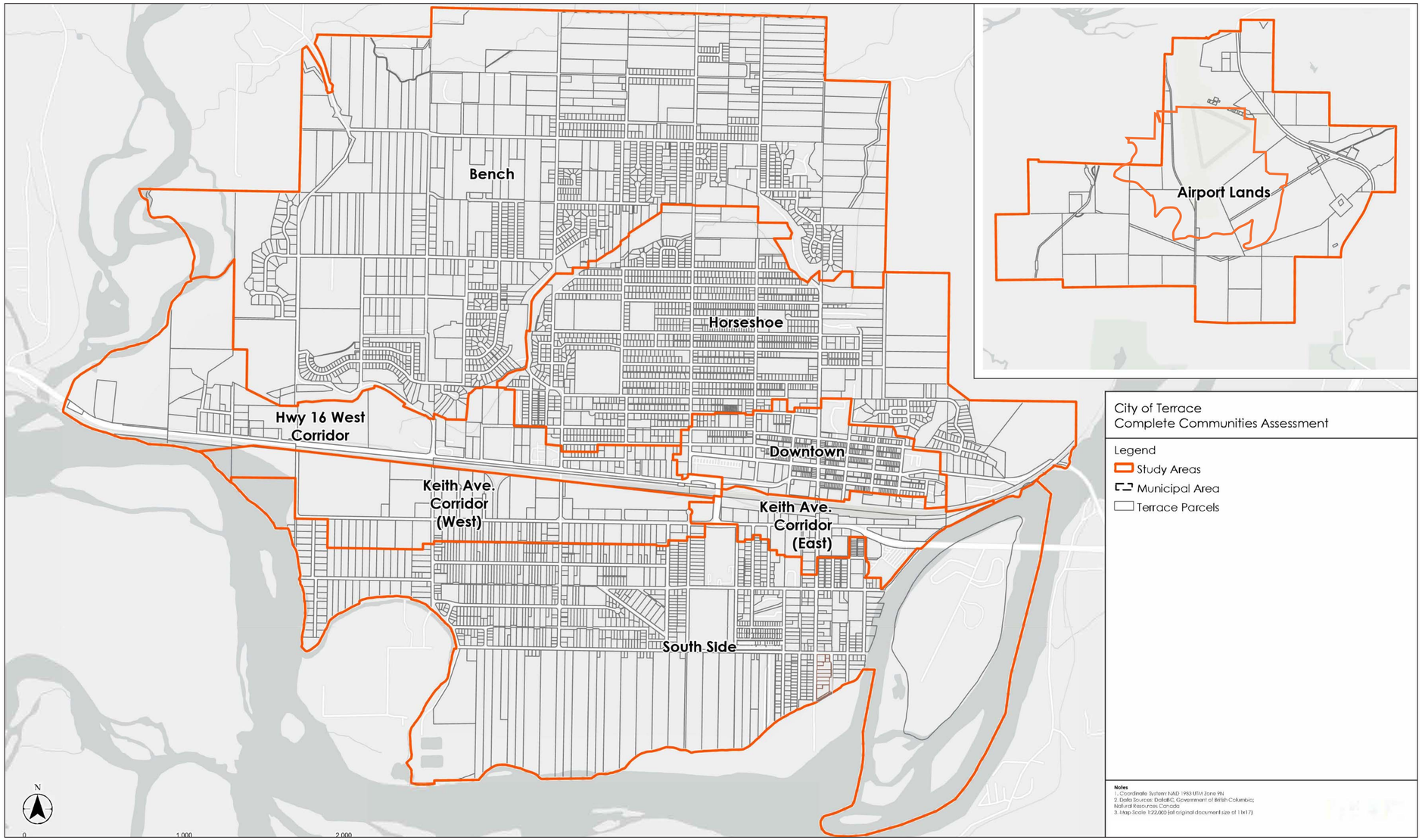
Where in the City of Terrace do you live?

Place a sticky dot on the map.

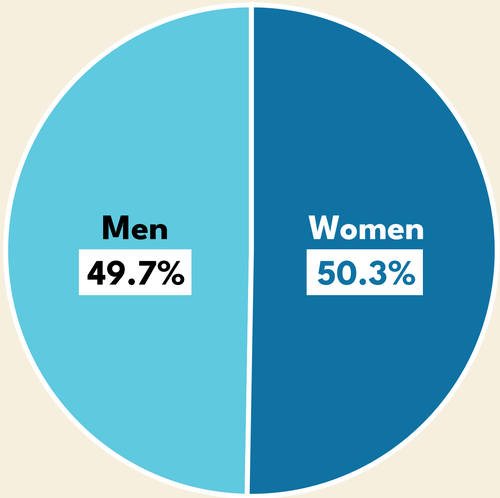
We want to make sure we are connecting with as many people across the community as possible. We also want to know if you live outside the municipal boundaries. Place a sticky dot on the inset map so we have a general idea where you live outside the municipality.



Community Profile

OUR COMMUNITY

Total population
12,017



Population growth

↑ **3.2%** from 2016 to 2021

↑ **6.2%** from 2006 to 2021

65% of the community is at working age (15 to 64)

0 to 19,	20 to 39,	40 to 64,	65+,
25%	**28%**	**31%**	**16%**

55%
of residents aged 15+ have a postsecondary certificate or higher

22%
identify as Indigenous

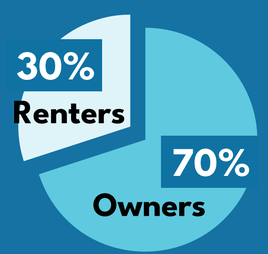
Average household size
2.4 persons

Average age is **39**

Average total household income
$104,500

20%
of households are low income or very low income

4,870
households in 2021



90% of private dwellings are 2 bedrooms or more

Only 10% of households are condos

OUR CITY

Total land area
= 5,958 hectares

Urban area
= 2,061 hectares

Northwest Regional Airport and Skeena Industrial Development Park lands
= 3,897 hectares

Statistics Canada 2021 Census

OCP Goals, Objectives and Policies

What is an Official Community Plan (OCP)?

