upgrades to the existing housing stock.

OBJECTIVE #7

Strive for neighbourhoods across the City to be linked for safe walking, cycling and efficient public transit opportunities for residents.

Supporting Policy

- Identify existing natural areas and green spaces that can serve as pathway corridors and links between neighbourhoods. Existing trails will be retained in new developments.
- Incorporate and link pathways or walkways between subdivisions and neighbourhoods to increase accessibility and safe linkages to schools, parks, and other public services and amenities.
- Include sidewalks as a requirement for road construction in new subdivision development in the Subdivision and Development Bylaw.

DIVERSIFIED AND COORDINATED ECONOMY

Terrace is the service and supply centre of Northwest BC. The City has become a shopping and service hub due to our central location, excellent infrastructure and diversity of economic opportunities. This makes our community a stable climate for investment and a strategic location for businesses and service organizations looking to access broader, regional markets.

Based on employment numbers, retail and government services are the largest sectors in Terrace. However, major mining, energy and manufacturing projects proposed and in progress in Northwest BC have had a significant impact on our local economy. Forestry has historically been the backbone industry of our community and maintains its importance.

The strength of our local economy also relies on access to global markets and outside investment in our community. The City of Terrace has been working since 2011 with the Qinhuangdao Economic and Technological Development Zone (QETDZ) on the development of the Skeena Industrial Development Park; and in 2015 we entered into a 'friendly exchange agreement' with the city of Qinhuangdao, China.

Economic cycles have highlighted the importance of strengthening our local economy, while simultaneously continuing to attract new investment. As stated in our 2016 Economic Development Strategy, it is a 'suite of strategies, projects and programs that will support the quality of life and resiliency of our community'.

The global and local economic context has changed over the last few years; however, the main economic objectives identified in the City of Terrace's 2011 OCP remain consistent. We will continue to work with our First Nation neighbours and neighbouring communities to facilitate economic growth locally and within our region. We will continue to focus on building and supporting our local businesses and entrepreneurs. Additionally, we will continue to recognize the significant and ongoing contribution that tourism makes to our local economy; therefore, we will encourage and support development and investment that support local and regional tourism.

Since the adoption of the previous OCP in 2011, the City of Terrace has undertaken a Neighbourhood Concept Plan (NCP) for the largest parcels of brownfields in our community. This document, the Keith Estates NCP (2014), forms part of this bylaw. Completing this concept plan was a critical step in planning for future growth and economic development in our community as these are some of the only remaining central pieces of land suitable for industrial, high density residential, and commercial development in our city.

The following section incorporates policy recommendations from the City of Terrace Economic Development Strategy (2016) and the Keith Estates NCP (2014). In turn, the Economic Development Strategy will use objectives from this OCP as broad objectives.



OBJECTIVE #1

Support for local economic viability and vitality.

Supporting Policy

- Support a diversified and vibrant economy by encouraging a broad range of commercial, service, technology, tourism and industrial businesses.
- Encourage continued development of locally-owned businesses in Terrace.
- Strengthen community and regional economic development through enhanced cooperation and coordination with other economic development agencies. Coordinate messaging and marketing efforts with neighbouring communities whenever possible.
- Continue to promote Terrace as the strategic location to do business in the Northwest, and as the service and supply centre for the region.

OBJECTIVE #2

Support local and regional tourism initiatives.

Supporting Policy

- Continue enhancements to community facilities and public gathering spaces.
- Work with neighbouring First Nations and Regional Districts to develop cultural tourism.
- Complete the implementation of the City of Terrace Wayfinding Strategy to direct visitors to points of interest within our City and downtown.
- Continue to facilitate collaborative planning and marketing initiatives with neighbouring communities to promote the Northwest as a regional destination.

OBJECTIVE #3

Develop a highly coordinated and diversified regional economy.

Supporting Policy

- Harmonize economic development strategies with the Regional District of Kitimat-Stikine to support potential opportunities and continue joint initiatives.
- Maintain and review as necessary, cooperation and partnering agreements with Kitsumkalum and Kitse-las First Nations.
- Foster relationships with the Nisga'a Lisims Government and communities of the Nass Valley for mutual economic and social benefit.

OBJECTIVE #4

Maintain and enhance transportation infrastructure that connects industry and businesses to diverse markets and customers.

Supporting Policy

- Develop coordinated visitor services along Highway 16 that direct visitor traffic into the downtown commercial area.
- Recognize the strategic advantage the Northwest Regional Airport provides to the Terrace economy and facilitate the continued success of its operations.
- Recognize and support the key role that rail plays in our local and regional economy, while ensuring rail safety continues to be a priority.

OBJECTIVE #5

Develop and maintain 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.
- Work with key stakeholders to ensure the brand for Terrace can be used for investment, workforce and tourism attraction purposes.

OBJECTIVE #6

Attract new business and investment.

Supporting Policy

- Support and encourage high technology businesses to locate in Terrace.
- Promote Terrace as an attractive location for home based businesses and entrepreneurs to locate and grow.
- Support ongoing efforts to identify gaps in local business that present opportunities for investment.
- Continue to attract amenity migrants by promoting the unique features and quality of life that makes Terrace an appealing place to do business.
- Recognize that access to appropriate housing and related support services, such as child care, are important to attracting and retaining a skilled workforce.
- 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 #7

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

Supporting Policy

- Transition former large heavy industrial lands to a mix of industrial, commercial and residential uses along the highway and rail corridor.
- Implement *Keith Estates Neighbourhood Concept Plan* as the guiding plan for future development of these lands.

OBJECTIVE #8

Prepare and plan for large scale industrial projects contributing to local and regional growth.

Supporting Policy

- Encourage synergies between industries to boost economic growth as well as reduce energy consumption, waste production, and greenhouse gas emissions.
- Continue to develop partnerships with local educational organizations to create the foundation for an innovative, well-educated and prepared workforce.
- Evaluate proposed large scale industrial projects in light of their environmental, social and economic impacts and benefits.

KEITH ESTATES NEIGHBOURHOOD CONCEPT PLAN (NCP)

The Keith Estates Neighbourhood Concept Plan (2014-2015) was developed through a collaborative and community-driven process seeking to align community members' broader vision for the City with future development of this area. This future-oriented planning document provides City Council with a decision making tool against which to assess future development proposals. The site, south of downtown, was historically an industrial enclave but has few current active uses. It's strategically positioned to accommodate future growth. Highlights of the NCP include:

- The Keith Estates NCP area will be a mixed-used community offering a variety of commercial, residential, institutional and industrial activities.
- The area will have three distinct sectors but will have a coordinated appearance and be connected by roads and sidewalks.
- New buildings will be oriented toward Keith Avenue and Kenney Street along a new internal local road network.
- A linear park will run along the northern part of the NCP area, providing an attractive amenity and buffer to the rail tracks.
- The Munroe Street Greenway will connect north over the train tracks via a new pedestrian and cycling overpass.

BROWNFIELD SITES

Brownfields are 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)*

OBJECTIVE #9

Continue to renew and redevelop brownfield sites.

Shifting economic realities have changed the face of commercial and industrial activity in Terrace resulting in numerous brownfield sites throughout the community. Many of these are in the downtown core and along the Highway 16 and Keith Avenue corridors. Brownfields in our city include underutilized and 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

- Continue to work closely with the Province to address the environmental and economic renewal of brownfield sites.
- Continue to develop the inventory of brownfield sites based on the Provincial Site Profiles and obtain information from land owners regarding the status of remediation or development.
- Actively work towards remediation of all municipally-owned brownfield sites and pursue partnerships and funding opportunities with federal and provincial ministries and agencies.
- Encourage the remediation and redevelopment of privately owned contaminated sites by developing working relationships with land owners.
- Evaluate existing contaminated sites for potential risk-based interim use (i.e. public plaza, community garden, etc.) until the site is remediated and new development occurs.
- Develop working relationships where necessary with land owners to support private property owners and community agencies in developing innovative risk-based uses to encourage positive activity on brownfield sites.

OBJECTIVE #10

Continue to develop the Skeena Industrial Development Park.

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 continued focus on developing and enhancing the Skeena Industrial Development Park (SIDP), near the Airport Lands, provides the foundation for industrial and airport related uses now and into the future.

SKEENA INDUSTRIAL DEVELOPMENT PARK (SIDP)

The Skeena Industrial Development Park totals 2,400 acres. SIDP is a joint venture between the City and Kitselas First Nation. This large greenfield site can accommodate a wide range of industrial requirements.

The soil is primarily alluvial gravel, which has excellent drainage and seismic stability, and is capable of withstanding heavy loading associated with a broad range of industrial developments.

