

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:

**Lot 1, District Lots 361, Range 5, Coast District, Plan EPP62379
(4617 Greig Avenue)**

THE INTENT:

- 1.0 *That the Zoning Map (shown as Schedule 'B' in Zoning Bylaw No. 2069-2014 and amendments thereto) is hereby amended to show the north 33.5 metres of the property as shown hatched on Appendix "A" attached hereto, and forming part of this Bylaw; and described as:*

Lot 1, District Lot 361, Range 5, Coast District, Plan EPP62379

FROM: C1 (Central Business Commercial)

TO: C1-A (Urban Commercial)

- 2.0 *Amend the C1-A – Urban Commercial Zone, Section 12.2.2 Site Specific Permitted Uses for the property shown hatched on Appendix "B" hereto, and forming part of this Bylaw, by adding the following:*

- .b "multi-family residential on the ground floor with a minimum setback of 10 meters from a parcel line abutting a highway" to the property legally described as: Lot 1, District Lot 361, Range 5, Coast District, Plan EPP62379 (4617 Greig Avenue)*
- .c Art and Cultural Facility, Entertainment Facility, Hotel, Media Studio, Motel, Museum, Neighbourhood Pub, Printing Services, Recreation Facility -Indoor, Veterinary Clinic to the property legally described as: Lot 1, District Lot 361, Range 5, Coast District, Plan EPP62379 (4617 Greig Avenue)*

PURPOSE:

To permit the proposed development of multi-storey mixed-use commercial/residential buildings that will include ground floor commercial along street frontages and ground floor residential uses at the rear and interior of the property.

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 weekends and Statutory Holidays.

PUBLIC HEARING DETAILS:

PUBLIC HEARING TO BE HELD IN THE MUNICIPAL COUNCIL CHAMBERS, LOCATED AT 3215 EBY STREET **AT 7:00 P.M. ON MONDAY, NOVEMBER 10, 2025.** Any person who wishes to address Council at the time may do so in person at 3215 Eby Street, or electronically/by phone via Microsoft Teams.

WAYS TO PARTICIPATE:

Written submissions must be recieved prior to 11:00 A.M. on Monday, NOVEMBER 10, 2025— via email at developmentservices@terrace.ca or by letter, mailed or delivered to: 5003 Graham Avenue, Terrace, B.C., V8G 1B3.

In person – Public Attendance in Council Chambers is welcome but limited and we encourage those able to attend virtually to do so.

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.

Appendix "A"



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Appendix "B"

