



City of Prince Rupert

AGENDA

For the **PUBLIC HEARING** to be held on November 10, 2025 at 6:00 p.m. in Council Chambers, Second Floor of City Hall, 424 3rd Avenue West, Prince Rupert, B.C.

- 1. CALL TO ORDER**
- 2. OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 3567, 2025 & ZONING AMENDMENT BYLAW NO. 3568, 2025**
 - A)** Report from Planning
 - B)** Public comments
- 3. ADJOURNMENT OF PUBLIC HEARING**



REPORT TO COUNCIL

Regular Meeting of Council

DATE: November 10th, 2025
TO: Richard Pucci, Chief Administrative Officer
FROM: Rodolfo Paras, Planner

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION BYLAW NO. 3667 & ZONING BYLAW AMENDMENT APPLICATION BYLAW NO. 3668.

RECOMMENDATION:

THAT Council:

- 1) Consider Third Reading to the City of Prince Rupert Official Community Plan Amendment Bylaw No. 3667, 2025.
- 2) Consider City of Prince Rupert Official Community Plan Amendment Bylaw No. 3667, 2025 in conjunction with its financial plan and any liquid waste management plans in effect.
- 3) Consider Third Reading to the City of Prince Rupert's Zoning Bylaw Amendment No. 3668, 2025.

REASON FOR REPORT:

To consider proceeding with the OCP Amendment Bylaw 3667, 2025, and Zoning Amendment Bylaw No. 3668, 2025 to allow industrial development on a portion of the property legally described as BLOCK A DISTRICT LOT 8147 RANGE 5 COAST DISTRICT AS SHOWN ON PLAN EPP96352, on an unaddressed parcel south of Ridley Island Road, as shown on the context map in the attachments .

BACKGROUND:

The City has received an application for a Official Community Plan Amendment, and Zoning Bylaw Amendment for the subject property shown on Attachments 6. The applicants propose to develop a logistics facility that would include a cross-dock warehouse, container storage, truck turnaround areas, parking, a maintenance shed, and small accessory office uses.

Although the majority of the property is currently zoned M2 – General Industrial Zone, which permits this type of development, the southern portion is zoned P1 – Public Facilities Zone, which prohibits industrial uses. Refer to the Zoning amendment map in Attachment 2 for reference. The applicants are therefore seeking to rezone the P1 portion to M2 to allow the proposed logistics use across the entire site.

Historically, this land was undeveloped Crown land that has since been transferred from the Province of British Columbia to the Metlakatla Development Corporation, with the intent of supporting future industrial development.

During the public consultation process for the current Official Community Plan (OCP), adopted by Council in 2021, this area was identified as suitable for industrial development. This intent is reflected in the OCP and shown on Map 1A. However, when the OCP was prepared, individual property boundaries had not yet been finalized, and the existing zoning boundaries (which typically correspond to property lines) did not fully align with the current parcel configuration.

ANALYSIS:

Link to Strategic Plan

The Strategic Plan establishes "fostering its local economic, social, cultural and environmental well-being so its residents and businesses have a sustainable and prosperous future." This rezoning would allow for private industrial development supportive of the community's economic landscape.

Official Community Plan (OCP)

The subject area, located south of Kaien Island and in proximity to Ridley Island, has been identified for industrial use due to its development potential. This designation is reflected in Map 1A – Citywide Land Use Framework of the Official Community Plan (OCP), which identifies the majority of the parcel as Industrial.

All industrial development in Prince Rupert is required to obtain a Development Permit prior to construction. Through the Development Permit review process, staff will have the opportunity to ensure that the proposal aligns with the Industrial Development Permit Area Guidelines established in the OCP.

Referrals

Staff conducted internal referrals with relevant City departments, including Engineering, Building, Operations, and Corporate & Legislative Services. Targeted engagement was also carried out with external agencies potentially affected by the proposal, such as the Ministry of Transportation and Transit (MOTT), in accordance with the requirements of the Local Government Act.

