



## REGULAR AGENDA

For the **REGULAR MEETING** of Council to be held on Monday, February 9, 2026, taking place at 7:00 pm in the Council Chambers of City Hall, 424 – 3<sup>rd</sup> Avenue West, Prince Rupert, B.C.

### 1. CALL TO ORDER

### 2. INTRODUCTION OF LATE ITEMS

### 3. APPROVAL OF AGENDA

**Recommendation:**

THAT the Agenda for the Regular Council Meeting of February 9, 2026, be adopted as presented.

### 4. PUBLIC COMMENT(S) REGARDING AGENDA ITEMS

### 5. CONSENT AGENDA

#### a) Council minutes for approval

- i. Minutes of the Special Meeting to Close of January 26, 2026;
- ii. Minutes of the Regular Meeting of January 26, 2026;

#### b) Reports for receipt

- iii. Report from the Planning Re: Development Activity Report – January 2026;
- iv. Report from the Fire Chief Re: Monthly Fire / Rescue Report – January 2026;

#### c) Correspondence for receipt

- v. North Coast Regional District Re: January 2026 Board Highlights;
- vi. Letter from Northern Health and First Nations Health Authority Re: British Columbia's Decriminalization Pilot.
- vii. Letter from Sharon Grattan Re: Request for Council Consideration: Municipally Owned Grocery Store for Prince Rupert.

#### d) Correspondence for approval

- viii. Request for proclamation February 16-22, 2026 as Heritage Week; and,
- ix. Request for proclamation March 26, 2026 as International Purple Day for Epilepsy Awareness

**Recommendation:**

THAT all items on the Consent Agenda be approved or received as requested.

## 6. REPORTS

### a) Report from the Economic Development Officer Re: Application to Cultural Infrastructure Program

**Recommendation:**

THAT Council resolve to support staff's funding application to the following grant opportunity from the Northern Development Initiative Trust (NDIT): Cultural Infrastructure Program.

### b) Report from the Planning Re: Development Variance Permit #26-01 – 1524 Omineca Ave

**Recommendation:**

THAT Council proceeds with the statutory notification process for Development Variance Permit (DVP) #26-01.

### c) Report from the Deputy Chief Administrative Officer Re: 331 8<sup>th</sup> Avenue East: Remedial Action Order (Lots 17 & 18, Block 25, Section 6, District Lot 251, Range 5, Coast District Plan 923) (PIDs:014-538-857 and 014-538-865) (the "Property")

**Recommendation:**

That Council adopt the following resolution:

THAT pursuant to the *Community Charter*, ss. 72-74, the Council of the City of Prince Rupert hereby:

- (a) Receives the Report of the Deputy CAO regarding the vacant and dilapidated single-family dwelling (the "Building") located on land civically and legally described as 331 8<sup>th</sup> Avenue East, Prince Rupert, BC, PID: 014-538-857 and 014-538-865, Lot 17 & 18 Block 25, Section 6, District Lot 251 Range 5 Coast District Plan 923 (the "Property") and such other information presented to Council;
- (b) Finds the Building to be in and create an unsafe condition;
- (c) Finds the Building to be a nuisance and so dilapidated and unclean as to be offensive to the community;
- (d) Orders the registered owner of the Property, Nicolaas Vandenberg, (the "Owner") to do the following:
  - (i) apply for and obtain a permit from the City to either demolish the Building or repair the Building;

- (i) either demolish the Building or repair the Building by replacing, removing, or repairing all dilapidated elements and make the structure safe for human habitation;
- (ii) remove all debris and construction waste from the Property;
- (iii) dispose of all waste and debris at an appropriate waste disposal facility; and
- (iv) fill in any resulting hole in the ground following the Building's demolition

(the "Remedial Action Requirement");

(e) Requires the Owner to:

- (i) apply for and obtain from the City a permit under (d)(i) above within 45 days of notice of this Remedial Action Requirement being sent to the Owner; and
- (ii) complete the remainder of the Remedial Action Requirement within 3 months after the issue of a demolition permit or within 12 months after the issue of a building permit to repair the Building;

(f) Directs staff to give notice of the Remedial Action Requirement in accordance with section 77 of the *Community Charter*; and

(g) If any required action under the Remedial Action Requirement is not fulfilled in the time required by Council for that action, authorizes the City, by its staff and contractors, to:

- (i) enter the Property and demolish the Building and otherwise fulfill the Remedial Action Requirement pursuant to section 17 of the *Community Charter*; and
- (ii) take such action at the expense of the Owner and recover the cost in accordance with sections 258 and 259 of the *Community Charter*.

