



CITY OF TERRACE
PUBLIC NOTICE

OF

APPLICATION FOR DEVELOPMENT VARIANCE PERMIT

TAKE NOTICE THAT an application has been made for a Development Variance Permit.

TAKE NOTICE ALSO THAT the application affects the property and land within the City of Terrace at **4724 Park Avenue** shown hatched and in bold outline on the attached map.

PURPOSE:

To vary Section 5.1.2 of Zoning Bylaw No. 2069-2014 to reduce the minimum required landscaping strip width for the north parcel line adjacent to Davis Avenue from 2.5 m 1.5 m.

To vary Section 11.5.3.3.b of Zoning Bylaw No. 2069-2014 and amendments thereto to reduce the minimum required interior side parcel line setback for a Principal Building / Structure in the R5 Zone from 6 m to 5 m.

The subject property is zoned R5 – High Density Multi-Family Residential. This application is being considered to reduce the minimum width of landscaping strip and the minimum interior side parcel line setback required for the construction of a 10-unit townhouse development.

The proposed **Development Variance Permit may be inspected** in the reception area at the City of Terrace PUBLIC WORKS BUILDING at 5003 Graham Avenue, Terrace, B.C. between the hours of 9:00 a.m. and 4:00 p.m., each day, from Monday, April 3, 2026 to Friday, April 13, 2026, excluding Saturdays, Sundays, and Statutory Holidays. For enquiries concerning this application contact the Planning Department at 250-615-4022.

The application will be considered by Council at the April 13, 2026, Regular Council Meeting at 7:30 p.m. in Council Chambers. Any person who wishes to address Council may do so in person at 3215 Eby Street or participate virtually through Microsoft Teams. Council meetings will also be live streamed and available for viewing on the City of Terrace website at www.terrace.ca/city-hall/council-webcasts or on the City of Terrace Facebook page.

Participate Virtually – www.terrace.ca/participate

Contact Planning Department – Phone: 250-615-4022

Written submissions – Email: developmentsservices@terrace.ca or by letter, mailed or delivered to: 5003 Graham Avenue, Terrace, B.C., V8G 1B3

Written submissions **must be received prior to 11:00 a.m. on Monday, April 13, 2026**, in order to be considered by Council.

THIS NOTICE IS GIVEN IN ACCORDANCE WITH THE LOCAL GOVERNMENT ACT, R.S.B.C., 2015 (and amendments thereto), UNDER SECTIONS 498 and 499.

TAKE NOTICE AND BE GOVERNED ACCORDINGLY.