Three land sales have occurred at the SIDP including 1,187 acres to Taisheng International Investment Services, 172 acres to Kitselas Development Corporation, and 17 acres to Global Dewatering Ltd. Leasing opportunities exist with current land owners at the SIDP.

Supporting Policy

- Support the Northwest Regional Airport to facilitate the success of its operation and promote this facility as the airport of choice for regional recreation opportunities as well as commercial and industrial development.
- Continue to 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 an available, skilled workforce.
- Direct and encourage suitable large scale development and appropriate commercial and industrial uses to the SIDP.
- Continue to work with our partners – Kitselas First Nation and the Terrace-Kitimat Airport Society – to further develop the Airport Lands.
- Utilize the *Airport Lands Area Concept Plan* as a long-term guiding document for the development of the Airport Lands.
- Re-evaluate and consider lands currently within the Agricultural Land Reserve (ALR) with marginal soil classification and no history of agricultural activity for more appropriate uses.

A VIBRANT DOWNTOWN

Having a vibrant, safe, pedestrian friendly downtown is an important component of every community. Great downtowns support small businesses and can help to attract new residents and tourism. A City's downtown is vital to the success of the local economy and enhancement of business, social, cultural, government and residential activities.

OBJECTIVE #1

Develop a thriving downtown.

Supporting Policy

- Continue to support the Terrace Downtown Improvement Area (TDIA), as well as businesses and property owners in their vision to maintain and enhance a vibrant, safe and accessible downtown.
- Continue developing a family friendly downtown core by focusing on enhancing the pedestrian experience and public spaces.
- Continue to focus on improving overall cleanliness of the downtown core including provision of more garbage bins in high use areas.
- Encourage a mix of commercial development with residential housing units within the downtown to increase the vitality of the downtown core.
- Encourage more outside commercial use of public space to bring more activity onto streets in the downtown core such as patios, shared site amenities, and other new and innovative uses.

OBJECTIVE #2

Promote sustainability through mixed land use in downtown. Consider neighbourhood commercial developments, residential density, and housing location.

Supporting Policy

- Continue to promote infill development on vacant serviced lands through promotion of the Downtown Revitalization Tax Exemption Program, specifically by providing information about how this bylaw can be utilized by new or potential developers.
- Consider incentives to increase percentage of residents living in the downtown. Target 10% of total population to be living in the downtown by 2050.

OBJECTIVE #3

Provide appropriate and accessible parking in the downtown.

Supporting Policy

- Continue to look for support strategies to reduce reliance on private automobiles.
- Implement the findings and recommendations of the Downtown Parking Study.
- Increase the number of bicycle parking areas and racks in downtown public spaces. Consider seasonal bike racks that can be removed for the winter.





NATURAL ENVIRONMENTS, OUTDOOR ACTIVITIES, AND ACCESS

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 in which they live and play well-managed.

The outdoor activities enjoyed by Terrace residents, often from the front doors of their homes, is part of our community identity. Hiking, cycling, kayaking, fishing, snowmobiling and skiing are only a few of the outdoor activities enjoyed by Terrace residents.

Terrace has numerous outdoor recreation destinations within thirty minutes of the City such as Shames Mountain downhill ski area, Onion Lake Cross Country Ski Area and Lakelse Lake.

Within the City, Terrace's parks, trails and open spaces 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.

Over the course of 2015 and 2016, a *Parks Master Plan* was developed for the City of Terrace, to provide a tool for future development, redevelopment and management of the City's parks and recreation facilities to ensure all populations are served.

Like most cities in Canada, our demographics are changing as the existing population ages and household size decreases. Over the next 30 years we need to plan for the recreation needs of not just families and youth but an aging and changing population.

The following section incorporates policy recommendations from the *City of Terrace Parks and Recreation Master Plan (2016)*.

TERRACE PARK LANDS VISION

Terrace is a small, friendly community abounding with outdoor recreation opportunities due to the outstanding natural setting. Trails connect people and places, and beautification enhances the downtown. Indoor recreation facilities and programs offer a range of year-round options.

(Terrace Parks and Recreation Master Plan)

BENEFITS OF PARKS AND RECREATION

The benefits of parks and recreation have been well-researched and studied. They include but are not limited to:

- biodiversity and ecological integrity
- opportunities for environmental education
- attraction of residents and businesses to a community
- protection of habitat
- increased property values
- health benefits
- enhanced tourism assets
- improved emotional health.

OBJECTIVE #1

Acquire additional parkland and open space lands.

Supporting Policy

- Future park land will be acquired in as per the direction in the 2016 *Parks and Recreation Master Plan*.
- The City will encourage developers to dedicate, in addition to the 5% subdivision 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% subdivision parkland dedication when no local parkland needs are identified, the land area would be too small for a park function, or the land area would not connect or complement the existing park or trail network.
- Establish more urban parks (plaza spaces) in the downtown area.
- As per the Parks and Recreation Master Plan, work to establish new off-leash dog parks or areas – one on the north side of Terrace (Horseshoe or Bench area) and one on the south side.
- Work with the School District and Regional District on planning for future outdoor sporting fields.

OBJECTIVE #2

Maintain a high level of design and maintenance for new and existing parklands.

Supporting Policy

- Apply the design guidelines identified in the *Parks and Recreation Master Plan* to the design of new and upgraded parks
- Establish a program for replacing equipment in playgrounds, which includes consulting with the neighbourhood.
- Consider an “Adopt a Park” or “Adopt a Trail” program to engage the community in park and trail maintenance.

OBJECTIVE #3

Improve community access to outdoor activities.

Supporting Policy

- Continue to implement the City’s Wayfinding Strategy.
- 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 #4

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.
- Maximize native species use for municipal landscaping and parks projects.
- Continue to work with the Northwest Invasive Plant Council to address invasive species issues in our community, with a focus on education.
- 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 #5

Sustain and protect our urban forests and treed areas.

Supporting Policy

- Develop an Urban Forest Management Plan, building on the Urban Tree Inventory.
- Encourage the retention of mature trees at the time of development.
- Add more street trees at the time of road reconstruction in the downtown area.

OBJECTIVE #6

Design with nature in Environmentally Sensitive Areas (ESAs).

Supporting Policy

- Protect our sensitive and significant environmental features and landscapes.
- Consider linking ESAs as part of the greenway system.
- Review and update the 1998 ESA report to include all lands within the municipal boundary.

OBJECTIVE #7

Protect our viewscapes.

Supporting Policy

- Support the retention of significant public view corridors when reviewing proposed private and public developments.
- Regulate the selective removal of trees for view enhancement within Environmentally Sensitive Areas (ESAs) or slope hazard areas.

OBJECTIVE #8

Live responsibly with wildlife.

Supporting Policy

- Work with designated provincial 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.
- Work to preserve and enhance existing wildlife habitat on public lands.

OBJECTIVE #9

Maintain and protect air quality.

Supporting Policy

- Continue to participate in regional and provincial air quality initiatives.
- Work to decrease vehicle emissions by continuing to support sustainable transportation options.
- Continue to support and help promote the replacement of non-EPA (Environmental Protection Agency) certified woodstoves.
- Promote our corporate idling policy and work with community stakeholders to raise awareness about the impacts of idling.

“The essence of community, its heart and soul, is the non-monetary exchange of value; things we do and share because we care for others, and for the good of the place.”

— Dee Hock, *One from Many: VISA and the Rise of Chaordic Organization*



VISIBLE AND VIBRANT ARTS, CULTURE AND HERITAGE

A healthy arts, culture and heritage sector is a key part of the social and economic well-being of any community. Terrace's cultural scene is rich, unique, and visible. The vibrancy and diversity is apparent within our community.

Terrace's cultural and heritage resources include historically and architecturally significant buildings, structures, landscapes and sites. The art and culture of the Tsimshian Peoples will continue to be reflected in several public spaces, signage and architecture. Local festivals, shared activities and community events are numerous and well-attended.

These resources enrich our understanding of who we are as a community, instill pride in our residents and inspire visitors. Terrace's vibrant arts, culture and heritage scene reflects the mixed history, diverse values and creativity of our citizens.

OBJECTIVE #1

Define Terrace's cultural identity.

Supporting Policy

- Work closely with the Kitselas and Kitsumkalum First Nations to support opportunities to showcase their rich culture and art.
- Undertake a cultural mapping exercise to create a comprehensive inventory of our existing cultural and arts facilities and organizations.
- Develop a Heritage Conservation Plan to establish criteria to identify significant heritage resources.
- Work more closely with Kermodai Tourism to highlight the richness of our cultural resources to create more place-based tourism opportunities.

OBJECTIVE #2

Identify, protect and enhance the Community's heritage resources.