**d) Report from the Deputy Chief Administrative Officer Re: 234 11<sup>th</sup> Avenue East: Remedial Action Order (Lot E, Block 2, District Lot 251, Range 5, Coast District Plan 4069) (PID: 008-873-119) (the "Property")**

**Recommendation:**

That Council adopt the following resolution:

THAT pursuant to the *Community Charter*, ss. 72-74, the Council of the City of Prince Rupert hereby:

- (a) Receives the Report of the Deputy CAO regarding the vacant and dilapidated single-family dwelling (the "Building") located on land civically and legally described as 234 11<sup>th</sup> Avenue East, Prince Rupert, BC, PID: 008-873-119, Lot E, Block 2, District Lot 251, Range 5, Coast District Plan 4069 (the "Property") and such other information presented to Council;
- (b) Finds the Building to be in and create an unsafe condition;
- (c) Finds the Building to be a nuisance and so dilapidated and unclean as to be offensive to the community;
- (d) Orders the registered owners of the Property, Richard Philip Crosby and Mary Louise Crosby, (collectively the "Owner"), to do the following:
  - (i) apply for and obtain a permit from the City to either demolish the Building or repair the Building;
  - (ii) either demolish the Building or repair the Building by replacing, removing, or repairing all dilapidated elements and make the structure safe for human habitation;
  - (ii) remove all debris and construction waste from the Property;
  - (iii) dispose of all waste and debris at an appropriate waste disposal facility; and
  - (iv) fill in any resulting hole in the ground following the Building's demolition(the "Remedial Action Requirement");
- (e) Requires the Owner to:
  - (iii) apply for and obtain from the City a permit under (d)(i) above within 45 days of notice of this Remedial Action Requirement being sent to the Owner; and
  - (iv) complete the remainder of the Remedial Action Requirement within 3 months after the issue of a demolition permit or within 12 months after the issue of a building permit to repair the Building;
- (f) Directs staff to give notice of the Remedial Action Requirement in accordance with section 77 of the *Community Charter*; and

(g) If any required action under the Remedial Action Requirement is not fulfilled in the time required by Council for that action, authorizes the City, by its staff and contractors, to:

- (iii) enter the Property and demolish the Building and otherwise fulfill the Remedial Action Requirement pursuant to section 17 of the *Community Charter*; and
- (iv) take such action at the expense of the Owner and recover the cost in accordance with sections 258 and 259 of the *Community Charter*.

**e) Report from the Deputy Chief Administrative Officer Re: 1056 8<sup>th</sup> Avenue East: Remedial Action Order (Lot A, Block 39, District Lots 251 and 1992, Range 5, Coast District Plan 1899 Except Plan 6862) (PID: 012-594-792) (the “Property”)**

**Recommendation:**

That Council adopt the following resolution:

THAT pursuant to the *Community Charter*, ss. 72-74, the Council of the City of Prince Rupert hereby:

- (a) Receives the Report of the Deputy CAO regarding the vacant and fire-damaged single-family dwelling (the “Building”) located on land civically and legally described as 1056 8<sup>th</sup> Avenue East, Prince Rupert, BC, PID: 012-594-792, Lot A, Block 39, District Lots 251 and 1992, Range 5, Coast District Plan 1899 Except Plan 6862 (the “Property”) and such other information presented to Council;
- (b) Finds the Building to be in and create an unsafe condition;
- (c) Finds the Building to be a nuisance and so dilapidated and unclean as to be offensive to the community;
- (d) Orders the registered owner of the Property, William Elden Angus, to do the following:
  - (i) apply for and obtain a permit from the City to either demolish the Building or repair the Building;
  - (ii) either demolish the Building or repair the Building to remove and replace all fire-damaged elements and make the structure safe for human habitation;
  - (iii) remove all debris and construction waste from the Property;
  - (iv) dispose of all waste and debris at an appropriate waste disposal facility; and