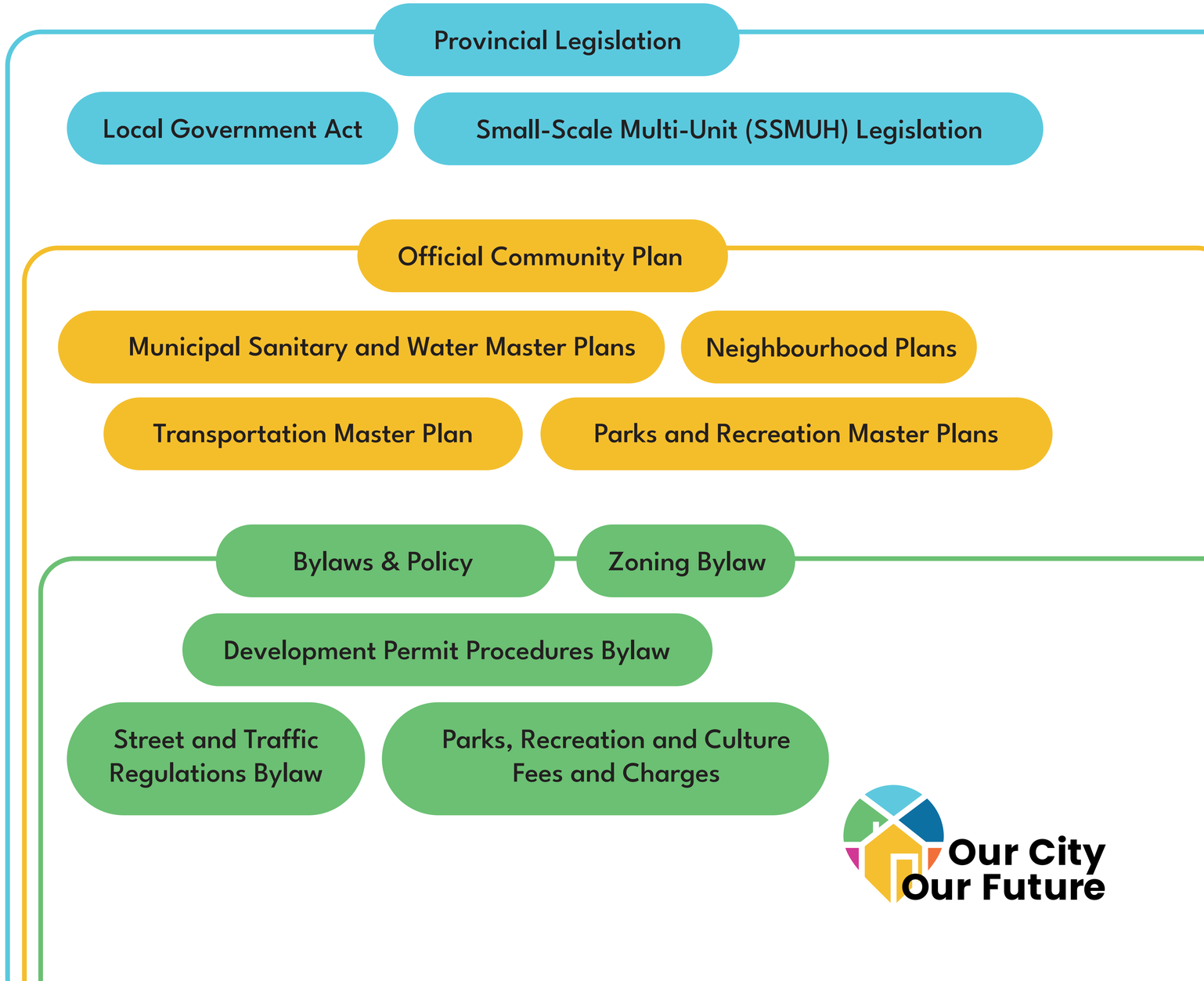
An OCP is a forward-thinking document that describes the long-term vision of a community.

An OCP addresses matters like housing, transportation, infrastructure and climate change and includes:

- **Goals, objectives and policies** that guide planning and land use management
- Existing and proposed land use (i.e., residential, institutional, commercial etc.)
- Existing and proposed public facilities (i.e., parks, schools, community centres etc.)
- Plans for how major road, sewer and water systems will be phased
- Policies and targets for reducing greenhouse gas emissions

Planning tools

- Our OCP is informed by provincial legislation.
- Our Neighbourhood Plans must conform to our OCP.
- Our OCP informs our Bylaws & Guidelines.



Our City Our Future

THE CITY OF TERRACE

Our City Our Future







OUR CITY. OUR FUTURE. A 20-YEAR VISION.

Let's talk about our Official Community Plan Update!



WELCOME



The Mayor, Council, and staff at the City of Terrace acknowledge that it is an honour to live, work, and play on the Laxyuubm Tsimshian, Kitsumkalum and Kitselas, toyaxsuut nuusm.

What to expect

AGENDA

4:00 pm	Community Drop-in
	Municipal staff on hand to answer questions
	Comment cards available to share your thoughts
8:00 pm	Wrap-up

EXPECTATIONS

Be curious

We have a lot of information to share with you. Be curious, ask questions, and learn as much as you can.

Challenge ideas, not people

Help us create a safe space, treat others with respect even when we have different views

Make space for others to share

We want to hear from everyone – help ensure everyone has an opportunity to share their thoughts

Consider different perspectives

Different perspectives make for more interesting discussions and more robust processes – take the time to listen to others who may have different views



Thank you

THANK YOU FOR JOINING US!

We appreciate the time and effort you gave to be here today.

WHAT'S NEXT?

Feedback from the open house, agency referrals, and First Nation referrals will be reviewed and incorporated into the Official Community Plan.

The refined OCP will then be presented to Council at a public hearing before moving forward to adoption.



More to share? We want to hear from you!

Your input will inform our plan and policies.