Through the referral process, it was identified that the site is currently unserviceable by City utilities. Staff have communicated this to the applicant, who has acknowledged the limitation and provided alternative servicing solutions for potable and non-potable water, sanitary disposal, and stormwater management to meet the needs of the proposed development.

Access to the site is outside of City jurisdiction, as it connects to a Ministry of Transportation and Transit-controlled highway. MOTT approval will therefore be required for any proposed site access.

To date, no significant issues have been identified through the referral or consultation process. Any further feedback will be summarized for Council consideration prior to Third Reading or during the public consultation process.

Environmental Considerations

The applicant has previously engaged consultants to perform environmental assessments of the site, and all required permits and authorization must be secured prior to construction.

Equity Considerations

The parcel forms part of the lands transferred to the Metlakatla Development Corporation (MDC) under the 2016 LNG agreement. MDC has identified the site's strategic location as an opportunity for industrial development and long-term economic benefit for both Metlakatla First Nation members and the Prince Rupert Community.

Report Prepared By:

Report Reviewed By:

Rodolfo Paras
Urban Planner

Richard Pucci,
Chief Administrative Officer

Attachment(s):

- Attachment 1: OCP Bylaw Amendment Bylaw No. 3667, 2025
- Attachment 2: OCP Amendment Map
- Attachment 3: Zoning Bylaw Amendment Bylaw No. 3668, 2025
- Attachment 4: Zoning Amendment Map

CITY OF PRINCE RUPERT

OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 3667, 2025

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

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 1a: City Wide Land Use Framework by changing the portion of the lot legally described "BLOCK A DISTRICT LOT 8147 RANGE 5 COAST DISTRICT AS SHOWN ON PLAN EPP96352", from Park and Open Space to Industrial as indicated in Attachment A of this Bylaw.
2. This Bylaw may be cited as "City of Prince Rupert Official Community Plan Bylaw No. 3667, 2025".

Read a First time this **27th** day of **October**, 2025.

Read a Second time this **27th** day of **October**, 2025.

Public Hearing this ____ day of _____, 2025.

Read a Third time this ____ day of _____, 2025.

Fourth and Final Reading this ____ day of _____, 2025.

