



# City of Prince Rupert

## AGENDA

For the **PUBLIC HEARING** to be held on May 27, 2024 at 6:00 p.m. in Council Chambers, Second Floor of City Hall, 424 3<sup>rd</sup> Avenue West, Prince Rupert, B.C.

- 1. CALL TO ORDER**
- 2. CITY OF PRINCE RUPERT ZONING AMENDMENT (Waterfront) BYLAW NO. 3527, 2024**
  - A) Report from Planning
  - B) Public asked to provide comments
- 3. CITY OF PRINCE RUPERT ZONING AMENDMENT (Waterfront) BYLAW NO. 3528, 2024**
  - A) Report from Planning
  - B) Public asked to provide comments
- 4. ADJOURNMENT OF PUBLIC HEARING**

# CITY OF PRINCE RUPERT

## OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 3527, 2023

### A BYLAW TO AMEND THE CITY OF PRINCE RUPERT OFFICIAL COMMUNITY PLAN BYLAW NO. 3460, 2021

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The Council of the City of Prince Rupert in an open meeting assembled, enacts as follows:

THAT the City of Prince Rupert Official Community Plan No. 3460, 2021 be amended as follows:

1. Amend Map 1 by changing the land use of the lots legally described from a) to c) in this Bylaw from Industrial to City Core as indicated in Schedule A of this bylaw.
2. Amend Map 1A-B City Wide Land Use Framework, Map 1B Townsite Land Use Framework, Map 2 as well as Figures 1 & 5 in Appendix A City Core Development Guidelines to extend the Downtown District in the City Core Development Area to be inclusive of the lots legally described below in points a) to c) as indicated in Schedule B of this Bylaw.
3. Amend Waterfront Character Area borders as shown on Figures 1 & 10 of Appendix A City Core Development Permit Guidelines to incorporate the lots legally described below in points a) to c) as shown on Schedule B of this Bylaw.
4. Sections 1- 3 of this Bylaw apply to lots legally described as:
  - a. *PORTION OF LOT 1 WATERFRONT BLOCK E RANGE 5 COAST DISTRICT PLAN EPP117678*
  - b. *PORTION OF LOT 2 WATERFRONT BLOCK E DISTRICT LOT 1992 RANGE 5 COAST DISTRICT PLAN EPP117678*
  - c. *PORTION OF LOT 1 WATERFRONT BLOCK E DISTRICT LOTS 251 AND 1992 RANGE 5 COAST DISTRICT PLAN EPP128626*
5. This Bylaw may be cited as “City of Prince Rupert Official Community Plan Bylaw No. 3527, 2023”.

Read a First time this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Read a Second time this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Public Hearing this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Read a Third time this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Final Consideration and Adopted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.