For more information, see the OCP webpage
engage.terrace.ca/ocp

Have a question? Get in touch!
developmentservices@terrace.ca

Our City Our Future

OCP Review

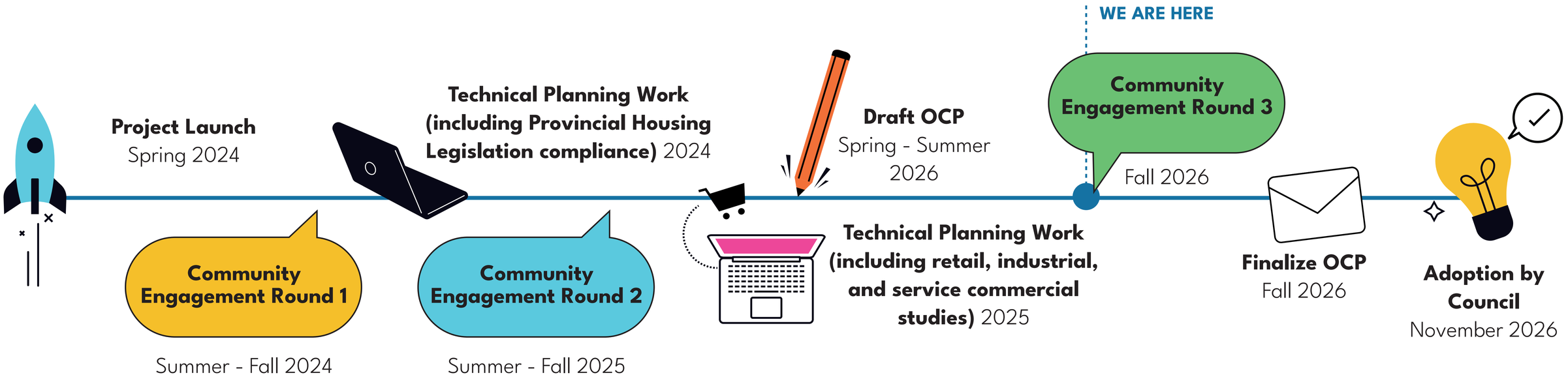
We began the OCP Review process in the Spring of 2024 when we formed public working groups to review the community goal areas. Community feedback was, and continues to be, an important and valued part of this planning process. Input provided through summer pop-up events, public open houses, community surveys, comment cards, and an interactive web map have introduced ideas and perspectives that may not have emerged through technical planning work alone.

Input provided by the public and key audiences was considered alongside provincial legislation, municipal strategic goals and objectives, land economic analyses, and technical planning work. The result will be an OCP that ensures the land use policy direction reflects the community's priorities and values while planning for growth and a viable economy within the scope of provincial requirements.

Studies and Assessmets

- **Housing Needs Report** (2024)
- **Small Scale Multi Unit Housing Analysis** (2024)
- **Complete Communities Assessment Report** (2024)
- **Downtown Policy and Zoning Analysis** (2025)
- **Downtown Retail Demand Analysis** (2025)
- **Light Industrial and Service Commercial Needs Assessment** (2025)

The OCP review was iterative. Municipal planning staff drafted community goals, policies, and land use designations that were refined over a two-year period as more was learned through technical planning studies and community engagement. A full set of proposed policy directions were presented to the public at an open house in November 2025. The draft OCP was also referred to First Nation governments, the Regional District of Kitimat-Stikine, and government agencies like the Agricultural Land Commission for review and comment.



Reconciliation Statement

The OCP will include a Reconciliation Statement that reads:

The City of Terrace values the Indigenous peoples of the area and seeks to build strong relationships founded in trust and respect.

We are committed to reconciliation, founded on understandings of truth experienced through colonialism, residential schools, and systematic racism.



The City of Terrace is a settler community located within the traditional territory of the Tsimshian (T'smsyen) peoples which include the neighbouring Kitsumkalum and Kitselas First Nations. These first peoples occupied and stewarded the land along the Skeena and Kitsumkalum Valleys since time immemorial.



Guiding Principles

Community Resilience



Efficient Resource Use and Clean Energy



Community Vitality

Prosperous Economy



Four (4) guiding principles provide the over-arching direction for the OCP. These principles reflect the necessary integration of environmental, economic, social and cultural considerations in our community.

The guiding principles, which were carried over from the 2018 OCP, received community support at previous engagement events.



Climate Change

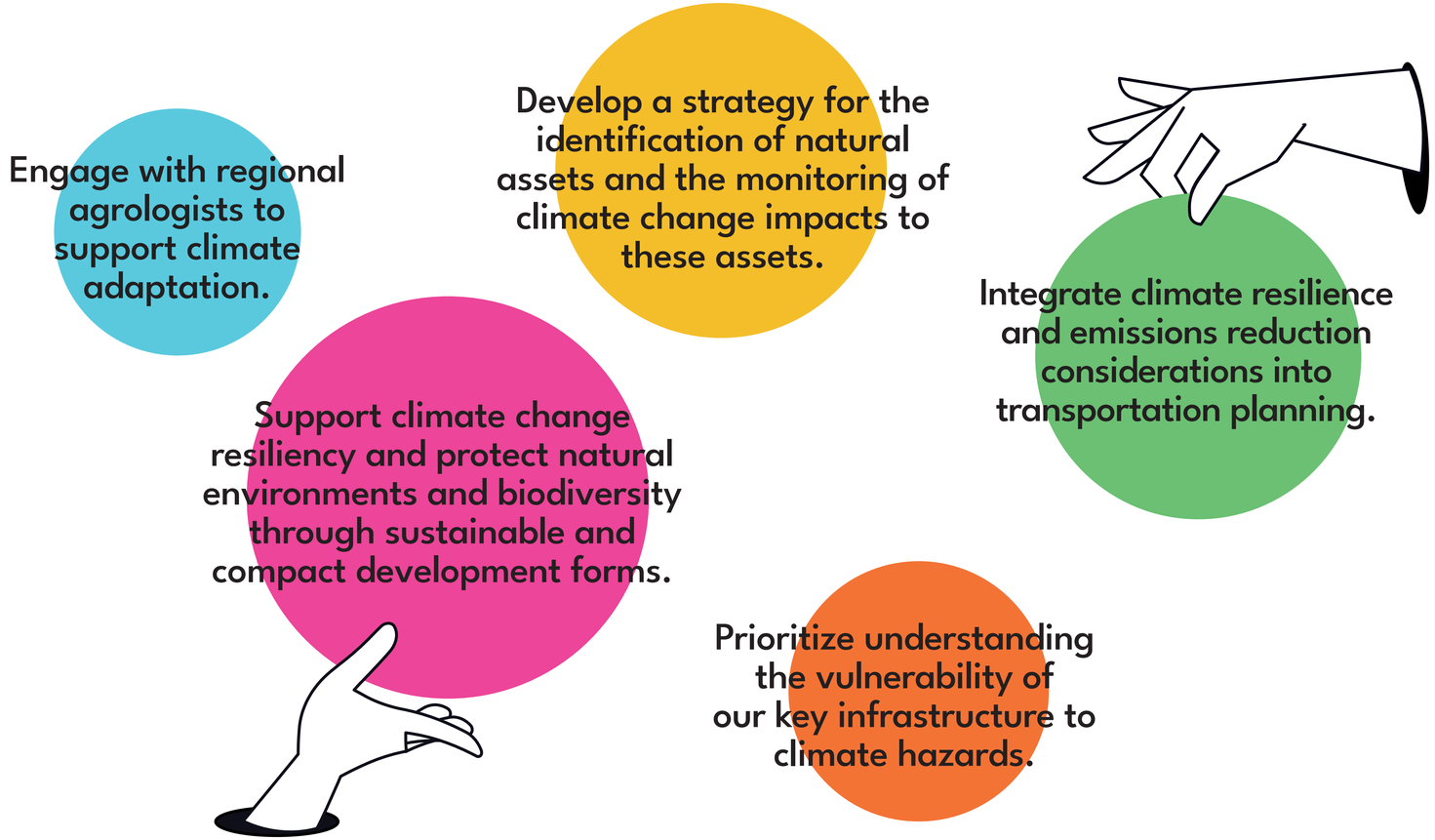
Terrace, like communities across British Columbia, is experiencing the impacts of climate change. Building climate resilience is an opportunity to reduce risks, protect community well-being, and create a safer, healthier future for residents.

