



**CITY OF TERRACE**

**DEVELOPMENT SERVICES COMPONENT**

**OF THE COMMITTEE OF THE WHOLE REPORT**

**MEMO:** Kris Boland, CAO for Committee of the Whole  
**FROM:** David Block, Director of Development Services  
**DATE:** May 10, 2021  
**SUBJ:** **Amendments to Zoning Bylaw No. 2069-2014 to establish a new industrial zone designated as M2A – Heavy Industrial.**

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**RECOMMENDATIONS:**

*That the City of Terrace consider 1<sup>st</sup> and 2<sup>nd</sup> Reading of a Bylaw to amend Zoning Bylaw No. 2069-2014 by adding an industrial zone designated as M2A – Heavy Industrial and revise specific additional sections of the Zoning Bylaw, including the addition of a new definition and general regulations relating to the new zone.*

**BACKGROUND:**

*On June 8<sup>th</sup>, 2020, NSD Development Corporation (the Applicant) applied to amend Official Community Plan (OCP) Bylaw No. 2142-2018 and Zoning Bylaw No. 2069-2014 for 4800 Keith Avenue and 4760 Keith Avenue, to allow for the construction and operation of a new transload facility and mixed use commercial and light industrial service centre.*

*The Applicant requested amendments to Appendix 'H' (Keith Estate Neighborhood Concept Plan) of the Official Community Plan (OCP) Bylaw No. 2142-2018 to support limited heavy industrial uses on portions of the Keith Estates lands and to remove residential land uses for the portion of the Keith Estates lands specific to their proposed project. The Zoning Bylaw amendments requested a change from Light Industrial to Heavy Industrial for a portion of the lands.*

*First readings of the bylaws were passed at the Council meeting held on July 13, 2020. At the October 9, 2020 Committee of the Whole meeting, staff recommended that the OCP Bylaw amendments move forward independently of the Zoning Bylaw amendments. Staff also recommended the consideration of drafting a new zone to be added to the Zoning Bylaw that would limit heavy industrial uses specific to logistics and intermodal transportation uses.*

*The OCP bylaw was amended at the Council meeting on October 26, 2020, while the rezoning bylaw was tabled at the applicant's request. In the Fall of 2020 staff conducted public engagement on the proposed amendments to Appendix 'H' – Keith Estates NCP of the OCP. At the Public Hearing held on January 14, 2021, and the*

special council meeting held on January 15, 2021, council considered these land use amendments and approved the application to remove multi-family residential use requirements and permit limited heavy industrial uses on a portion of the lands at 4760 and 4800 Keith Avenue.

Staff have prepared a bylaw to add a new M2A – Heavy Industrial zone to the Zoning Bylaw. This new zone is intended to provide for a mix of industrial uses that support logistics operations and transloading facilities, including the movement or transfer of a range of industrial and commercial materials and goods.

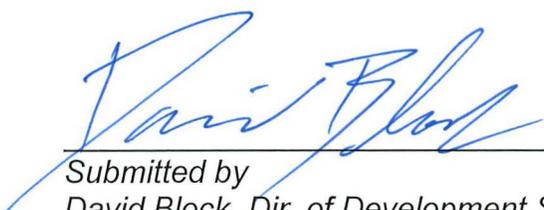
The proposed M2A zone incorporates some primary uses currently permitted in the M1 – Light Industrial and M2 – Heavy Industrial zones and adds a new primary use of Truck/Rail Transloading Facility. Staff researched other regional municipal zoning bylaws and in particular the industrial zones within the City of Prince George bylaw. Prince George has several industrial zones and the proposed new primary use of truck/rail transloading facility is similar to that found in their zoning regulations.

By establishing a new industrial zone that is focussed on logistics and goods movement, that occur primarily via truck or rail transport, the City can consider land uses that are specifically intended for limited heavy industrial operations accessing the CN Rail line from adjacent industrial designated lands with the City.

To establish a new zone within the municipal boundary the City should have lands allocated to be zoned with the proposed new designation. Therefore, this bylaw will run concurrently with a rezoning application for the properties located at 4760 and 4800 Keith Avenue.

This amendment bylaw also includes amendments to other sections of the Zoning Bylaw due to the creation of this new zone. These include the addition of a definition for the new primary use of “Truck/Rail Transloading Facility” and minor amendments to general regulations to include reference to the new M2A – Heavy Industrial zone.

Following 1<sup>st</sup> and 2<sup>nd</sup> Readings of the Bylaw a Public Hearing is proposed to be scheduled to be held on June 14, 2021. Council may proceed to consider 3<sup>rd</sup> reading and adoption of the bylaw amendments after the public hearing has closed.

  
Submitted by  
David Block, Dir. of Development Services

  
Approved for Submission to Council  
Kris Boland, CAO

**CITY OF TERRACE**

**BYLAW NO. – 2021**

***"A BYLAW OF THE CITY OF TERRACE TO AMEND ZONING BYLAW NO. 2069-2014 AND AMENDMENTS THERETO."***

***WHEREAS*** the Municipal Council of the City of Terrace has adopted Zoning Bylaw No. 2069-2014;

***AND WHEREAS*** from time to time, the Bylaw may require changes;

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

***1.0 Amend Section 2.0 Definitions - to add the following:***

***Truck/Rail Transloading Facility:*** means a transportation facility or terminal providing a break-of-bulk and/or assembly point for a variety of commercial and industrial commodities which enter or leave the site by rail, common carrier trucking lines or freight forwarders; and may include accessory uses such as offices, repair of related vehicles, trailers, materials-handling equipment, and rolling stock.

***2.0 Amend Section 9.0 Table 7 - Establishment of Zones, to add the following under "industrial":***

***M2A Heavy Industrial***

***3.0 Add Section as 13.3 as follows, and renumber consolidated bylaw accordingly:***

***13.3 M2A – Heavy Industrial***

***Purpose:***

***To provide for a mix of industrial uses that support logistics operations and transloading facilities, including the movement or transfer of a range of industrial and commercial materials and goods.***

**.1 Permitted Uses**

*The following uses are permitted in the M2A zone:*

<p><b>Primary Uses</b></p> <ul style="list-style-type: none"> <li>• Freight Transport and Storage</li> <li>• Outdoor Storage</li> <li>• Railway Lines and Yards for Storage of Railway Equipment and Vehicles</li> <li>• Warehouse</li> <li>• Manufacturing, Light</li> </ul>	<ul style="list-style-type: none"> <li>• Truck/Rail Transloading Facility</li> <li>• Vehicle Washing Facilities</li> <li>• Bulk Fueling Station, Minor</li> <li>• Industrial equipment sales, leasing and service</li> </ul>
<p><b>Secondary Uses</b></p> <p>Currently there are no specified Secondary Uses</p>	

**.2 Site Specific Permitted Uses**

*Currently no site-specific permitted uses*

**.3 Regulations**

COLUMN I	COLUMN II
.1 Minimum Parcel Area	4,000 m <sup>2</sup> (0.4 hectares)
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setbacks	
a. front parcel line	9.0 m
b. interior side parcel line	6.0 m
c. exterior side parcel line	6.0 m
d. rear parcel line	9.0 m
.4 Minimum Setbacks for Bulk Fueling Station, Minor	
a. any parcel line	15.0 m
.5 Maximum Parcel Coverage	60%
.6 Maximum Building/Structure Height	15.0 m
a. principal building/structure	12.0 m
b. accessory building/structure	
.7 Parking and Loading	Required as per Section 8.0