MAYOR

CORPORATE OFFICER

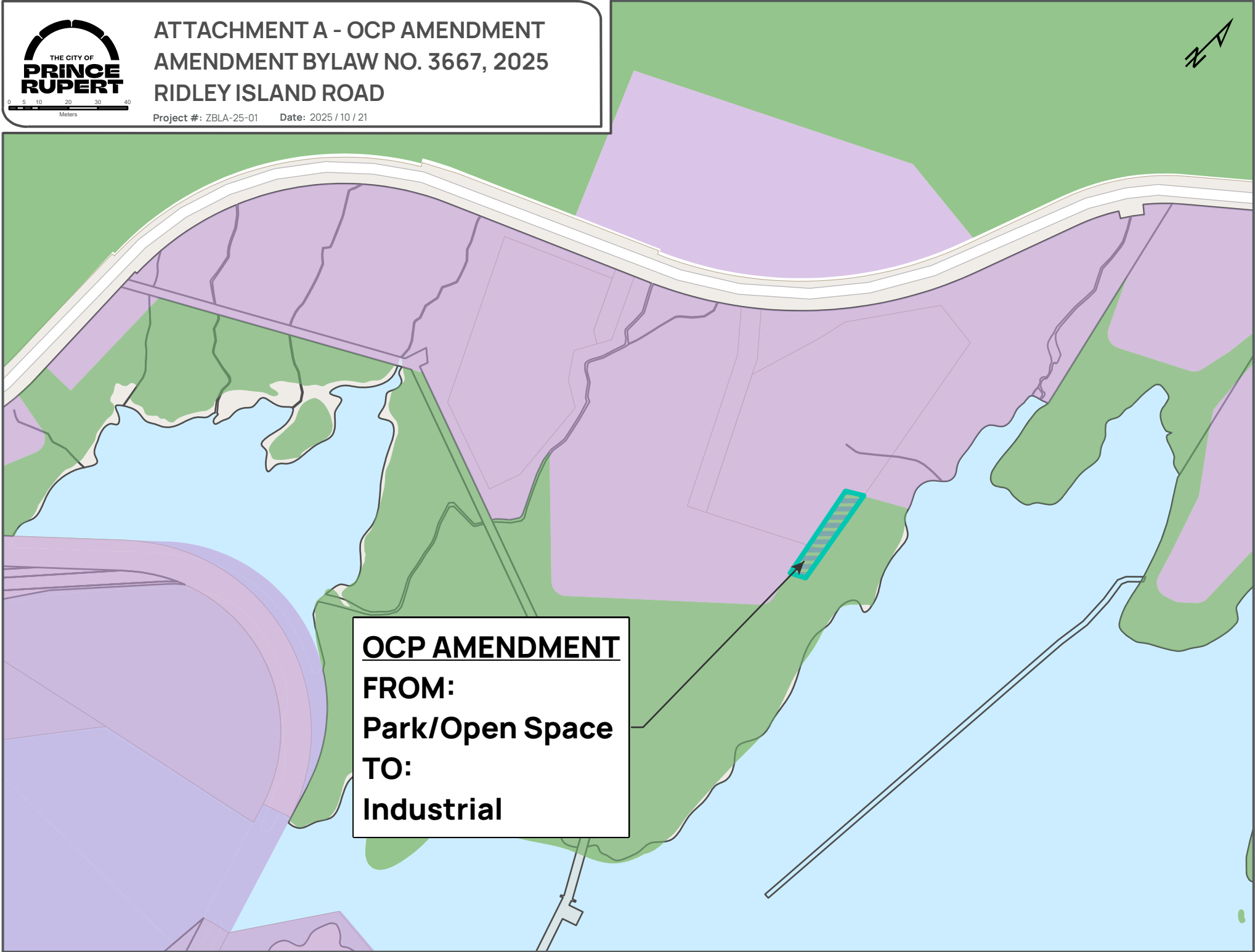


ATTACHMENT A - OCP AMENDMENT
AMENDMENT BYLAW NO. 3667, 2025
RIDLEY ISLAND ROAD

Project #: ZBLA-25-01 Date: 2025 / 10 / 21



OCP AMENDMENT
FROM:
Park/Open Space
TO:
Industrial





CITY OF PRINCE RUPERT

ZONING BYLAW AMENDMENT BYLAW NO. 3668, 2024

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

WHEREAS the Council of the City of Prince Rupert has enacted Zoning Bylaw No. 3462, 2021 for the City of Prince Rupert; AND,

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

1. Amend "Attachment A" Zoning Map by rezoning the portion of the lot legally described "BLOCK A DISTRICT LOT 8147 RANGE 5 COAST DISTRICT AS SHOWN ON PLAN EPP96352", as indicated in "Attachment A" of this Bylaw from P1: Public Facilities Zone to M2: General Industrial Zone.
2. This Bylaw may be cited as Prince Rupert Zoning Bylaw Amendment No. 3668, 2025.

READ A FIRST TIME this **27th** day of **October**, 2025.

READ A SECOND TIME this **27th** day of **October**, 2025.

READ A THIRD TIME this _____ day of _____, 2025.