The objectives and policies put forth in the Draft OCP complement previous and ongoing actions taken by the City of Terrace to address climate change.

Mitigation vs Adaptation: Mitigation and adaptation are two complementary ways people can respond to climate change. Mitigation centers on the root cause of climate change (GHG emissions) while adaptation focuses on climate impacts e.g., better storm drainage systems to manage increased flooding. Ideally, adaptation is proactive, building systems to withstand current and future climate change.

OCP Objectives and Policies

Climate mitigation and climate adaption were top of mind when drafting the OCP. You will notice that climate-related objectives and policies are integrated throughout the community goal areas section of the plan. Here are few examples:



Climate Change

Greenhouse Gas Emissions

In 2023, Council adopted the following GHG reduction targets for our community, based on 2007 base emissions levels:

- **40% below by 2030**
- **60% below by 2040**
- **80% below by 2050**

The City of Terrace is committed to addressing climate change and these targets were adopted to establish ambitions yet realistic goals for our community.

Terrace's GHG emissions have steadily increased from 87,224 tonnes of carbon dioxide equivalent (tCO2e) in 2007 to 118,548 tCO2e in 2022, an increase of 155% in the past 15 years. Source: Community Energy and Emissions Inventory.

Climate Action Plan

In 2023, Council adopted the Climate Action Plan (CAP) to enhance the City's ability to adapt to climate-related risks and vulnerabilities. The plan charts a path for the City of Terrace towards resilient, low-carbon operations by identifying key actions the City can take to reduce emissions and respond to key climate risks.

Scan the QR Code here to read a copy of the CLIMATE ACTION PLAN.



What's missing? Are there big ideas we have missed? Write your thoughts on a sticky note below.

OCP Goal Areas

The OCP is organized into 11 community goal areas. Each goal area includes objectives and policies that guide growth and development and support land use planning decisions. Community working groups reviewed the objectives and policies within each goal area and recommended changes to help ensure they reflect current community priorities and aspirations.



Abundant Food Systems

Compact and Complete Neighbourhoods

Emphasizing Housing Action

A Vibrant Downtown

Natural Environments, Outdoor Activities and Access

Visible and Vibrant Arts, Culture and Heritage

Social Well Being and Accessible Recreation

Integrated and Active Transportation Network

Water, Energy, Infrastructure and Liquid Waste Management

Solid Waste Reduction and Management

Emphasizing Housing Action – New Goal Area

Historically, the OCP has had 10 goal areas. A new Emphasizing Housing Action goal area is proposed to ensure Terrace meets its 20-year housing needs while providing more housing choices for residents through every stage of life.

The housing policies seek to achieve the following objectives:

1. **Housing diversity in all neighbourhoods**
2. **Address key areas of housing need**
3. **Promote energy efficiency in existing housing stock**
4. **Partner with regional communities, governments and related agencies to actively address housing challenges**

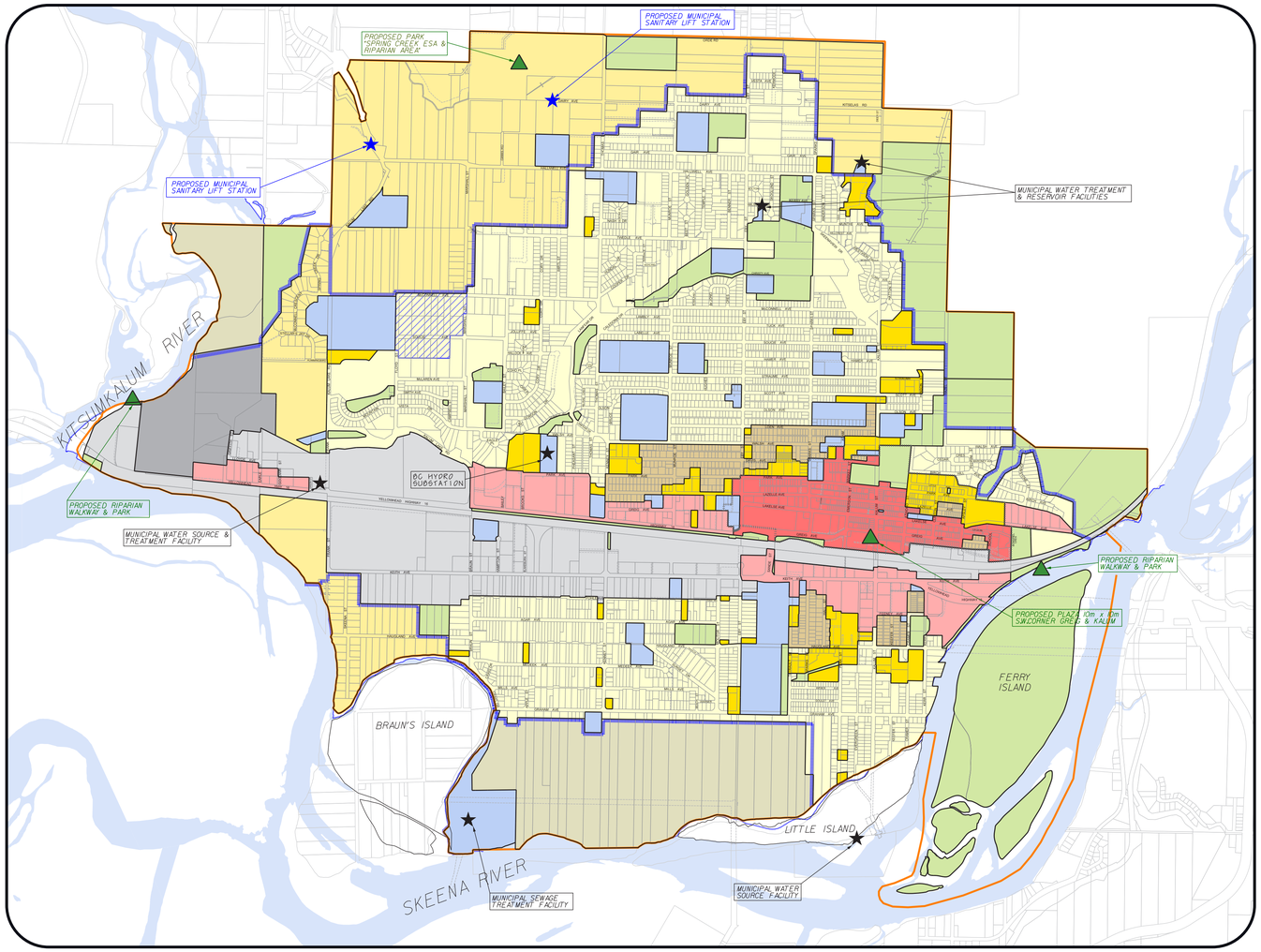
By 2041, it is estimated that Terrace will need 1,916 net new homes to meet forecasted growth.