Supporting Policy

- Maintain and expand the Community Heritage Register to identify sites that reflect the community's heritage values.
- Develop a Community Heritage Conservation Plan.
- Consider undertaking an archaeological overview assessment (AOA) for the City of Terrace.
- Establish a Heritage Advisory Commission of arms-length heritage stakeholders to accomplish many of the heritage objectives.
- As significant First Nations peoples places or sites are identified, the City of Terrace will work to ensure these sites are recognized.

OBJECTIVE #3

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

Supporting Policy

- Direct new cultural and arts facilities to the downtown area.
- Incorporate space for arts and cultural components in the design and construction of new public buildings.
- Develop a municipal public art program or incorporate this into the City's development permit process.
- Support the continued growth and development of community festivals and events.

SOCIAL WELL-BEING AND ACCESSIBLE RECREATION

In early 2016, the City of Terrace developed a *Parks and Recreation Master Plan*. The planning process was well-received by the community, with a high level of participation.

The process was an important step in identifying many of the objectives for creating a long range vision for future development and management of recreational facilities. It also allowed us to identify the gaps and challenges in terms of access to recreational opportunities.

We know that a variety of recreational opportunities in a community, for youth and adults, supports community health and social connections. We also know that families and individuals want to live in communities that offer a range of recreational opportunities. In this way, investing in recreation can provide both social and economic benefits.

Social well-being within a community requires a willingness to work together on many levels. And working together helps us to embrace diversity in an open and inclusive manner.



PUBLIC REALM

Public realm is defined as any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. The public realm includes all lands not privately owned.

OBJECTIVE #1

A safe and secure built 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.
- Work with Transport Canada and CN rail to increase the safety of all residents in Terrace, in terms of railway crossings and railway lands.
- 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 enhanced opportunities for all community members to access recreation and leisure activities, and public recreation facilities.
- Partner with adjacent municipalities for the delivery of appropriate social and leisure services and programs.
- Raise awareness of low-cost and free recreation and leisure programs and services.
- Encourage collaboration between multicultural, social and recreation groups.
- Continue to develop programs oriented towards welcoming newcomers to our City.

OBJECTIVE #3

Support independence, self-reliance and full community participation for persons with all abilities.

Supporting Policy

- Conduct accessibility retrofits to existing municipal buildings.
- Provide incentives to promote construction and renovations which foster accessibility.
- Promote an accessible and affordable public transportation system.
- Ensure all public signage is visible, sized appropriately and located in places legible to all.
- Construct public pedestrian trails, parks and sidewalks for accessibility where feasible.
- Make pedestrian routes such as sidewalks, crosswalks and intersections easily identifiable and clearly distinguished from vehicular routes.

OBJECTIVE #4

Continue to support the growth and sustainability of cultural facilities and programming in our community.

Supporting Policy

- Provide support to cultural groups in our community by enhancing the marketing of their programs on the City website.
- Provide access to public facilities and park spaces; allowing the public realm to foster new community led events and activities.



OBJECTIVE #5

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.



INTEGRATED AND ACTIVE TRANSPORTATION NETWORK

How we move in and around our community is a significant part of daily life. A safe transportation network that enables the efficient movement of people can support a thriving local economy and growing city. The easier it is to move around, the more likely residents are to attend events and engage with the community.

An effective transportation network, particularly one that prioritizes active transportation, can improve residents' health. It also supports our community commitment to reduce community greenhouse gas emissions.

'Active transportation' encompasses all human-powered forms of travel such as walking, cycling and skateboarding. These are often combined with the use of public transit.

The City of Terrace's *Active Transportation Plan* (2009) provides direction and recommendations for improving our transportation network for all users. Terrace has great potential to increase the share of sustainable modes of transportation and active commuting; we enjoy a moderate climate and benefit from a compact community form. Our existing transportation infrastructure supports active modes and continues to expand.

The challenges to achieving a fully integrated, safe and active transportation network – such as linkages between neighbourhoods, topographic constraints and general safety concerns – were recently assessed as part of the *Transportation Master Plan* (2016). The following objectives contain policy from that plan as well as the *Active Transportation Plan* (2009).

OBJECTIVE #1

Take a long-term, holistic approach to all infrastructure upgrades. Consider lifecycle costs, sustainability, and regional impacts and benefits.

Supporting Policy

- Work with regional agencies and adjacent communities to ensure roads, bridges and trails are upgraded as needed, and transportation connections between communities are maintained.
- Integrate energy and Greenhouse Gas reduction goals within municipal transportation planning.

OBJECTIVE #2

Design roads, and develop and redevelop related infrastructure, to meet our current needs while considering future growth.

Supporting Policy

- Use the *Active Transportation Plan* (2009) and the *Transportation Master Plan* (2016) as the guiding document for any improvements to our transportation system.
- 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 increased infrastructure spending.
- Incorporate the principles of Safety Conscious Planning (ICBC) and other appropriate standards in decisions related to our road network and transportation planning.

OBJECTIVE #3

Improve safety of our transportation network for motorists, cyclists and pedestrians.

Supporting Policy

- Work with community partners, such as RCMP and ICBC, to raise community awareness and to establish a culture of shared roadways for all modes of transportation.
- Support the implementation of cycling education programs in schools. 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.
- Improve infrastructure related to active transportation users.
- Add lighting to sidewalks, pathways, and other key transportation routes when feasible.
- Implement Transportation Demand Management Initiatives identified in the *Transportation Master Plan*.
- Continue researching the feasibility of a second grade-separated rail crossing.

OBJECTIVE #4

Support accessibility and mobility in the downtown core.

Supporting Policy

- Take advantage of opportunities, particularly at the point of new development or reconstruction, to improve safety for cyclists, motorists and pedestrians in the downtown.

OBJECTIVE #5

Increase transit ridership.

Supporting Policy

- Support BC Transit in accommodating the mobility requirements of all transit users.
- Continue to 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.
- Support and work with regional partners to strengthen inter-community transit.

OBJECTIVE #6

Increase access to, and level of, active transportation for residents.

Supporting Policy

- Build active transportation connections within Terrace.
- Partner with neighbouring communities to continue building active transportation networks among communities.
- Implement the City's *Grand Trunk Pathway Master Plan*.
- Continue to implement the City's Wayfinding Strategy to provide signage that supports and promotes active transportation.



WATER, ENERGY, INFRASTRUCTURE AND LIQUID WASTE MANAGEMENT

The security of our water and energy resources as well as the stability of the infrastructure and systems that support them are critical to our community's sustainability. Core public services provided by local government include the safe, cost-effective operation and maintenance of infrastructure such as municipal buildings, roads, drainage, clean water, and wastewater systems.

These resources will be maintained through conservation, the enhancement of local sources, and investment in backup supply networks.

Due to our topography and changing climatic conditions in our community and region, storm management and flood protection will increasingly require careful attention.

OBJECTIVE #1

Protect and conserve the City's water supply.

Supporting Policy

- Maintain all water supply intake sources in good working order.
- Maintain Water Reserve status for Deep Creek and monitor third party activities in the watershed.
- Continue to implement the *Water Conservation Plan (WCP)*. Review and update as required.
- 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.
- Implement groundwater protection plan in consultation with the Provincial Government

OBJECTIVE #2

Provide safe and cost-effective treated water.

Supporting Policy

- Maintain and upgrade current water treatment facilities. The current municipal water system has the capacity to accommodate anticipated growth of the City of Terrace beyond 2020.
- Continue upgrades to network modelling and monitoring, to optimize efficiency and ensure effective treatment and operation.
- Continue to 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.
- Implement Water Master Plan when and as feasible.

OBJECTIVE #3

Operate and maintain our wastewater treatment system responsibly.

Supporting Policy

- Maintain and upgrade the existing wastewater treatment facility in order to meet the forecast demands beyond 2025.
- Direct subdivisions and developments to lands within the urban containment boundary serviced by existing wastewater treatment system.
- Consider downstream communities when considering changes to wastewater operations.
- Continue to work with the Ministry of Environment to improve and safeguard the operation of our Wastewater Treatment Plant.
- Continue to upgrade lift stations and treatment plant with standby generators and spare pumps as required.
- Implement the Wastewater Master Plan (2016) when and as feasible.

OBJECTIVE #4

Maintain and enhance the stormwater management system.

Supporting Policy

- Minimize impacts on the aquatic environment through careful management of our stormwater and through public education.
- Develop a stormwater management program to guide developments and prioritize upgrades.
- Promote best practices in regard to stormwater management design and system construction.
- Utilize best practices when designing and installing public stormwater infiltration for all public landscaping.
- Complete and implement Stormwater Master Plan.
- Work to understand the local implications of more frequent and intense storm/rainfall events, and develop strategies for dealing with these events.
- Work to understand the local implications of more frequent and intense storm and rainfall events, and develop strategies for dealing with these events.