- (v) fill in any resulting hole in the ground following the Building's demolition

(the "Remedial Action Requirement");

(e) Requires the Owner to:

- (v) apply for and obtain from the City a permit under (d)(i) above within 45 days of notice of this Remedial Action Requirement being sent to the Owner; and

- (vi) complete the remainder of the Remedial Action Requirement within 3 months after the issue of a demolition permit or within 12 months after the issue of a building permit to repair the Building;

(f) Directs staff to give notice of the Remedial Action Requirement in accordance with section 77 of the *Community Charter*; and

(g) If any required action under the Remedial Action Requirement is not fulfilled in the time required by Council for that action, authorizes the City, by its staff and contractors, to:

- (v) enter the Property and demolish the Building and otherwise fulfill the Remedial Action Requirement pursuant to section 17 of the *Community Charter*; and

- (vi) take such action at the expense of the Owner and recover the cost in accordance with sections 258 and 259 of the *Community Charter*.

## **7. BYLAWS**

### **a) City of Prince Rupert Highway Road Closure Bylaw No. 3664, 2026**

#### **Recommendation:**

THAT Council give Third Reading to the City of Prince Rupert Highway Road Closure Bylaw No. 3664, 2026.

## **8. COUNCIL ROUND TABLE**

## **9. ADJOURNMENT**



## **SPECIAL MINUTES**

For the **SPECIAL MEETING** of Council, held on January 26, 2026, at 5:00 pm in the Council Chambers of City Hall, 424 – 3<sup>rd</sup> Avenue West, Prince Rupert, B.C.

**PRESENT:** Mayor H. Pond  
Councillor R. Skelton-Morven (Remote)  
Councillor G. Randhawa  
Councillor N. Adey  
Councillor W. Niesh  
Councillor B. Cunningham  
Councillor T. Forster

**STAFF:** R. Pucci, Chief Administrative Officer  
R. Miller, Deputy Chief Administrative Officer

### **1. CALL TO ORDER**

The Mayor called the Special Meeting of Council to order at 5:00 pm.

### **2. RESOLUTION TO EXCLUDE THE PUBLIC**

MOVED by Councillor Forster and seconded by Councillor Randhawa THAT the meeting be closed to the public under Section 90 of the Community Charter to consider items relating to one or more of the following:

90.1 (c) labour relations or other employee relations.

CARRIED

### 3. ADJOURNMENT

MOVED by Councillor Forster seconded by Councillor Randhawa THAT the Meeting be adjourned at 5:00 pm.

CARRIED

Confirmed:

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MAYOR

Certified Correct:

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CORPORATE OFFICER

Originally signed available upon request



## MINUTES

For the **REGULAR MEETING** of Council, held on Monday, January 26, 2026, 7:00 pm in the Council Chambers of City Hall, 424 – 3<sup>rd</sup> Avenue West, Prince Rupert, B.C.

**PRESENT:** Mayor H. Pond  
Councillor G. Randhawa  
Councillor T. Forster  
Councillor N. Adey  
Councillor R. Skelton-Morven (Remote)  
Councillor W. Niesh  
Councillor B. Cunningham

**STAFF:** R. Pucci, Chief Administrative Officer  
R. Miller, Deputy Chief Administrative Officer  
N. Beauregard, Director of Recreation & Community Services

### 1. CALL TO ORDER

The Mayor called the regular meeting to order at 7:00 pm.

### 2. INTRODUCTION OF LATE ITEMS

### 3. APPROVAL OF AGENDA

MOVED by Councillor Niesh and seconded by Councillor Forster THAT the Agenda for the Regular Council Meeting of January 26, 2026, be adopted as presented and amended.