What's missing? Is there another community goal area you think the OCP should include? Write your thoughts on a sticky note below.

All community goal areas have been reviewed and updated through this planning process.

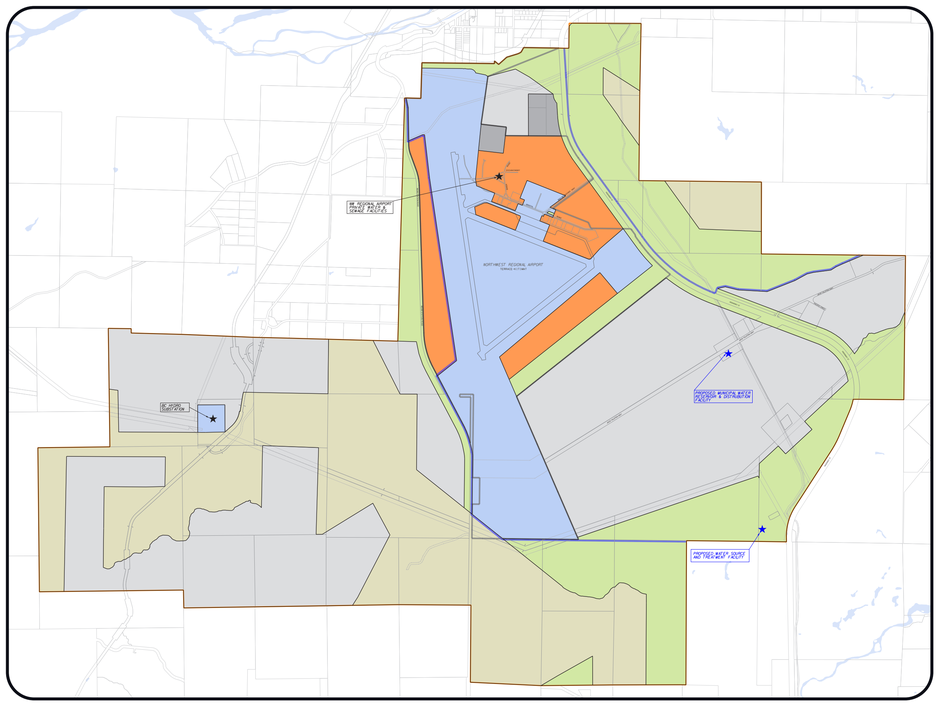
Future Land Use Schedule B

Note: All land use designations shown on Future Land Use Schedule B of the OCP have been reviewed and updated through this planning process.



LEGEND

- NEIGHBOURHOOD RESIDENTIAL
- URBAN RESIDENTIAL
- RURAL RESIDENTIAL
- COMPACT RESIDENTIAL
- DOWNTOWN
- GENERAL COMMERCIAL
- AIRPORT COMMERCIAL
- COMMUNITY & PUBLIC USE
- PARK, RECREATIONAL, OPEN SPACE
- INDUSTRIAL
- RESOURCE EXTRACTION
- AGRICULTURAL
- URBAN CONTAINMENT BOUNDARY
- URBAN HOLDINGS
- PROPOSED PARK
- EXISTING PUBLIC UTILITY
- PROPOSED PUBLIC UTILITY
- DOWNTOWN BOUNDARY
- NORTHWEST REGIONAL AIRPORT BOUNDARY
- MUNICIPAL BOUNDARY



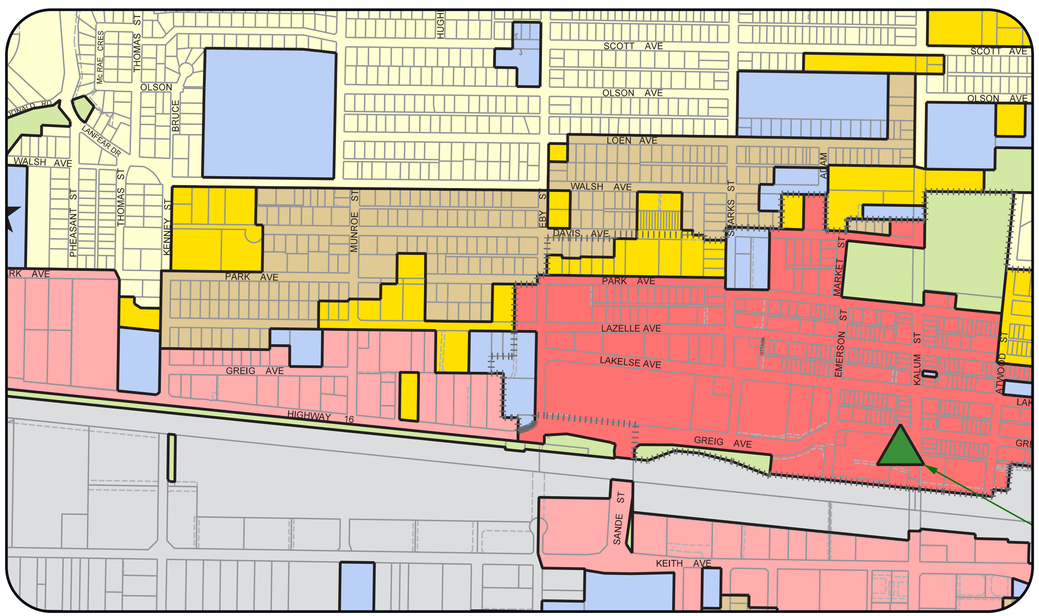
Land Use Designations – Three Proposed Changes