OBJECTIVE #5

Prepare and adapt to effects of climate change on infrastructure.

Supporting Policy

- Prioritize understanding the vulnerability of our key infrastructure to climate hazards.
- Prioritize the retrofit and adaptation of identified infrastructure.
- Consider increased deterioration rates, as a result of climate change, in design and maintenance plans climate change adaptation planning.

OBJECTIVE #6

Work towards achieving 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.
- To decrease costs when upgrading systems, implement sustainable heat generation sources such as geothermal, waste heat recovery, and increased efficiency.
- When replacing city fleet vehicles, consider fuel efficiency, lifecycle costing, and alternate fuel options.
- Create a stronger culture of water and energy conservation in Terrace, at the municipal and residential levels, through education and building awareness.

“Shifting to a low-carbon and resilient trajectory will require coordinated, integrated solutions to catalyze the transformation of three key economic systems: energy, urban and land use.”

— Naoko Ishii, CEO, Global Environment Facility

SOLID WASTE REDUCTION AND MANAGEMENT

The City is committed to decreasing the amount of waste we generate as a community.

Over the past few years, we have made significant efforts to divert material from the landfill. Primarily, we have implemented curbside recycling, continued to promote and enhance composting opportunities, and supported and promoted Extended Producer Responsibility (EPR) programs.

As of 2017, the City of Terrace no longer operates a municipal landfill. Instead, it is a user of a new regional landfill, Forceman Ridge, a modern operation with full diversion opportunities. The opening of Forceman Ridge allows every resident and business in Terrace to help achieve the shared goal of decreasing the impacts of our waste generation. The closing of our aging landfill increases the access and amounts of materials we can recycle and divert as a community.

As we transition to the new regional landfill, education and awareness is critical. We will work alongside the Regional District of Kitimat Stikine to address the challenges and opportunities of this change.



OBJECTIVE #1

Act as leaders in waste reduction.

Supporting Policy

- Develop purchasing policies that reduce and divert waste, and continue to minimize our overall footprint.
- Continue to promote backyard organic composting through promotion and education.
- Continue to support the expansion of Extended Producer Responsibility programs in our community.
- Prioritize the reuse and renewal of existing municipal buildings over new construction to the extent reasonable.

OBJECTIVE #2

Endorse regional education on waste reduction initiatives.

Supporting Policy

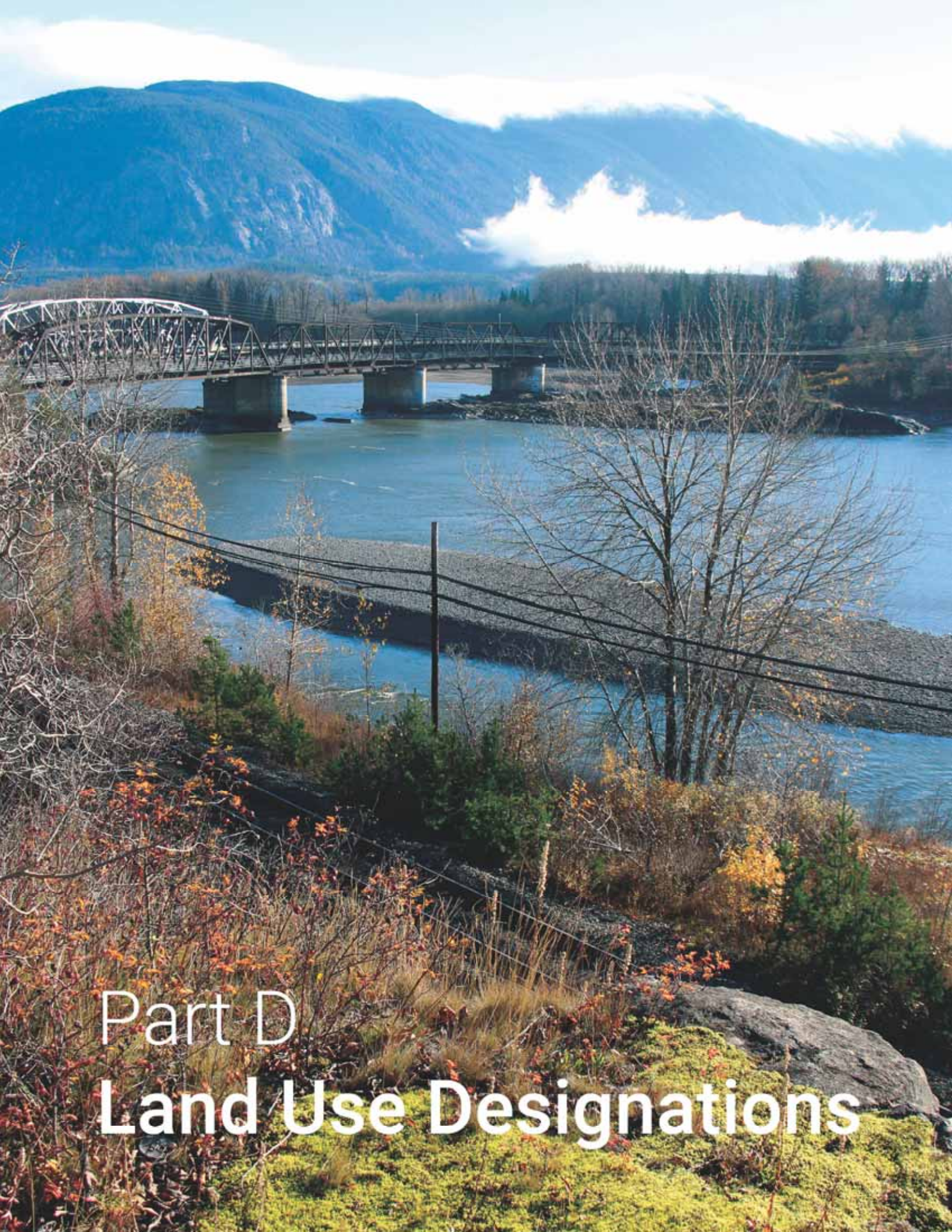
- Continue to work with the Regional District of Kitimat-Stikine to increase awareness around waste management, and achieve shared waste reduction objectives.
- Monitor the per capita rate of waste disposal and recycling, the primary means of measuring achievement of waste reduction objectives.

OBJECTIVE #3

Reduce waste.

Supporting Policy

- Make reduction of food waste, and diversion of food waste from our waste stream, the priority for solid waste management over the next 5 years.
- Support the promotion of an online forum to connect those with extra harvest to those in need.
- Review viability of adopting a municipal ban for plastic bags.



Part D

Land Use Designations

LAND USE DESIGNATIONS

As per 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.

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 row house or townhouse units. Building densities will be consistent with the provisions in the R1, R1-A, R2 and R3 zones and fall between 12 to 33 units/hectare:

- Target densities for the R1, R1-A and R2 zones is between 12-20 units/hectare.
- Target densities for the R3 zone is between 23-33 units/hectare.

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.

Targeting the high end of the target densities in Neighbourhood Residential areas will result in a balanced mix of housing options. Higher density will also increase land use efficiency, which increases the potential for transit and walkable communities, potentially resulting in a per capita decline in greenhouse gas emissions.





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.

Building densities will be consistent with the provisions in the R3, R4, R5 and R6 zones which fall between 33 to 100 units per hectare.

Medium- and high-density housing forms located in close proximity to other land uses such as commercial, community, public use facilities, are a key element in the development of compact and complete communities.

This designation will accommodate the appropriate location of multi-family dwelling units along transit routes and in close proximity to opportunities for employment, shopping, government and other services, and community recreational facilities.

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 two hectares in areas 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 COMMERCIAL

The Downtown Commercial 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 here as they assist in making the downtown a significant destination for residents and visitors.

10% of the total residential population is targeted to be living in the downtown by 2050

GENERAL COMMERCIAL

The General 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. It also ensures that the integrity of the downtown commercial core is maintained for public and corporate offices, and service activity.

The City supports General Commercial land uses compatible with light industrial activity also focused along this road and rail transportation corridor.





AIRPORT COMMERCIAL

The Airport Commercial designation provides lands suitable for commercial uses compatible with, and which support, the operational Northwest Regional Airport.

This designation offers opportunities that directly access the airfield aprons, taxiways and runways for air carriers, aircraft-related uses and flight service businesses.

Significant additional lands are also available for commercial and tourism activities that support this regional multi-modal transportation node but do not require airfield access.

Commercial uses permitted in the Downtown or General 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 Northwest 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 recreation – both indoor and outdoor, passive and active – while 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 activities.

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 within the Neighborhood Concept Plan (NCP) and Keith Avenue corridor are located in proximity to commercial and residential land uses. They 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 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. They offer a unique opportunity to promote a range of heavy manufacturing uses, and support burgeoning green industry such as biomass energy production.