### 4. PUBLIC COMMENT(S) REGARDING AGENDA ITEMS

### 5. CONSENT AGENDA

#### a) Council minutes for approval

- i. Minutes of the Special Meeting to Close of January 12, 2026;
- ii. Minutes of the Regular Meeting of January 12, 2026;

#### b) Reports for receipt

- iii. Report from the Director of Recreation and Community Services Re: Recreation Department – 2025 Year End Update;
- iv. Memorandum from the Chief Administrative Officer Re: Update – Decriminalization of Drugs in BC;
- v. Memorandum from the Chief Administrative Officer Re: Road Closure Bylaw #3664 – Drawing.

MOVED by Councillor Cunningham and seconded by Councillor Niesh THAT all items on the Consent Agenda be approved or received as requested.

CARRIED

**6. REPORTS**

**a) Report from the Director of Economic Development & Transportation Re: Business Façade Improvement**

MOVED by Councillor Cunningham and seconded by Councillor Forster THAT Council support the application to Northern Development Initiative Trust from The City of Prince Rupert for a grant of up to \$20,000 for the Business Façade Improvement Program.

CARRIED

**7. COUNCIL ROUND TABLE**

**8. ADJOURNMENT**

MOVED by Councillor Cunningham and seconded by Councillor Niesh THAT the meeting be adjourned at 7:13 pm.

CARRIED

Confirmed:

\_\_\_\_\_  
MAYOR

Certified Correct:

\_\_\_\_\_  
CORPORATE OFFICER

Originally signed available upon request



## REPORT TO COUNCIL

### Regular Meeting of Council

**DATE:** February 9th, 2025  
**TO:** Richard Pucci, Chief Administrative Officer  
**FROM:** Rodolfo Paras, Urban Planner

**SUBJECT: DEVELOPMENT ACTIVITY REPORT JANUARY 2026.**

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#### RECOMMENDATION

**THAT Council Receive and File the attached Development Activity Report in Attachment 1.**

#### REASON FOR REPORT:

This report summarizes development application activity in the City of Prince Rupert for January 2026. This report is intended to inform the Council on applications that have been received and their status to date.

**Report Prepared By:**

**Report Reviewed By:**

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Rodolfo Paras,  
Urban Planner

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Richard Pucci,  
Chief Administrative Officer

Originally signed available upon request

Attachments:

1. Development Activity Report for January 2026

## Development Activity Report – JANUARY 2026

### Planning and Zoning

File No.	Location	Proposal Description	Date Received	Status	Date of Decision
ZBLA-24-04	100 1 <sup>st</sup> Avenue E	Zoning amendment of property with existing building	Oct. 28, 2024	Waiting on Conditions to be met before 4 <sup>th</sup> Reading.	N/A
ZBLA-25-02	1800 8 <sup>th</sup> Ave E	Zoning amendment to allow for Higher density (R1 to RM2)	Oct. 20, 2025	Approved	Jan, 12, 2025
DP-25-08	George Hills Way	Proposed development of a grocerie store in City Core DPA	Apr. 22, 2025	Provisional Approval, Waiting on Provincial Approval	N/A
DP-25-20	334 3 <sup>rd</sup> Ave W	Proposed signage for existing building in the City Core	Dec. 16, 2025	Under review	Jan, 07, 2025
DP-26-01	515 Evergreen Dr.	Façade Improvements in Multifamily Zone	Jan. 08, 2026	Approved	Jan, 29, 2025
DP-26-02	217 Kaien Rd	Industrial development – Related to TUP 25-01	Jan. 06, 2026	Under Review	N/A
DP-26-03	1060 & 1062 3 <sup>rd</sup> Ave W	Demolition of building in City Core	Jan. 15, 2026	Approved	Jan. 17, 2026
DP-26-04	Suite 101 - 100 Watson Island, Prince Rupert, BC V8J 0B3	Work Camp Construction in Industrial zone	Jan. 26, 2026	Under Review	N/A
DP-26-05	90 Charlie Currie Rd	DP in Industrial zone	Jan. 26, 2026	Under Review	N/A
DVP-26-01	1524 Omineca	R1 variance request – front setback	Jan. 08, 2026	Under Review	N/A
DVP-26-02	500 2 Ave W (Rupert Mall)	Minor Variance related to Signage in C1 zone	Jan. 08, 2026	Approved	Jan. 29, 2026
DVP-26-03	198 Prince Rupert Blvd.	R1 variance request – front setback	Jan. 13, 2026	Under Review	N/A