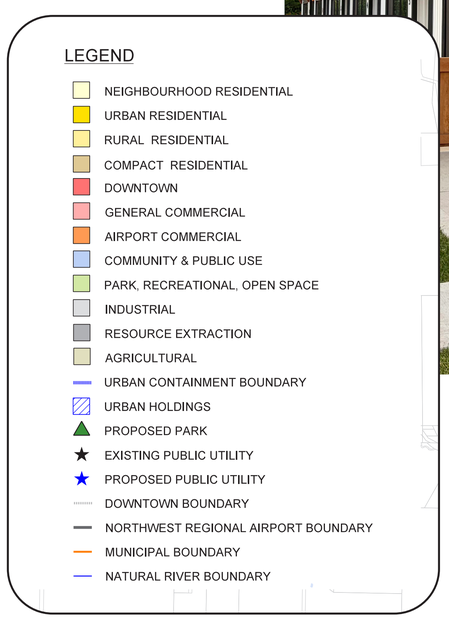
1. Compact Residential

Future Land Use Schedule B includes a new proposed land use designation entitled “Compact Residential” close to the downtown as shown on the inset map below.

Compact Residential areas make it easier for more people to live close to jobs, services, and everyday destinations. This designation supports a wider mix of moderate-density housing within a 15- to 20-minute walk of daily needs. In Terrace, this could include single detached homes, semi-detached homes, rowhouses, townhouses, and apartments, with up to up to eight (8) dwelling units on one lot.









Land Use Designations – Three Proposed Changes

2. Neighbourhood Residential

Neighbourhood Residential areas are planned to support a modest increase in housing choices while continuing to fit within existing neighbourhoods. The proposed target densities are:

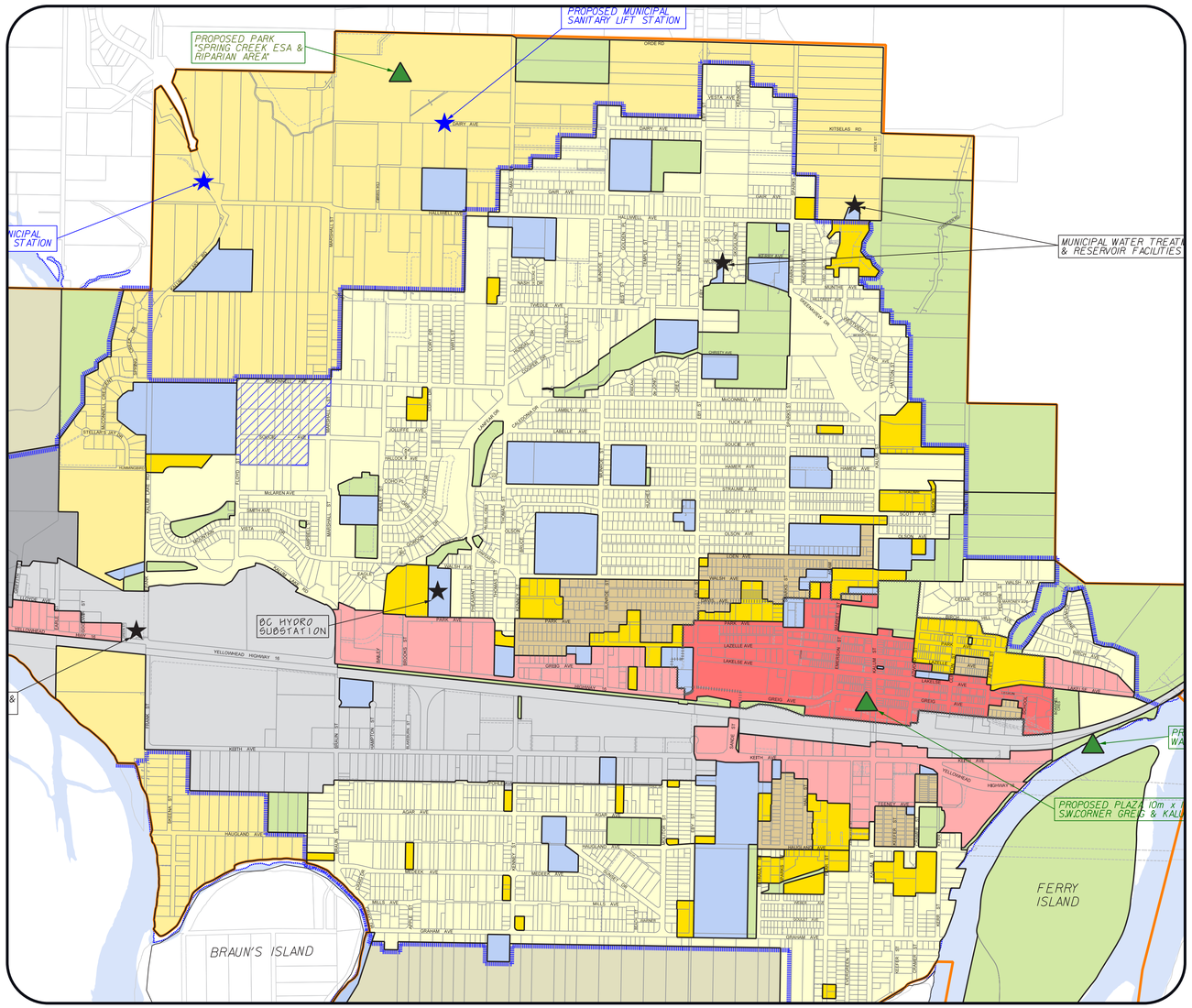
- **R1 Low Density Residential:** 12 to 20 parcels per hectare
- **RB1 Bare Land Strata Small Lot Residential:** 20 to 33 parcels per hectare
- **R3 Townhouse Multi-Family Residential:** 40 units per hectare
- **R6 Manufactured Home Residential:** 30 units per hectare

Together, these targets help make better use of residential land and support more compact, sustainable neighbourhood growth.

