

CITY OF TERRACE
NOTICE OF PUBLIC HEARING
ZONING BYLAW AMENDMENT



TAKE NOTICE THAT an application has been made to amend Schedule "B" (Zoning Map) of Zoning Bylaw No. 2069-2014.

THE SUBJECT LAND:

The application affects those portions of the lands, within the City of Terrace, shown hatched on the accompanying map and described as:

**The South 2.57 Acres of Lot 9, District Lot 980, Range 5, Coast District, Plan 1097,
Except Plan EPP145043 (4001 Thomas Street)**

THE INTENT:

1.0 To amend Schedule "B" (Zoning Map) of Zoning Bylaw No. 2069-2014 by changing the zoning classification for the west portion of the property shown hatched on the accompanying map at 4001 Thomas Street:

FROM: **RB1** – **Bare Land Strata Small Lot Residential**
TO: **R4** – **Medium Density Multi-Family Residential**

and

To amend Schedule "B" (Zoning Map) of Zoning Bylaw No. 2069-2014 by changing the zoning classification for a south portion of the property shown in grey on the accompanying map at 4001 Thomas Street:

FROM: **RB1** – **Bare Land Strata Small Lot Residential**
TO: **R1** – **Low Density Residential**

PURPOSE:

To permit the use of the property for medium density multi-family residential land uses including townhouse and apartment uses.

BYLAW INSPECTION:

DOCUMENTS MAY BE INSPECTED at the City of Terrace Public Works Building at 5003 Graham Avenue, Terrace, B.C., between 9:00 a.m. to 4:00 p.m. Monday to Friday, excluding Statutory Holidays.

PUBLIC HEARING DETAILS:

PUBLIC HEARING TO BE HELD IN THE MUNICIPAL COUNCIL CHAMBERS, LOCATED AT 3215 EBY STREET, **AT 7 P.M. ON MONDAY, MARCH 9, 2026**. Any person who wishes to address Council at the time may do so in person at 3215 Eby Street, by phone or by participating electronically via Microsoft Teams.

WAYS TO PARTICIPATE:

Written submissions must be submitted by 11 A.M. on Monday, March 9, 2026 – via email at developmentsservices@terrace.ca or by letter, mailed or delivered to: 5003 Graham Avenue, Terrace, B.C., V8G 1B3.

In person – Public Attendance in Council Chambers.

Electronic Participation – Join the meeting via the Microsoft Teams platform through a computer or mobile device. To learn more, see www.terrace.ca/participate or call 250-638-4712.

Telephone Participation – Join by phone: 1-236-599-4533. Phone Conference ID: 708 007 63#
Long distance charges might apply.

Note: Public Hearings are available to watch through our website www.terrace.ca/city-hall/council-webcasts or www.facebook.com/CityofTerrace
More information on all participation options is available at www.terrace.ca/participate.

THIS NOTICE IS GIVEN IN ACCORDANCE WITH THE LOCAL GOVERNMENT ACT, R.S.B.C., 2015, AND AMENDMENTS THERETO.