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.





Photo: Ron Niesner

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 serviced 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 adding more residential units in the downtown.

The lands within the Urban Containment Boundary at the airport 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.

These lands lack key and costly municipal services. Future residential growth needs can be met with targeted investment to establish municipal water and sanitary services and facilitate growth efficiently and orderly as demand requires.

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. They will be held at the density of development existing at the time of the adoption of this OCP, until growth pressure supports the extension of the sanitary system.

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 through infill development in established residential neighbourhoods.

“A proper community, we should remember also, is a commonwealth: a place, a resource, an economy. It answers the needs, practical as well as social and spiritual, of its members - among them the need to need one another.”

— Wendell Berry, *The Art of the Commonplace: The Agrarian Essays*

A close-up photograph of several purple flowers with yellow centers, likely asters, set against a blurred green background. The flowers are in various stages of bloom, with some showing more detail than others. The lighting is soft, highlighting the texture of the petals.

Part E
**Development
Permit Areas**

DEVELOPMENT PERMIT AREAS

Section 488 of the Local Government Act authorizes municipalities to designate Development Permit Areas in a Official Community Plan in order to achieve specific purposes. Lands designated as a Development Permit Area (DPA) are identified in Schedule C – Development Permit Areas.

There are three main development activities requiring Development Permits:

1. An environmental Development Permit outlines requirements for protection of the natural environment and requirements to help mitigate natural hazards.
2. A form and character Development Permit outlines design requirements for new construction and development of commercial, industrial and multi-family buildings.
3. A revitalization development permit outlines requirements to alter lands revitalize areas where commercial uses are permitted.

In order for development to occur on lands captured within a designated area, a Development Permit (DP) is required.

Guidelines describing the conditions or objectives for works or 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, however development permit application will be subject to the requirements of all applicable DPAs. 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 issued by Council may vary or supplement the regulations in the municipality's bylaws regulating zoning, subdivision and development.

Council may delegate the issuing of minor development permits. The Director of Development Services, if delegated by Council, may issue minor development permits if the application conforms to the Development Permit guidelines and does not require a variance (s).

Minor Development Permits include the following:

1. Amendments to existing Development Permits that do not substantially alter what was approved in the original Permit.
2. Permits for trees within Hazard Slope Protection areas for view enhancement purposes.
3. Permits with total project value of less than \$50,000.

EXEMPTIONS

In certain cases, development or works on lands within a DP area may be exempt from the Development Permit process. These exemptions include:

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 m² 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. This includes maintenance of the exterior and to renovations to the interior of a 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;
 - only one such exemption for an addition or alteration is permitted on a legal parcel.
4. Landscaping, maintenance or enhancement that does not significantly change the approved landscaping design.
5. Replacement of landscaping providing the plantings meet guidelines.
6. Demolitions. (A demolition permit is required.)
7. Utility buildings (i.e. electrical or lift station) that do not exceed 50 m² in floor area.
8. A proposed development that solely consists of the construction or placement of fences, gates, landscaping and signage that comply with all applicable DPA guidelines.
9. Removal of invasive plant species, as recommended by a qualified environmental professional.

1. ENVIRONMENTALLY SENSITIVE AREAS

Development Permit Area No. 1 – Environmentally Sensitive Areas (ESA) – is designated under section 488 (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 ESAs. 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.

Envirowest Consultants Ltd conducted background research, site surveys and a biophysical assessment. They documented their work and summarized their findings in the report '*Identification and Evaluation of Environmentally Sensitive Areas within the City of Terrace, BC (1998)*'. The report identifies maps and describes the ESAs, features, conditions and environmental management recommendations for the protection of ESAs within the City.

This report supplements and forms part of the following guidelines, and is attached as Appendix A to this Bylaw.

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



- Minimize the impact of development on natural features and ESAs;
- Maintain the integrity of natural drainage courses and manage storm water events;
- Protect the fisheries resource of fish bearing rivers, creeks and tributaries thereof;
- Protect watersheds; and
- Retain areas of high scenic value.

GUIDELINES

1. Proposed subdivision, alteration or development on lands within this DPA shall substantially 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 plan 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)'.
7. 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.
8. 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.
9. 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.
10. Buildings shall be clustered to maximize the retention of open space and natural features.
11. Septic tanks, drainage and deposit fields, and irrigation and 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.

1. 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. 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.
2. 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:
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.

3. Developed crossings of watercourses may be installed, provided their impact on the natural environment is minimized. Where crossings occur, they shall be multipurpose, accommodating a variety of users (e.g., vehicles, utilities, pedestrian circulation).
4. 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.
5. To minimize impact to fish habitat, recreational trail systems located at the back of the top of slope breaks of creeks and rivers are preferred.
6. 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.
7. 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. Landscape buffering must be established.
8. 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.

1. 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.
2. 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, and forest and wildlife values. It will propose areas to be preserved and a plan to mitigate any environmental impacts posed by new development.



2. HAZARD SLOPE PROTECTION

Development Permit Area No.2 is designated under Section 488 (1) (b) of the *Local Government Act* for the protection of development from hazardous conditions. The City may require geotechnical assessments as per Section 487 of the *Local Government Act* 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 identified for potential instability have been included in this development permit area.

GUIDELINES

1. Areas of hazard slope are identified as those having a natural slope of greater than 30% for more than 3 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. The report shall address impacts from slope hazards and specify the conditions or requirements to verify the proposed land use 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, and 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.

3. FLOODPLAIN

Development Permit Area No.3 is designated under Section 488 (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) (Appendix D) 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.



Photo: Tara Engdahl



4. DOWNTOWN

Development Permit Area No.4 is designated under Section 488 (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. This 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 Appendix G, Downtown Plan, which are attached and form part of this Bylaw.

5. COMMERCIAL

Development Permit Area No.5 is designated under Section 488 (1) (d) and (f) of the *Local Government Act* for the establishment of objectives for the form and character of commercial development, and for revitalization of an area in which a commercial use is permitted.

Development Permit Area No. 5 identifies 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. There shall be no alteration of a site in this DPA prior to issuance of a DP.
2. A pre-development site plan with vegetation inventory showing mature tree and topographic features may be required.
3. Existing topography (grade) and vegetation (trees and shrubs) shall be incorporated into site planning design. Retention of mature trees shall be prioritize and siting of building and accesses shall be designed to incorporate existing vegetation in the final landscape design when feasible.
4. 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.
5. Pedestrian accesses to the site and building entry shall be inviting and accessible. Pedestrian walkways and sidewalks should be located to enhance connections to adjacent sites and avoid conflict with vehicular traffic.
6. Active transportation infrastructure such as off-street parking facilities for bicycles, and transit and taxi pullouts shall be conveniently located near building entrances.
7. 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.
8. Site and building design shall incorporate Crime Prevention through Environmental Design (CPTED) principles to eliminate places of concealment and to reduce opportunities for crime.
9. Site and building design shall present a façade to each abutting street that enhances the appearance and cohesion of the streetscape.
10. 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.

11. Roof structures, canopies and awnings shall be designed and constructed to protect pedestrians in inclement weather and complement the building.
12. 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.
13. Landscape 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.
14. Hard landscaping features shall be durable, decorative and complement building finishes.
15. Landscape plantings shall be used, in preference to fences and walls, to provide buffers and screens.
16. 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.
17. 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.
18. Sign proportion and style shall be integrated with building design, consistent throughout the development, and subject to the signage bylaw.
19. Lighting shall be oriented away from neighboring buildings.
20. LED lighting shall be used where possible.



6. INDUSTRIAL

Development Permit Area No.6 is designated under Section 488 (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 designated for Industrial Uses in Schedule C, attached hereto are located adjacent to major road corridors and residential areas. Additionally, they are located on the airport lands, which includes the Skeena Industrial Development Permit (SIDP) Lands. This development permit area has been established with the special objective that industrial development presents a positive interface with nonindustrial uses, while facilitating the key economic benefits and employment resulting from strong activity.

GUIDELINES

1. Site access and circulation shall encourage 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. 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 hazardously 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 where applicable.
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.
17. LED lighting shall be used where possible.



7. MULTI-FAMILY

Development Permit Area No.7 is designated under Section 488 (1) 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 accesses to the site and building entry shall be inviting and accessible. Pedestrian walkways and sidewalks should be located to enhance connections 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. Parking areas shall include landscaped islands planted with trees and vegetation to soften and screen street frontages.
5. 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.
6. Site and building design shall incorporate Crime Prevention through Environmental Design (CPTED) principles to eliminate places of concealment and to reduce opportunities for crime.
7. Site and building design shall contribute to a sense of neighbourhood identity and security without creating hard barriers to adjacent streets.
8. Buildings with monotonous flush facades, fault roof lines, and a lack of ornament or features, or emphasis of architectural details shall be avoided.
9. 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.