In some locations, R3 zoning could also be considered where a site is large enough and close to transit and schools:

- Minimum parcel area of 1,400 square metres
- Within 250 metres of a bus stop on a transit route
- Within 400 metres of a P1-zoned school property*

Where these conditions are met, an R3 zoning application could move forward without a public hearing, as outlined in Section 464(3) of the Local Government Act.



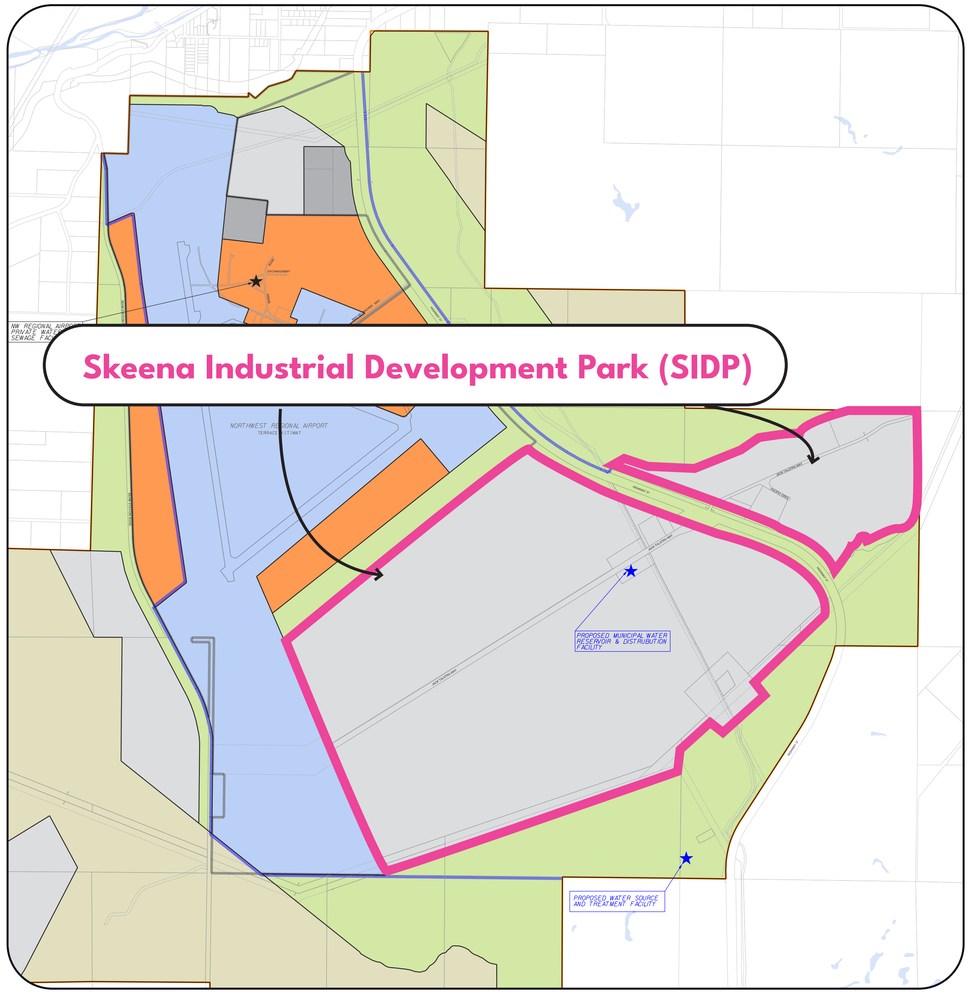
* Schools must serve students from kindergarten through to Grade 12 or be an accredited college or university.

Land Use Designations – Three Proposed Changes

3. Industrial

The “Industrial” land use designation has been reviewed and updated to clarify the location and intent of industrial lands within the community. Key updates include:

- Clearly defines lands designated for light industrial uses.
- Clarifies the types of industrial activities supported within designated industrial areas.
- Identifies the Skeena Industrial Development Park (SIDP) as the location where industrial-scale computing, cryptocurrency mining, and data centres will be permitted.



What’s missing? Is there a land use designation we should consider? Write your thoughts on a sticky note below.

