



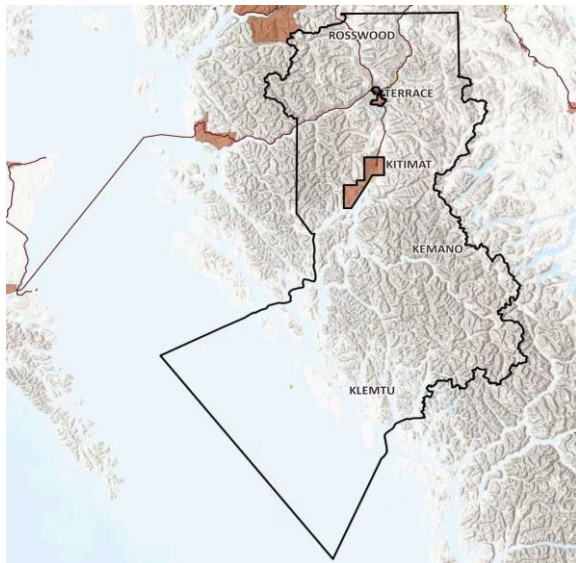
Regional District of **Kitimat-Stikine**

Notice of Open House – May 7th, 2025 Greater Terrace Official Community Plan and Zoning Bylaw

You are invited to the open house for the launch of the Electoral Area C (Greater Terrace) Official Community Plan and Zoning Bylaw review. This Open House will be held on **Wednesday May 7th, 2025, from 5:00 pm to 8:00 pm** at the **Thornhill Community Centre at 3091 Century Street, Thornhill, BC.**

Background

The Regional District of Kitimat-Stikine (RDKS), with assistance from WSP Canada Inc., is currently developing an Official Community Plan and Zoning Bylaw for Electoral Area C. The purpose of the project is to update, modernize, and consolidate existing plans and zoning bylaws across Area C. Electoral Area C, referred to as Greater Terrace, has a population of approximately 3,000.



What is an OCP?

An Official Community Plan is a long-range planning document that guides land use, development, and resource management within a community. It defines a shared vision, outlines community objectives, and sets policies that support sustainable growth. Alongside a zoning bylaw, the OCP forms the foundation for managing change and shaping the future of the region.

Why do we need an OCP?

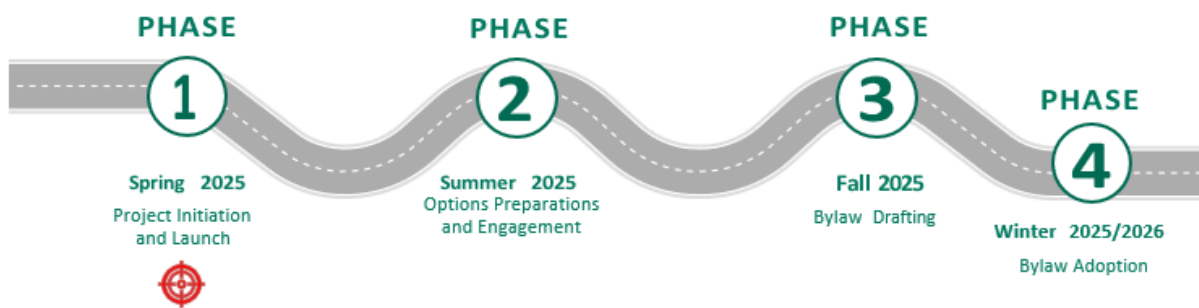
Currently, there is no OCP that covers all of Area C. The most recent document is the Official Settlement Plan from 1984, which covers only some communities within Area C. The Settlement Plan is outdated while OCP's are updated every 5 to 10 years. The Greater Terrace OCP will contain policy statements to help the Regional District plan and adapt for the future. The OCP also advises the zoning bylaw, which will be updated at the same time. An OCP must incorporate findings from a Housing Needs Report and these two documents work together as the foundation for residential planning.

What is a zoning bylaw?

A zoning bylaw is a regulatory bylaw that controls how land, buildings and other structures can be used as well as specifying structural form, siting, and density. A zoning bylaw allows for the issuance of development and building permits. Zoning implements land use planning visions expressed in an OCP but is focused on what can be developed in the present.

Why do we need a zoning bylaw?

Zoning in Area C is a patchwork of three different zoning bylaws, as well as large, unregulated areas with no zoning bylaws. The goal of this project is to develop a single Zoning Bylaw for Electoral Area C. The new bylaw will consolidate and modernize the issuing of permits, while ensuring clarity and fairness. A single zoning bylaw for an Electoral Area streamlines and standardizes administration and is local government best practice.



Authorization

Official Community Plans and Zoning Bylaws are enabled by the *Local Government Act* Divisions 4 and 5 respectively.

More Information

For information on this project, please visit the project webpage:

<https://getinvolvedrdks.ca/greater-terrace-ocp-zoning-bylaw>

OR Contact

Andrew Stewart-Jones, Planner II, Phone: 250-615-6100 , Email: astewart-jones@rdks.bc.ca OR planning@rdks.bc.ca