10. 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.
11. 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.
12. Landscape plantings shall generally be hardy and appropriate for their respective purposes, i.e., screening, visual interest, soil stabilization, shade, windbreak, etc.
13. Hard landscaping features shall be durable, decorative and complement building finishes.
14. Landscape plantings shall be used, in preference to fences and walls, to provide buffers and screens.
15. Site design shall include common-use open spaces (amenity areas) that are:
 - attractive and inviting
 - usable for meetings and recreation
 - secure, e.g., overlooked by on-site residential units and adjacent users
 - landscaped – consisting of trees, shrubs, hedges, ground cover, lawns or other horticultural elements.
16. Site design shall include secure, attractive and usable landscaped semi-private and private yard space for the residents of the development.
17. 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.
18. Loading zones, recycling, organics bins, garbage facilities and on-site parking areas shall be screened and located away from public entrances and front of building activity.
19. LED lighting shall be used where possible.

8. GATEWAY ENTRY

Development Permit Area No.8 is designated under Section 488 (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. The guidelines also serve to create a strong sense of arrival and provide an initial impression that draws visitors into the community. The guidelines also serve to create a strong sense of arrival and provide an initial impression that draws visitors into 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. Roof lines should be varied to avoid the appearance of long, flat building facades. Continuous, uninterrupted building facades should be avoided. 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 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.
5. Views to the adjacent rivers and surrounding mountains shall be maintained; where possible, buildings should be designed to maximize views.
6. The front setback area should be fully landscaped to soften the visual impact of the development from Highway 16.
7. Development should include the planting of trees and other linear landscaping elements parallel to the Highway 16 frontage.
8. Outdoor storage areas shall be fully screened with a combination of landscape plantings and fencing from the view of Highway 16 and adjacent properties.
9. Garbage and recycling materials shall be stored in weatherproof and animal-proof containers on each property and shall be visually screened from all adjacent sites and roads.
10. Future trails and walkways, 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, and specifically the Grand Trunk Master Plan for any portions included in that plan.
11. Shared access and egress points for multiple buildings are encouraged.
12. 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.
13. Off-street parking shall be developed at the rear and sides of 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.
14. Signage should be unobtrusive and form an integral part of the landscaped setback area of individual buildings.
15. Exterior lighting should be directed away from residential areas. On-site lighting and illuminated signs should minimize glare on neighbouring roads and adjacent properties.

9. LARGE FORMAT RETAIL

Development Permit Area No.9 is designated under Section 488 (1) (d) and (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. Large format retail is a term applied to large, retail outlets, usually operated as part of a chain, that locate on individual sites or that cluster on a large site. 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.

Large Format Retail in our community serves a region-wide market and is best located adjacent to a major road corridor. 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 roof lines shall be used to avoid the appearance of long and homogeneous building façades.
2. Building materials should be durable and high in quality. Use of wood in construction is preferred but brick, stucco, architectural steel, and concrete are acceptable. Vinyl siding is prohibited.
3. Site design should take into consideration solar orientation with buildings, entrances and public spaces oriented toward the south when feasible.
4. Clear windows and doors should be used to ensure the pedestrian level façade of walls facing the street highly transparent.
5. Active uses should be located at the ground level, such as restaurants, food concessions and waiting areas.
6. Pedestrian accesses to the site and linkages with the Howe Creek and Grand Trunk Pathway recreational/commuter trail network shall be established.
7. A continuous perimeter landscaping buffer of 4.5 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. Planting of formal rows of trees adjacent and parallel to the Highways shall be encouraged.

10. Parking areas shall include landscaped features to minimize the visual impact of large areas of open asphalt. Planting one tree for every 8 parking spaces should be used as a benchmark for commercial development with more than 20 spaces.
11. Outdoor storage areas, garbage bins and loading areas should be located at the rear or side of the building and screened with fencing or plantings.
12. Pedestrian accesses to the site and building shall be inviting and easily identified.
13. Site and building design shall incorporate Crime Prevention Through Environmental Design (CPTED) principles to eliminate places of concealment and reduce opportunities for crime.
14. Active transportation infrastructure such as off-street parking facilities for bicycles shall be conveniently located near building entrance(s).



10. HILLSIDE RESIDENTIAL

Development Permit Area No.10 is designated under Section 488 (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.

The design of hillside residential development specifies the clustering of residential units and the preservation of existing natural vegetation and open space.

This DPA addresses development of multi-family residential dwellings within the transition areas between Terrace Mountain or the bench escarpments. These are often located in Environmentally Sensitive Areas and Slope Hazard Protection Areas, and in adjacent established residential neighbourhoods as shown on Schedule C. A limited number of undeveloped hillside parcels with excellent views that retain the natural characteristics of the forested hillside are suitable for this form of residential development.

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. Buildings should be designed and sited in consideration of views to and from adjacent properties, and to maintain access to sunlight.
4. Building height is limited to two-storey structures. 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.
7. Extensive walls must be visually relieved by a combination of windows, colour, materials, and texture.
8. Front entrances should be oriented to access roadways.
9. Street-facing garage doors must be setback behind the front façade of the dwelling or a covered porch.



10. Garage walls facing a street shall have windows or other architectural details that complement the features of the dwelling.
11. Garage doors shall not comprise more than 50% of the building frontage facing a street.
12. Recreational vehicle storage areas must be screened from adjacent properties and streets.
13. Accessory buildings shall compliment on-site development in terms of their architectural design and finish.
14. 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.
15. Subdivision and development shall retain as much existing natural vegetation as possible. New landscape plant materials should be hardy, low maintenance native plant varieties.
16. All disturbed areas of the development not occupied by structures shall be planted with a combination of trees, shrubs and lawn areas.
17. Buildings shall be sited and slopes suitably graded and landscaped to maintain the natural topography.
18. 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, if feasible to reduce wall height.
19. Off-street parking shall be provided in a number of smaller parking areas rather than one large area.
20. All roads, parking areas, and driveways shall be constructed to a paved or hard surfaced standard.
21. Site access design shall incorporate safe pedestrian and bicycle routes.

11. AIRPORT

Development Permit Area No.11 is designated under Section 488 (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.

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, it is essential to showcase high quality design and functionality when it comes to the development of the site(s). 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

DEVELOPMENT APPROVAL INFORMATION AREAS

Under section 487 of the *Local Government Act*, an Official Community Plan may require development approval information when the development proposal requires any of the following:

- an amendment to a zoning bylaw
- a development permit;
- a temporary use permit
- subdivision of land

All lands within the City of Terrace are designated as the area in which development approval information may be required.

Where required, studies, reports and information shall be prepared by a qualified professional to assess and anticipate the impacts of a proposed activity related to but not limited to the following:

- transportation patterns and traffic flows
- local infrastructure
- public facilities including parks and schools
- community services
- the natural environment and hazardous conditions
- archaeology and heritage
- fisheries sensitive zones

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

Schedules B-F and appendices are available online at www.terrace.ca or through the Development Services Department at 250.615.4000.