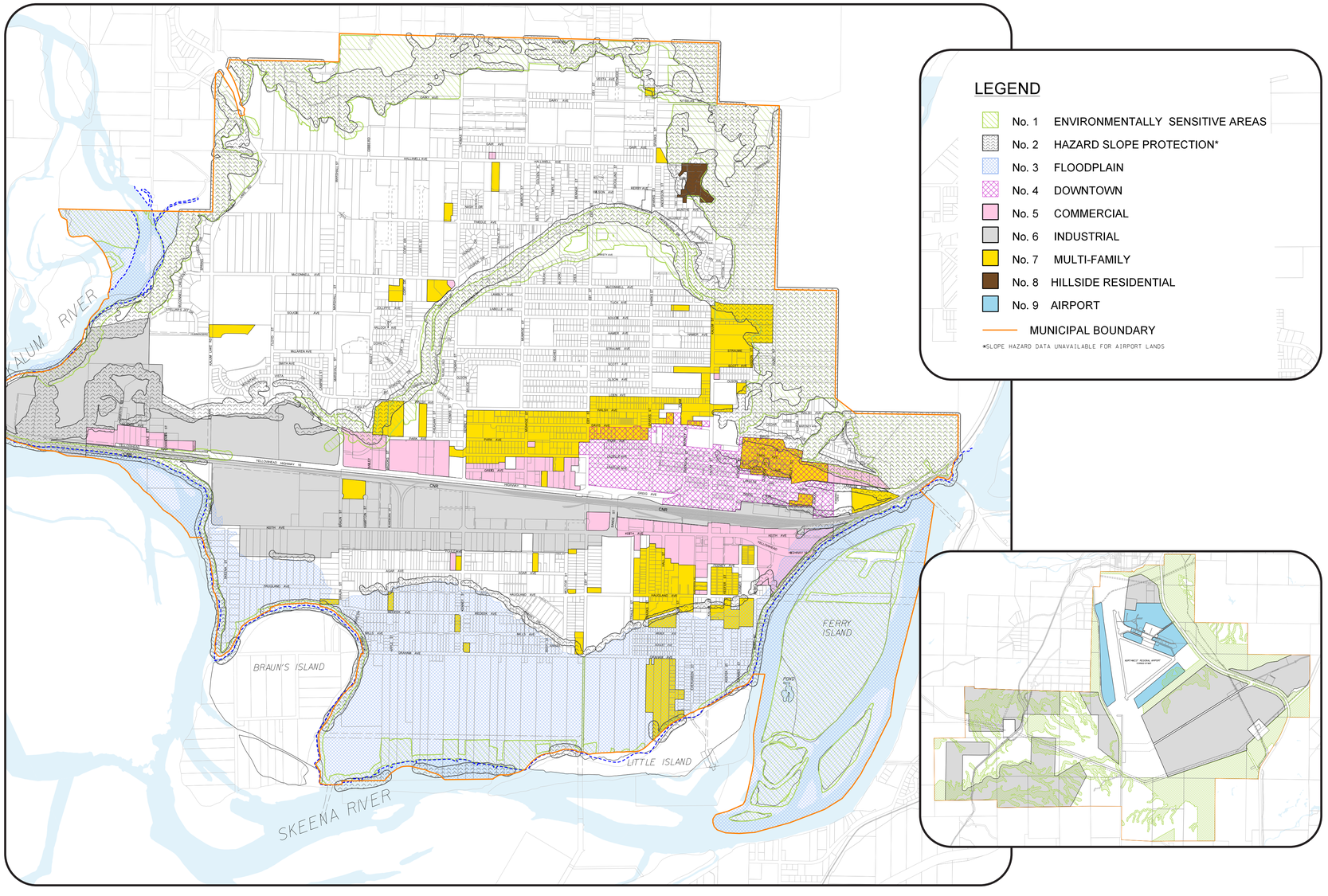
Development Permit Areas

A **Development Permit Area (DPA)** is a designated area where special planning approval is needed to guide development, protect the environment, manage hazards, and ensure specific built form and urban design guidelines are met. Section 488 of the Local Government Act enables municipalities to designate DPAs in an OCP.

Development Permit Areas Schedule C delineates nine (9) DPAs across the city.

Part E of the Draft OCP outlines the intent of each DPA and provides specific development guidelines to follow for each DPA.

The Draft OCP proposes to remove the Gateway Entry DPA and Large Format Retail DPA and include them within the Commercial DPA.



Development Permit Areas

Development Permits

On lands within a designated Development Permit Area (DPA), planning approval is required prior to development. A Development Permit (DP) must be applied for and a permit issued subject to the requirements of the applicable DPA.

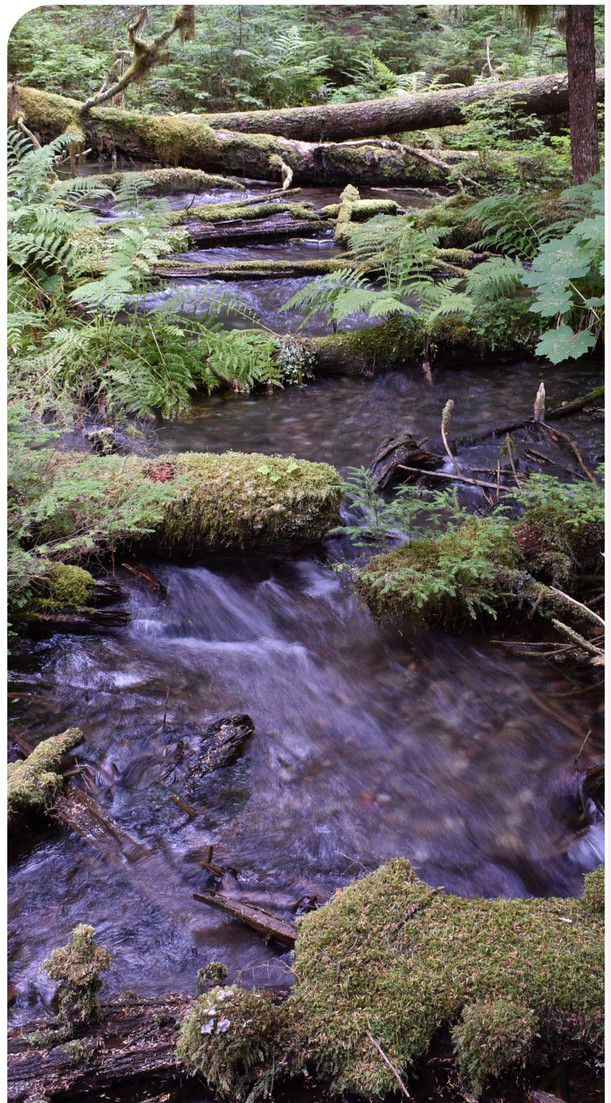
Delegation of Authority

To streamline the development approvals process, Council has delegated authority to the Director of Development Services to approve Minor Development Permits.

The following Development Permits are considered minor:

1. Amendments to a valid Development Permit issued by Council that do not substantially alter what was approved in the original permit.
2. Permits for the removal of trees for limited view enhancement purposes within an Environmentally Sensitive Area or Hazard Slope Protection DPA.
3. Permits with a total project value that do not exceed $250,000.

Note, our previous OCP did not consider permits for the removal of trees as outlined in bullet point 2 above minor. The Draft OCP also proposes to increase the total project value noted in bullet point 3 from $50,000 to $250,000.



What's missing? Is there a Development Permit Area we should consider? Write your thoughts on a sticky note below.

OCP Schedules & Appendices

Schedules

The Draft OCP includes five (5) schedules in addition to the community vision, community goal areas, land use designations, and development permit areas. Once adopted, the OCP is intended to be read in its entirety to inform land use planning decisions.

Map Schedules updated during the process.

- **Schedule B** - Future Land Use
- **Schedule C** - Development Permit Areas

Map Schedules not updated during the process*.

- **Schedule D** - Major Roadway Network
- **Schedule E** - Sidewalks, Trails & Walkways
- **Schedule F** - Cycling Network

* These schedules will be updated following the completion of the Transportation Master Plan in 2027. The Plan will be a strategic plan that identifies prioritized short and long-term improvements to the transportation system.

Appendices

The Draft OCP includes six (6) appendices that support policies and guidelines.

Appendices A-F remain unchanged.

- **Appendix A** – City Of Terrace Environmentally Sensitive Areas Strategy
- **Appendix B** – Land Development Guidelines For The Protection Of Aquatic Habitat
- **Appendix C** – Downtown Action Plan And Urban Design Guidelines
- **Appendix D** – Floodplain Hazard Assessment
- **Appendix E** – Airport Design Guidelines
- **Appendix F** – Airport Area Concept Plan

Appendix G – Keith Estates Neighbourhood Concept Plan has been removed from the OCP.