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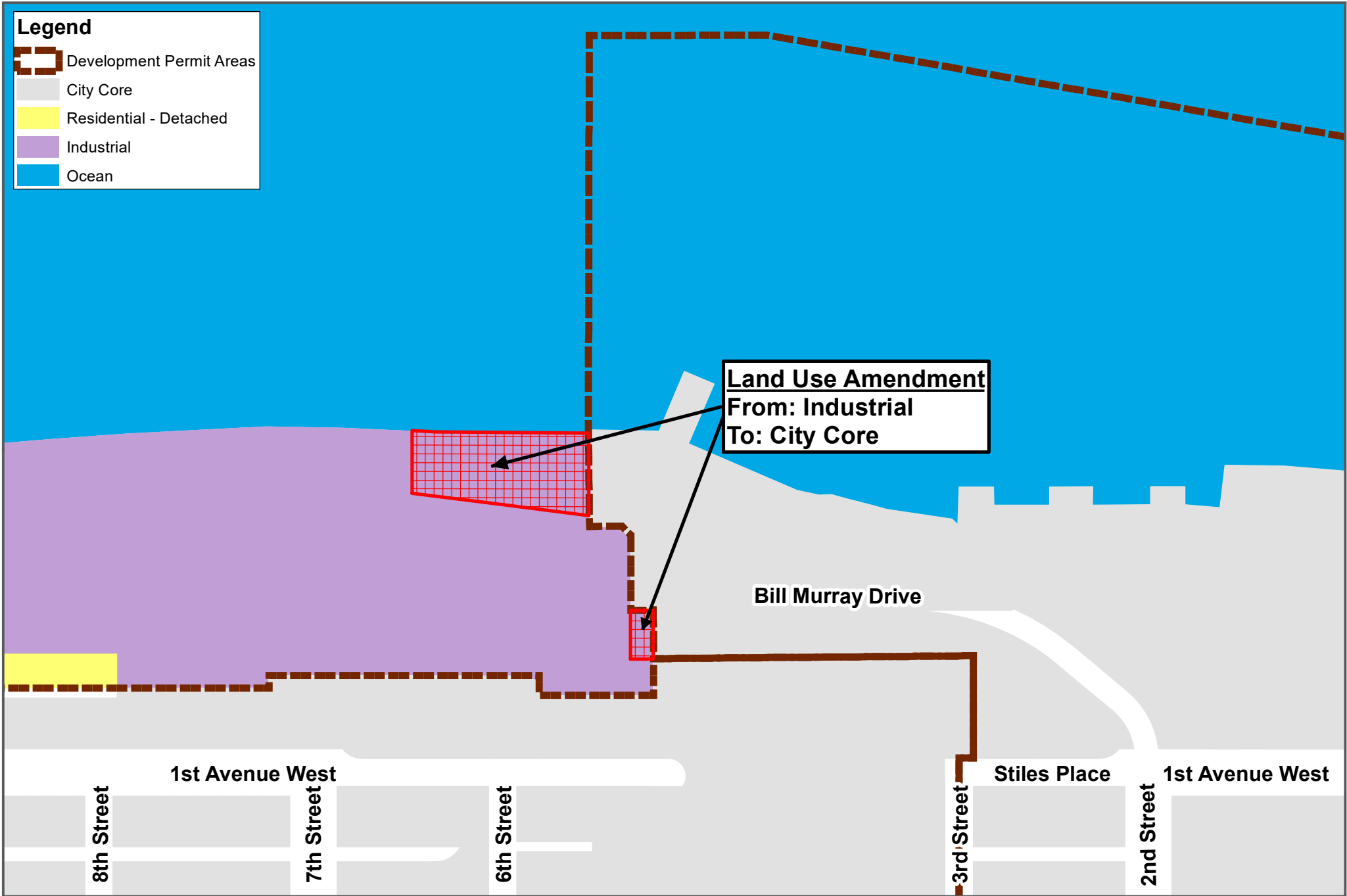
MAYOR

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DIRECTOR OF CORPORATE  
& LEGISLATIVE SERVICES

**Legend**

-  Development Permit Areas
-  City Core
-  Residential - Detached
-  Industrial
-  Ocean



**Land Use Amendment**  
**From: Industrial**  
**To: City Core**

Bill Murray Drive

1st Avenue West

Stiles Place

1st Avenue West

8th Street


7th Street

6th Street

3rd Street

2nd Street

Project #: ZBLA-23-03  
Author: RB  
Checked: -  
Status: FINAL  
Revision:  
Date: 2023 / 12 / 4  
Scale: 1:3,000

  
Coordinate System:  
NAD 1983 UTM Zone 9N  
Data Sources:  
Integrated Cadastral Information Society (ICIS)  
City of Prince Rupert  
2021 Orthophoto

**Schedule A - OCP Amendment**  
**Amendment Bylaw No. 3527, 2023**



**DPA Extension**  
From: None  
To: City Core

**District Extension**  
From: None  
To: Downtown District

**Character Area Extension**  
From: None  
To: Waterfront

Current City Core DPA  
Current Downtown District

Current Waterfront Character Area

Bill Murray Drive

West  
7th Street

6th Street

3rd Street

Stiles Place

2nd Street

1st Avenue West

**Legend**

- Development Permit Areas
- Roads
- City Core
- Residential - Detached
- Industrial
- Ocean

Project #: ZBLA-23-03  
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# Schedule B - OCP Amendment Amendment Bylaw No. 3527, 2023



# CITY OF PRINCE RUPERT

## ZONING AMENDMENT BYLAW NO. 3528, 2023

### A BYLAW TO AMEND THE CITY OF PRINCE RUPERT ZONING BYLAW NO. 3462, 2021

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The Council of the City of Prince Rupert in an open meeting assembled, enacts as follows:

That the City of Prince Rupert Zoning Bylaw No. 3462, 2021 be amended as follows:

1. Add Section 7.2 WT: Waterfront Transportation Zone under Section 7: Marina District as outlined in Schedule A of this bylaw.
2. Amend "Schedule B" Zoning Map by rezoning the lots legally described in a-f below from M3 - Waterfront Industrial Zone to WT: Waterfront Terminal zone as indicated in Schedule B of this bylaw
  - a. LOT 1 WATERFRONT BLOCK E RANGE 5 COAST DISTRICT PLAN EPP117678
  - b. LOT 2 WATERFRONT BLOCK E DISTRICT LOT 1992 RANGE 5 COAST DISTRICT PLAN EPP117678
  - c. LOT 1 OF WATERFRONT BLOCK E DISTRICT LOT 251 AND OF WATER LOT IN FRONT OF WATERFRONT BLOCK E RANGE 5 COAST DISTRICT PLAN PRP13264 EXCEPT PLAN BCP42388
  - d. LOT 1 WATERFRONT BLOCK E DISTRICT LOTS 251 AND 1992 RANGE 5 COAST DISTRICT PLAN EPP128626
  - e. PORTION OF WATERLOT IN FRONT OF WATERFRONT BLOCK E RANGE 5 COAST DISTRICT SHOWN GREEN ON PLAN 1161 EXCEPT PLANS 1479 12385 PRP13264 PRP46310 PRP46329, PRP46986 AND EPP117678
  - f. PORTION OF WATERFRONT BLOCK E DISTRICT LOTS 251 AND 1992 RANGE 5 COAST DISTRICT PLAN 923 EXCEPT: PARCEL A (SEE 48486I), THE MOST WESTERLY 100 FEET, PLANS 1161, 1479, 1556, 1617, 1965, 3042, 4083, 5141, 5331, 10704, 12385, PRP13264 PRP14466 PRP41863 PRP46310 PRP4632
3. Amend "Schedule B" Zoning Map of City of Prince Rupert Zoning Bylaw No. 3462, 2021 by rezoning the lots legal described below a) – d) from C1 - Core Commercial Zone to WT - Waterfront Terminal Zone as indicated in Schedule B of this bylaw
  - a. LOT 2 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN PRP46986

Schedule A

- b. LOT A DISTRICT LOTS 251 AND 1992 RANGE 5 COAST DISTRICT PLAN BCP42388
- c. LOT 1 DISTRICT LOTS 251 AND 1992 RANGE 5 COAST DISTRICT PLAN PRP46986 EXCEPT PLAN BCP42388

- 4. This Bylaw may be cited as “City of Prince Rupert Zoning Amendment Bylaw No. 3528, 2023”.

Read a First time this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Read a Second time this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Public Hearing this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Read a Third time this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