### Building Department Permits - Summary January 2026

Number of Building Permits approved during January:	20
Number of Housing Units Approved during the January:	0
City Core Revitalization Fee Waiver recipients during the January:	1
Building Department Permits – Annual Summary 2026	
Housing Units approved in 2026	0
City Core Revitalization Fee Waiver recipients in 2026	1



# REPORT

February 1, 2026

**TO:** Chief Administrative Officer Richard Pucci  
**FROM:** Fire Chief Jeff Beckwith  
**SUBJECT:** Monthly Fire / Rescue Report – January 2026

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During the month of January 2026, the Prince Rupert Fire Rescue Department responded to 94 emergency incidents. Of these incidents, 3 properties sustained damage due to fire, including a work camp at Watson Island which involved a mutual response from Prince Rupert Fire Rescue and Port Edward Volunteer Fire Department. The Fire Department attended 17 additional fire-related incidents, 4 MVI's, 3 Rescues, 60 medical responses and other public service requests.

Location	Property Value	Property Loss
101 Watson Island	\$3,500,000	\$3,000,000
1732 11 <sup>th</sup> Ave East	\$537,000	\$120,000
<b>Totals:</b>	<b>\$4,037,000</b>	<b>\$3,120,000</b>

## INCIDENT COMPARISON

January	2025	101 Incidents
January	2024	69 Incidents
January	2023	70 Incidents
January	2022	124 Incidents
January	2021	98 Incidents
January	2020	150 Incidents

## FIRE SERVICE ACT INSPECTIONS

During the month of January Fire Rescue Department personnel conducted Fire Service Act inspections within 33 public buildings in Prince Rupert.

## INSPECTION COMPARISON

January	2025	20 Public Building Inspections
January	2024	2 Public Building Inspections
January	2023	5 Public Building Inspections
January	2022	0 Public Building Inspections
January	2021	2 Public Building Inspections

**DEPARTMENT ACTIVITIES AND PROGRAMS**

**Fire Prevention and Public Education:**

Social media was used to engage and provide updates to the public on what was happening around the fire hall this month. The senior smoke detector program continues to be proactive with installation of smoke detectors within the community.

**Training & Upgrading:**

During the month of January, 29 in-house training sessions were conducted involving structure fire and propane leak response, radio communications, EMR training focusing on splinting, epi-pen use, and medical equipment familiarization.

**Daily Apparatus & Equipment Maintenance:**

Daily inspections and maintenance was conducted on all equipment and apparatus and they remain in working condition.

**911 DISPATCH SUMMARY**

The following is a summary of emergency calls received and handled by the 911 Operators/Dispatchers.

PR ADMIN	316
PR FIRE	38
PR AMB	169
PR EHS	70
PR RCMP	166
PR ALARM	10

PED ADMIN	8
PED FIRE	3
PED AMB	4
PED EHS	2
PED RCMP	0
PED ALARM	0

OTH FIRE	0
OTH AMB	1
OTH EHS	0
OTH RCMP	6

CITY	130
H/U	96
WRONG #	34
R.C.C.	0
CITYWEST	23
311	0

**Total: 1077**

Respectfully Submitted



Jeff Beckwith, Fire Chief

## **Board Highlights**

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January 2026

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### **Delegations:**

Dianne Villeseche, Programs Manager with Ecotrust, presented to the Board Ecotrust's food security program and regional initiatives which support food security through greenhouse farming projects in the North Coast region. The presentation highlighted the importance of food security for youth and the value that involving youth in the food growing and preserving process brings.

Des Nobels with Friends of Wild Salmon and Alaina Pyde, Project Developer with T. Buck Suzuki Environmental foundation presented their concern regarding the Memorandum between Canada and Alberta that threatens the purpose of Bill-C 48 Crude Oil Tanker Exclusion Act with Canada agreeing to consider an oil pipeline to the North Coast sea.