APPENDICES

APPENDIX A –
IDENTIFICATION AND EVALUATION OF ENVIRONMENTAL-
LY 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

APPENDIX H –
KEITH ESTATE NEIGHBORHOOD CONCEPT PLAN



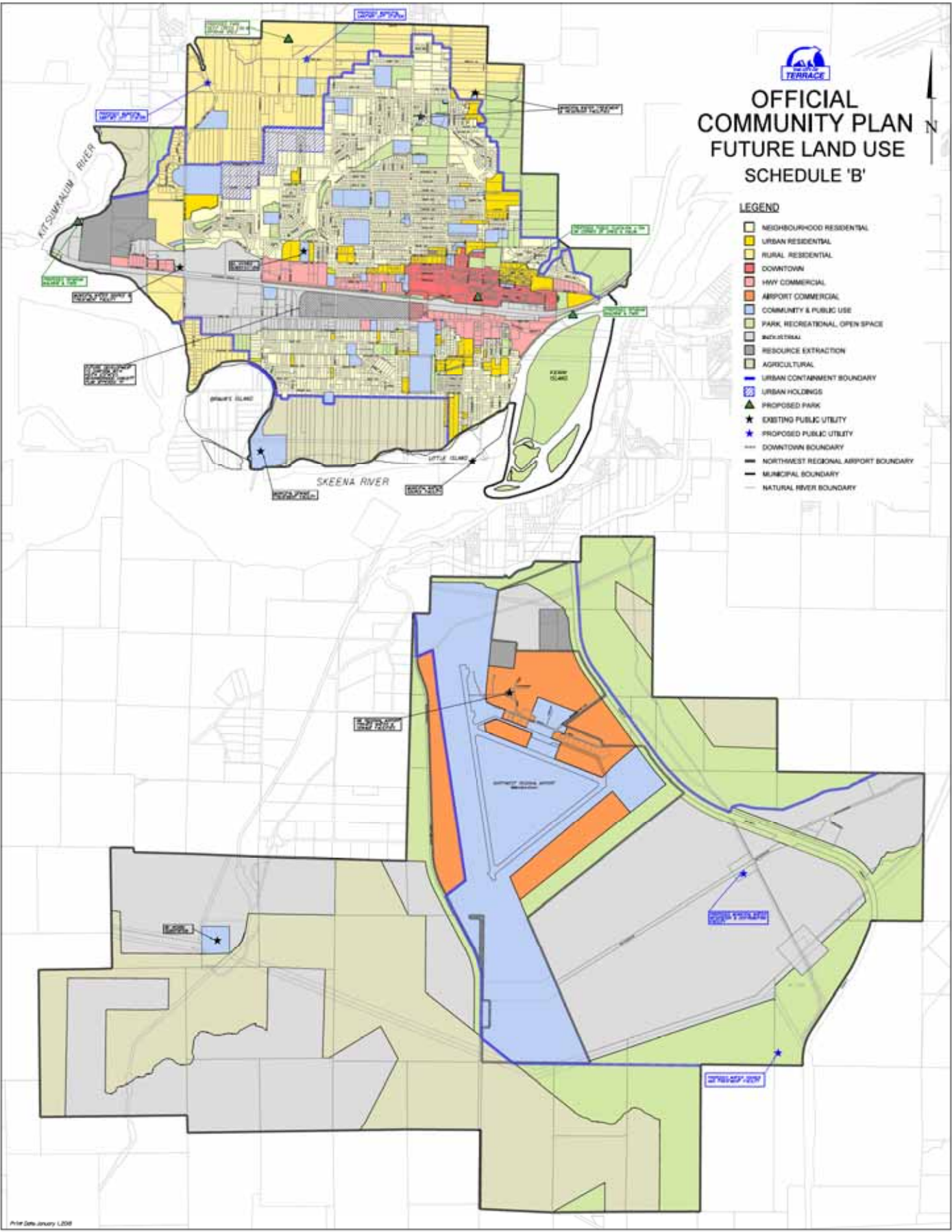
www.terrace.ca



OFFICIAL COMMUNITY PLAN FUTURE LAND USE SCHEDULE 'B'

LEGEND

- NEIGHBOURHOOD RESIDENTIAL
- URBAN RESIDENTIAL
- RURAL RESIDENTIAL
- DOWNTOWN
- HWY COMMERCIAL
- AIRPORT COMMERCIAL
- COMMUNITY & PUBLIC USE
- PARK, RECREATIONAL, OPEN SPACE
- INDUSTRIAL
- RESOURCE EXTRACTION
- AGRICULTURAL
- URBAN CONTAINMENT BOUNDARY
- URBAN HOLDINGS
- PROPOSED PARK
- EXISTING PUBLIC UTILITY
- PROPOSED PUBLIC UTILITY
- DOWNTOWN BOUNDARY
- NORTHWEST REGIONAL AIRPORT BOUNDARY
- MUNICIPAL BOUNDARY
- NATURAL RIVER BOUNDARY



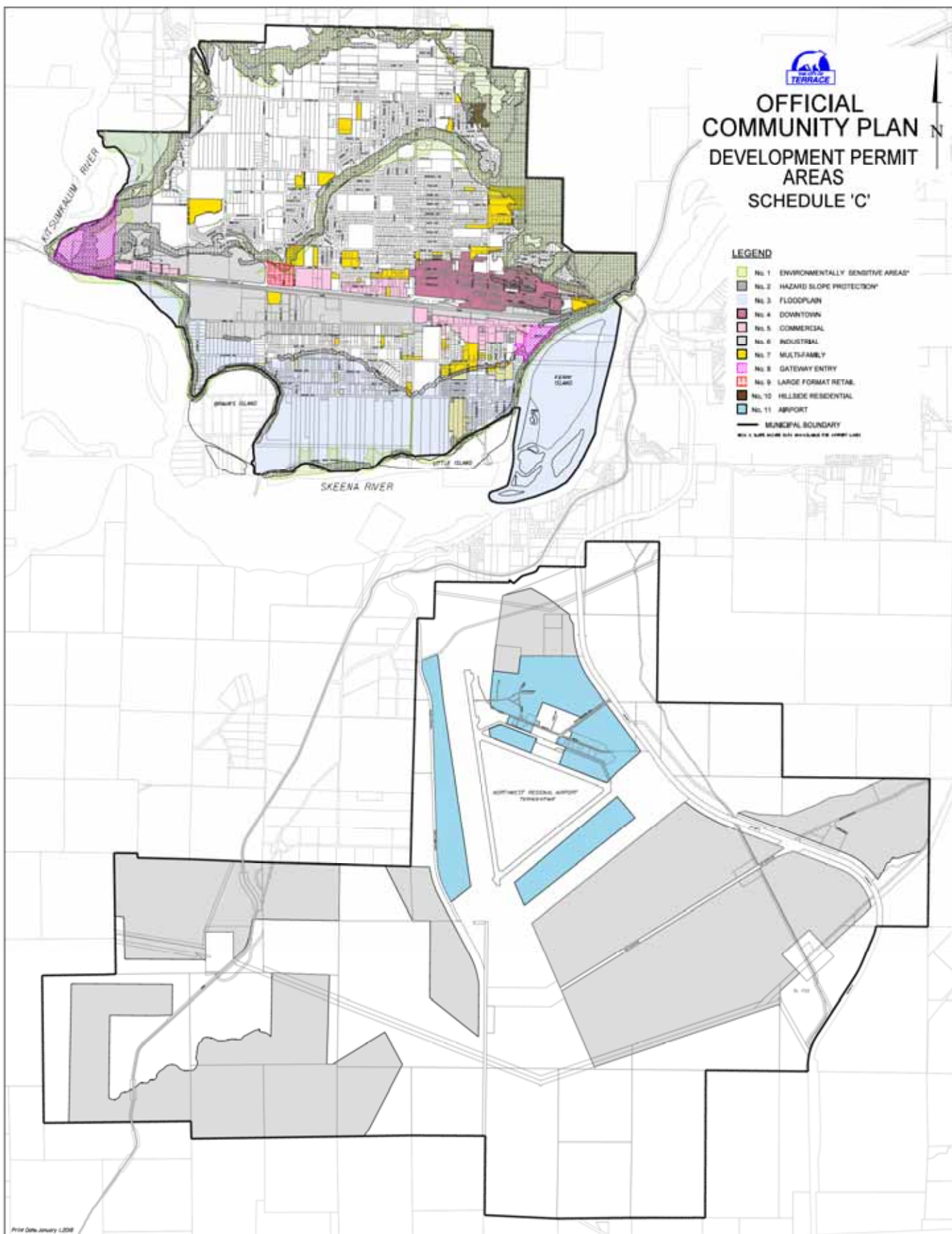


OFFICIAL COMMUNITY PLAN DEVELOPMENT PERMIT AREAS SCHEDULE 'C'



LEGEND

- No. 1 ENVIRONMENTALLY SENSITIVE AREAS
- No. 2 HAZARD SLOPE PROTECTION
- No. 3 FLOODPLAIN
- No. 4 DOWNTOWN
- No. 5 COMMERCIAL
- No. 6 INDUSTRIAL
- No. 7 MULTIFAMILY
- No. 8 GATEWAY ENTRY
- No. 9 LARGE FORMAT RETAIL
- No. 10 HILLSIDE RESIDENTIAL
- No. 11 AIRPORT
- MUNICIPAL BOUNDARY
- NO. 12 AIRPORT WITH AIRSIDE DEVELOPMENT