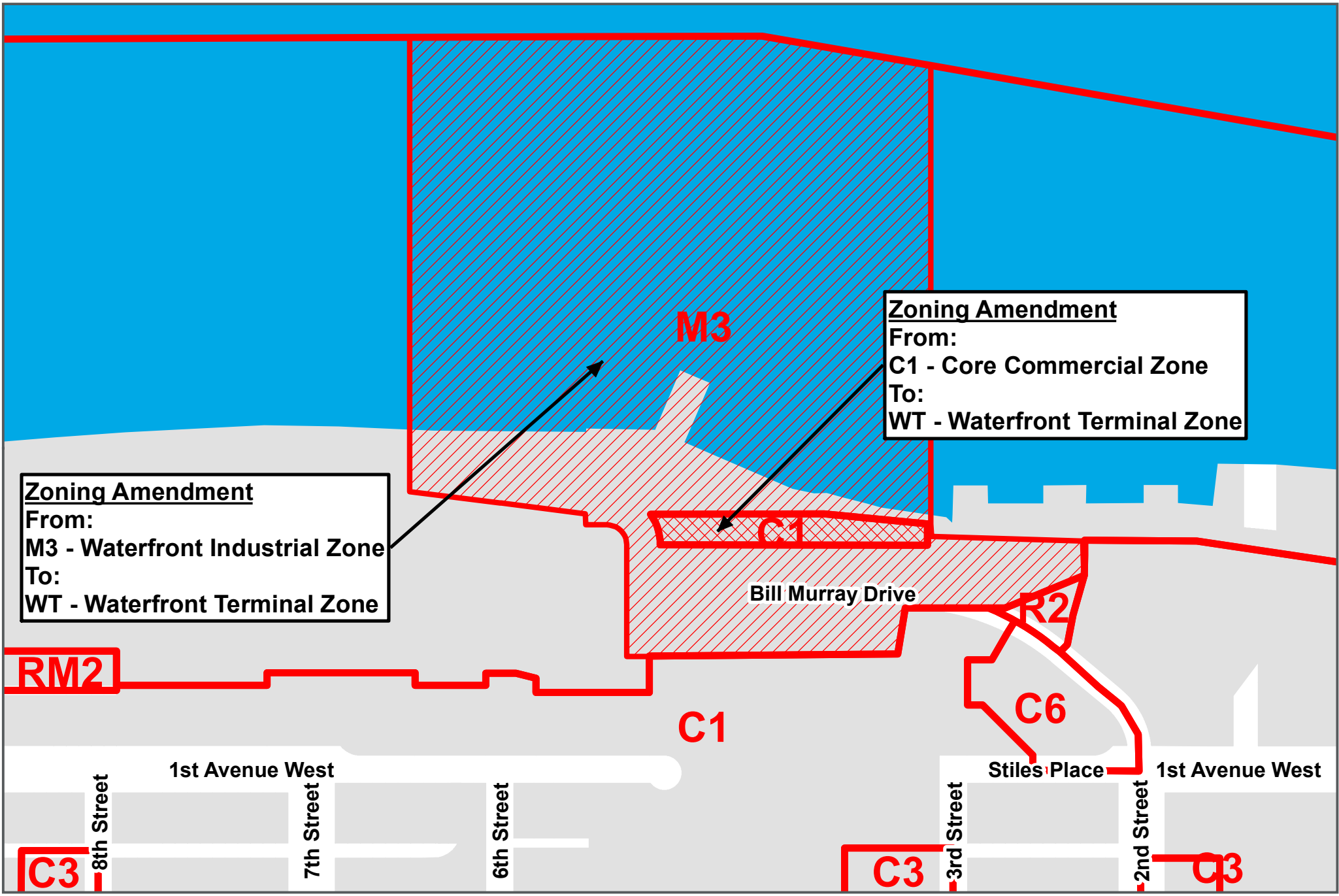
Final Consideration and Adopted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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MAYOR

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DIRECTOR OF CORPORATE  
& LEGISLATIVE SERVICES



**Zoning Amendment**  
**From:**  
**M3 - Waterfront Industrial Zone**  
**To:**  
**WT - Waterfront Terminal Zone**

**Zoning Amendment**  
**From:**  
**C1 - Core Commercial Zone**  
**To:**  
**WT - Waterfront Terminal Zone**

Project #: ZBLA-23-03  
 Author: RB  
 Checked: -  
 Status: FINAL  
 Revision:  
 Date: 2023 / 12 / 4  
 Scale: 1:3,000

Coordinate System:  
 NAD 1983 UTM Zone 9N  
 Data Sources:  
 Integrated Cadastral Information Society (ICIS)  
 City of Prince Rupert  
 2021 Orthophoto

## Schedule A - Zoning Amendment Amendment Bylaw No. 3528, 2023



## Schedule A

### 7.2.0 Waterfront Terminal Zone

#### Permitted Uses:

Subject to general provisions, the following principal uses and no others are permitted:

- a) Ferry terminal
- b) Retail use
- c) Distillery
- d) Brewery
- e) Outdoor markets
- f) Parks and recreation facilities
- g) Marina

The following accessory uses and no others are permitted:

- a) Office
- b) Personal Service Establishment
- c) Accessory buildings and structures.

#### Minimum Dimensions Required for Yards

An accessory building and structure shall be 3.0 metres from rear property line, or 0.3 metres if the accessory building abuts a public lane.

#### Maximum Building Height:

- (a) Principal building 9 metres.
- (b) Accessory building 3.6 metres.