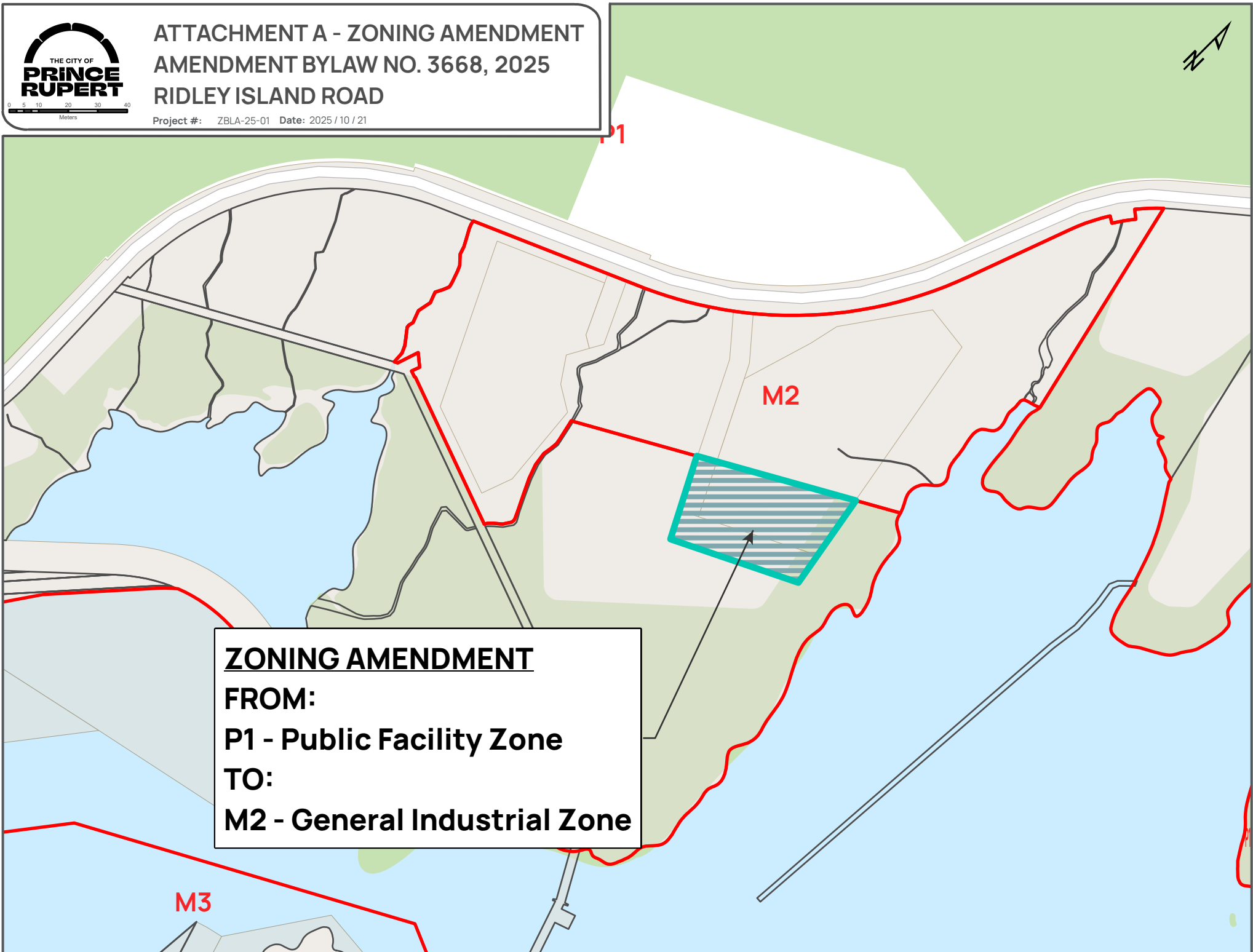
MAYOR

CORPORATE OFFICER



**ATTACHMENT A - ZONING AMENDMENT
AMENDMENT BYLAW NO. 3668, 2025
RIDLEY ISLAND ROAD**

Project #: ZBLA-25-01 Date: 2025 / 10 / 21



ZONING AMENDMENT
FROM:
P1 - Public Facility Zone
TO:
M2 - General Industrial Zone