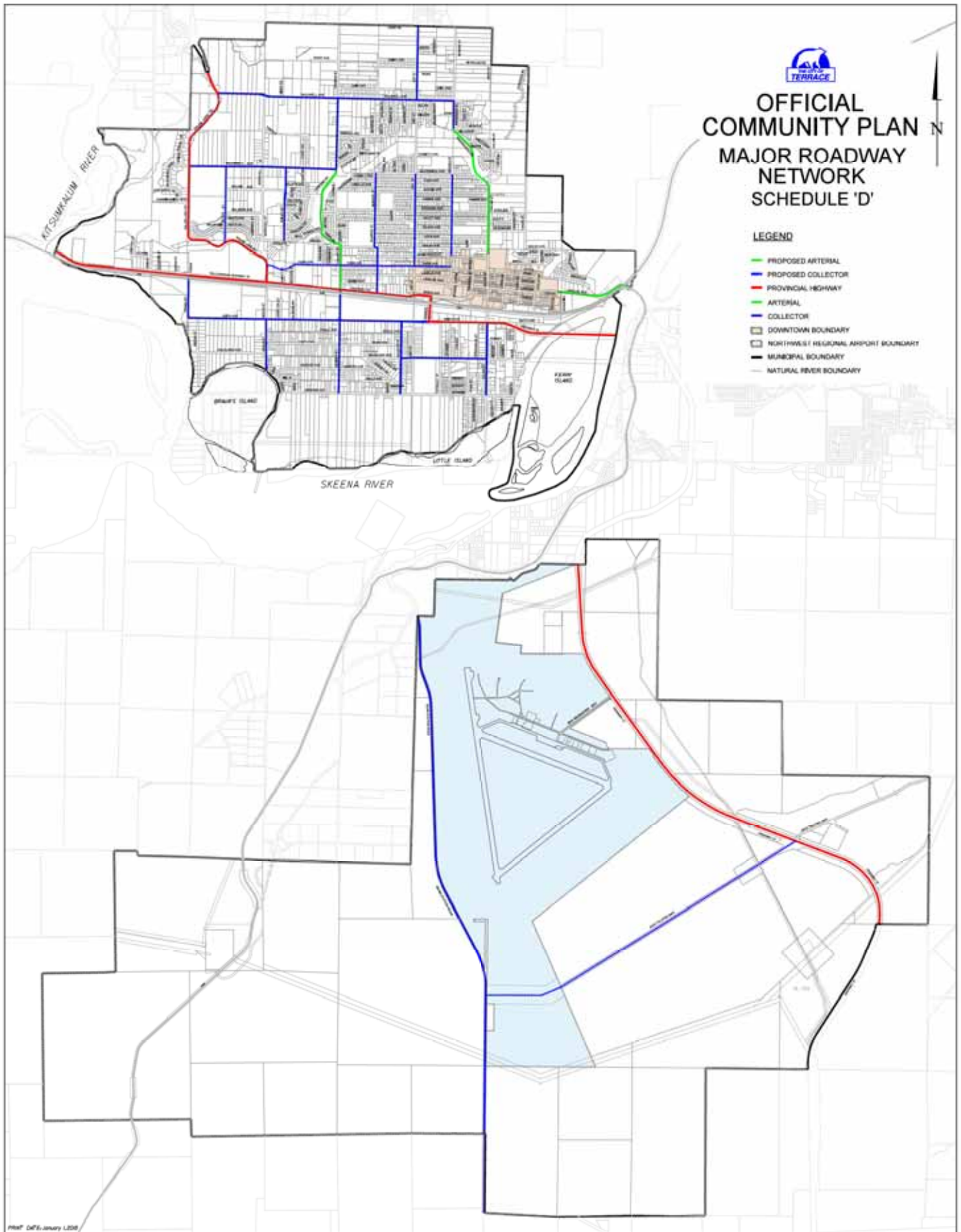


OFFICIAL COMMUNITY PLAN MAJOR ROADWAY NETWORK SCHEDULE 'D'



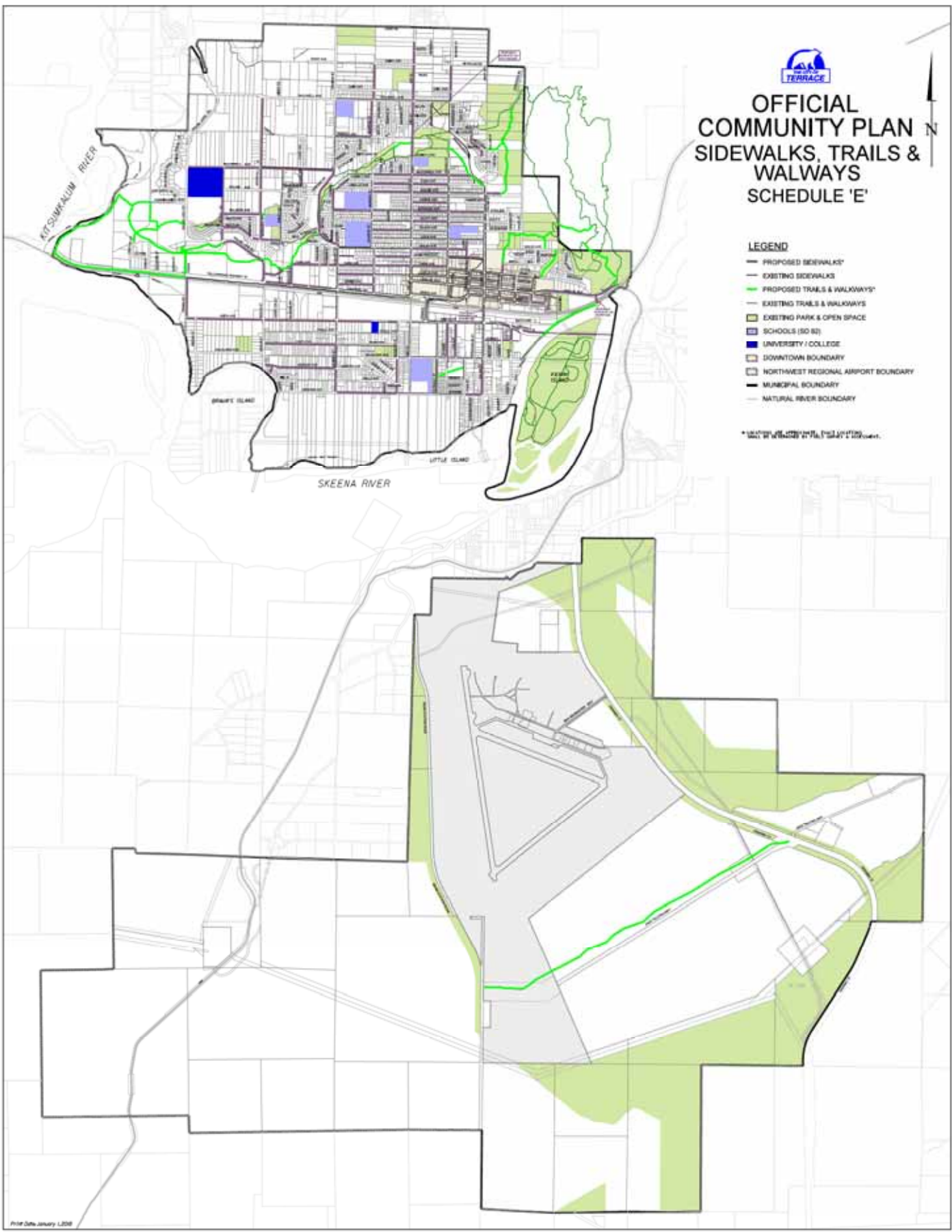
LEGEND

- PROPOSED ARTERIAL
- PROPOSED COLLECTOR
- PROVINCIAL HIGHWAY
- ARTERIAL
- COLLECTOR
- DOWNTOWN BOUNDARY
- NORTHWEST REGIONAL AIRPORT BOUNDARY
- MUNICIPAL BOUNDARY
- NATURAL RIVER BOUNDARY





OFFICIAL COMMUNITY PLAN SIDEWALKS, TRAILS & WALWAYS SCHEDULE 'E'



LEGEND

- PROPOSED SIDEWALKS*
- EXISTING SIDEWALKS
- PROPOSED TRAILS & WALKWAYS*
- EXISTING TRAILS & WALKWAYS
- EXISTING PARK & OPEN SPACE
- SCHOOLS (SO SS)
- UNIVERSITY / COLLEGE
- DOWNTOWN BOUNDARY
- NORTHWEST REGIONAL AIRPORT BOUNDARY
- MUNICIPAL BOUNDARY
- NATURAL RIVER BOUNDARY

* NOT TO SCALE



OFFICIAL COMMUNITY PLAN CYCLING NETWORK SCHEDULE 'F'



LEGEND

- PROPOSED CYCLING NETWORK - CITY ROAD & TRAIL*
- PROPOSED CYCLING NETWORK - PROVINCIAL HIGHWAY*
- EXISTING ON-STREET CYCLING LANE*
- EXISTING OFF-STREET CYCLING ROUTE*
- EXISTING PARK & OPEN SPACE
- SCHOOLS (SD IS)
- UNIVERSITY / COLLEGE
- DOWNTOWN BOUNDARY
- NORTHWEST REGIONAL AIRPORT BOUNDARY
- MUNICIPAL BOUNDARY
- NATURAL RIVER BOUNDARY

* DELIMITED BY PROPERTY LINES OR CORNERS
** SHOWN PROBABLY AS EXISTING

