



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 **3302 Eby Street** shown hatched and in bold outline on the attached map.

PURPOSE:

To vary Section 11.5.3.3.a of Zoning Bylaw No. 2069-2014 to reduce the minimum required front parcel line setback for a Principal Building / Structure in the R5 Zone from 6.0 m to 3.0 m.

To vary Section 11.5.3.3.c of Zoning Bylaw No. 2069-2014 to reduce the minimum required exterior side parcel line setback for a Principal Building / Structure in the R5 Zone from 6.0 m to 5.5 m.

To vary Section 11.5.3.3.d of Zoning Bylaw No. 2069-2014 to reduce the minimum required rear parcel line setback for a Principal Building / Structure in the R5 Zone from 6.0 m to 3.0 m.

The subject property is zoned R5 – High Density Multi-Family Residential. This permit is being considered to reduce the minimum front, side, and rear parcel line setbacks required for the construction of a 7 unit townhouse building as per Development Permit No. 03-2025.

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 Friday, January 17, 2025, to Monday, January 27, 2025 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 January 27, 2025, 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: developmentservices@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, January 27, 2025**, 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.

DAVIS AVE

5.5m Setback

3m Setback

- UNIT 1
- UNIT 2
- UNIT 3
- 3302 UNIT 4
- UNIT 5
- UNIT 6
- UNIT 7

3m Setback

PARK AVE

EBY ST

