

# CITY OF PRINCE RUPERT

## REPORT TO COUNCIL

**DATE:** December 3, 2012

**FROM:** Zeno Krekic, City Planner

**SUBJECT:** WATER FRONT EAST LAND USE PLAN – FINAL REPORT

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### **RECOMMENDATION:**

**THAT Council approves:**

- i. Review and Amend the QLOCP to recognize access to waterfront as one of the essential quality of life elements and strengthen policies relating to access to the water front;**
- ii. Review and Amend QLOCP and the Zoning Bylaw to demonstrate that provincial and municipal land use regulations do not apply to**
- iii. PRPA and CN lands.**
- iv. Review and Amend Zoning Bylaw C5 – Marine Commercial Zone with the intent of including some light industrial uses and any other components for the purpose of clarity;**
- v. Review and Amend the Zoning Bylaw and Cow Bay DPA to expand the Cow Bay Development Permit Areas. The additional area will be generally up to Dry Dock Road and uphill of George Hills Way.**
- vi. Review and Amend the Cow Bay DPA to accommodate new construction. Subject to the PRPA electing to comply to City regulations on the Atlin Uplands Project this work should be done promptly; however if the PRPA elects not to comply this work can be delayed until the next new project is on the horizon.**

### **REASON FOR REPORT:**

Planning for water front development was identified as one of Council's priorities in the 2012 Strategic Plan. Following a sequence of reports on ownership and jurisdiction of the water front properties, Council approved the Water Front East Land Use plan scope of work.

### **BACKGROUND:**

The projected work program was as follows:

- A. Consultation until early September.... **COMPLETED**
- B. Preliminary analysis mid October..... **COMPLETED**
- C. Amendments to final report in November....**COMPLETED**
- D. Final Report to Council on Document 10, 2012....**ON TARGET**

December 3, 2012

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**ANALYSIS:**

The first phase of work commenced in early June. Open Houses were held on June 27<sup>th</sup> and 28<sup>th</sup>. We followed with focused meetings with property owners, business owners and residents. When possible we arranged groups of the same interests, such as meeting with Cow Bay Merchants and real-estate agents. We also conducted a one on one meeting where such was more desirable.

While public consultations of this nature generate an array of opinions and suggestions, the intent of this project is to focus on the scope of work which is the review of QLOCP, Zoning Bylaw and Cow Bay DPA. In other words, suggestions about the actual end use, or form and shape of a project need to be tested against existing policies and regulations in order to determine if changes/amendments to policies and regulations are necessary and/or desirable.

Preliminary analysis of past/present land uses and common themes recorded during the consultation phase of work were presented at the November 7, 2012 Information Meeting and followed up with a few more meetings to accommodate those who could not attend or as result of specific request.

All of the information is summarized in the attached report as well as we have kept the webpage dedicated to this project current, an which will remain posted on [http://www.princerupert.ca/page.php?id\\_page=385&id\\_section=5](http://www.princerupert.ca/page.php?id_page=385&id_section=5)

**COST:**

Expenses relating to meetings, advertising and miscellaneous materials are estimated to be in \$3,500 range.

**CONCLUSION:**

**The consultation process was successful and the attached report supports recommendations.**

Reviewed by City Manager

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Zeno Krekic  
City Planner

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## Attachments:

- Water Front East Land Use Plan: Final Report December, 2012.