

CITY OF TERRACE

NOTICE OF PUBLIC HEARING

OFFICIAL COMMUNITY PLAN AMENDMENT

TAKE NOTICE THAT application has been made to amend **Schedule 'B' (Future Land Use), Schedule 'C' (Development Permit Areas) and Appendix 'H' (Keith Estate Neighbourhood Concept Plan)** of the City of Terrace Official Community Plan Bylaw No. 2142-2018.

THE SUBJECT LANDS:

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

Lot 3, District Lot 362, Range 5, Coast District, Plan 7424 (5030 Keith Avenue);
Lot B, District Lot 362, Range 5, Coast District, Plan 3610 (5020 Keith Avenue);
Lot A, District Lot 362, Range 5, Coast District, Plan 3610 (5014 Keith Avenue);
Block 5, District Lot 362, Range 5, Coast District, Plan 967, Except Plan EPP42317 (3111 Kenney Street);
Lot 1, Block 5, District Lot 362, Range 5, Coast District, Plan EPP42317 (5004 Keith Avenue);
Lot A, District Lot 362, Range 5, Coast District, Plan 12018 Except Part In Plan EPP42962 (4800 Keith Avenue); and
Lot A, District Lot 361, Range 5, Coast District, Plan 6510, Except Part in Plan EPP53069 (4760 Keith Avenue).

THE INTENT:

- 1. To Amend Schedule B, Future Land Use** to remove the designation of "Site in Transition" from the properties at 5030 Keith Avenue, 5020 Keith Avenue, 5014 Keith Avenue, 3111 Kenney Street, 5004 Keith Avenue, 4800 Keith Avenue and 4760 Keith Avenue.
- 2. To Amend Schedule B, Future Land Use** from Industrial to Park for a 0.2-hectare portion of 4800 Keith Avenue and by changing from Commercial to Industrial for a 0.7 hectare portion of 4760 Keith Avenue.
- 3. To Amend Schedule C, Development Permit Areas** for a 0.7 ha portion of 4760 Keith Avenue from No. 5 Commercial to No. 6 Industrial.
- 4. To Amend Appendix 'H' (Keith Estate Neighbourhood Concept Plan)** of the Official Community Plan Bylaw No. 2142-2018 by revising the land use policy direction in Section 3.2 and 3.3 to remove multi-family residential land uses from the subject lands and by revising the land use policy direction in Section 3.3 Rail Spur to support limited heavy industrial uses on an expanded portion of the subject lands.

PURPOSE:

To amend the OCP Land Use Policy and Future Land Use Map to remove multi-family residential uses and to support limited heavy industrial uses on a portion of the subject lands.

BYLAW INSPECTION:

DOCUMENTS MAY BE INSPECTED online at www.terrace.ca/planningapplications or viewed at the Public Works Building at 5003 Graham Avenue, Terrace, B.C., between 8:30 a.m. and 4:30 p.m., Thursday, December 31st, 2020 to Thursday, January 14th, 2021 excluding weekends and Statutory Holidays. For details concerning this application contact the Planning Department at 250-615-4022.

PUBLIC HEARING DETAILS:

PUBLIC HEARING (PH) TO BE HELD IN MUNICIPAL COUNCIL CHAMBERS, AT 5 P.M. ON THURSDAY, JANUARY 14th, 2021. In accordance with the most recent Provincial Health Officer Order, the public is currently not permitted to attend Public Hearings or Council Meetings.

WAYS TO PARTICIPATE:

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

Electronic Participation – The PH will be held virtually using the Microsoft Teams platform through a computer or mobile device.

Telephone Participation – Join by phone: 1-437-703-4645 (long distance charges may apply). Phone Conference ID: 442 901 227#

FOR FULL DETAILS on how to participate electronically or by phone see www.terrace.ca/participate, email: klautens@terrace.ca, or call 250-638-4712.

NOTE:

- A speakers list will be created for this PH, if you wish to be placed on this list in advance of the hearing date please contact: klautens@terrace.ca.
- There will be a 3-minute time limit per speaker.
- The PH is available to watch live through our website www.terrace.ca/city-hall/council-webcasts or City Facebook page.

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