### **Board Business:**

1. The Board resolved to send a letter to the Prime Minister copying the Premier of B.C. reaffirming the North Coast Regional District's support of Bill C-48.
2. The Board resolved to submit three (3) resolutions to the Association of Vancouver Island and Coastal Communities for consideration at their 2026 AGM & Convention for the following topics:
  - a. Alaska State Ferry Terminal Reinstatement in Prince Rupert;
  - b. Small Craft Harbour Divesture; and
  - c. UBCM no Duplicate Resolution Policy Opposition.
3. The Board resolved to send a letter to the Ministry of Transportation and Transit with respect to the Highway 16 washout on Haida Gwaii and request a detailed report on planned repairs and preventative works.
4. The Board resolved to send a letter to the Department of Fisheries and Oceans regarding the review of the B.C. Salmon Allocation Policy and request that current recreational harvest levels are protected.
5. The Board conducted a Special (Round 1 Budget) Meeting January 16, 2026 for an initial review of the NCRD's 2026-2030 proposed financial plan.

***For complete details of NCRD Board meetings, the Agenda and Minutes are posted online at [www.ncrdbc.com](http://www.ncrdbc.com).***

## To Northern municipalities, First Nations communities, and RCMP detachments:

With the conclusion of British Columbia's decriminalization pilot on January 31, 2026, Northern Health and First Nations Health Authority would like to affirm our commitment to working with you to support the health and safety of people in Northern communities.

The change in provincial policy may have raised questions around harm reduction programs and service delivery. For clarity, Overdose Prevention Sites, drug checking services and all associated supports continue to operate under existing authorities. These services remain fully designated through the [Ministerial Order](#) and federal exemptions.

Above life-saving services are critical in addressing the ongoing public health emergency. Maintaining low-barrier access to these services is essential to ensuring people who use substances are not pushed further into isolation or unsafe environments and are connected to care.

We value opportunities to work with municipalities, First Nations communities and the RCMP to achieve positive health outcomes for Northern communities. We hope to advance with you a health-based approach to substance use and community safety, which are interconnected and complementary goals.

Thank you for the work you do every day to support the well-being of the people we collectively serve.

Sincerely,



Dr. Jong Kim, MD MSc FRCPC  
Chief Medical Health Officer  
**Northern Health**



Michelle Lawrence  
Executive Director, Specialized  
Services  
**Northern Health**



Dr. Nel Wieman  
Chief Medical Officer  
**First Nations Health Authority**

**Sharon Grattan**

620 7th Ave East

Prince Rupert, BC

V8J 2J6

sharon.grattan@gmail.com

250-816-8180

**Date:** February 3, 2026

**Mayor and Members of City Council**

City of Prince Rupert

424 3rd Avenue West

Prince Rupert, BC V8J 1L7

RE: Request for Council Consideration: Municipally Owned Grocery Store for Prince Rupert

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Dear Mayor and Members of City Council,

I am writing to respectfully request that City Council consider the feasibility of a municipally owned grocery store in Prince Rupert, particularly in light of the loss of Walmart and the ongoing issue of high food costs in our community.

Access to affordable, reliable food is a foundational element of community wellbeing. Since the departure of Walmart, many residents have experienced increased grocery costs, reduced choice, and heightened food insecurity. For families, seniors, and those on fixed or low incomes, food affordability has become one of the most pressing day-to-day concerns.

A municipally owned grocery store could help stabilize food access by prioritizing affordability over profit, increasing price transparency, and ensuring consistent availability of essential goods. Beyond immediate cost relief, such a model could also strengthen Prince Rupert's long-term food security by intentionally sourcing from local and Northwest agricultural producers where possible. Creating direct purchasing relationships with regional farms would support the agricultural community, keep more food dollars within the region, and reduce reliance on fragile long-distance supply chains.

Food security is also closely tied to sustainability and population growth. Housing, healthcare, and employment often receive significant attention; however, access to affordable food is a primary consideration for individuals and families deciding whether they can remain in, or relocate to, a community. Addressing this issue would make Prince Rupert more resilient, more attractive to families, and better positioned for sustainable growth.

I recognize that a municipally owned grocery store would require careful analysis, including financial, operational, and governance considerations. My request is simply that Council explore

this option through a feasibility study or community consultation process, acknowledging that grocery access is critical infrastructure, much like housing, utilities, and transportation.

Thank you for your time and for your continued work on behalf of the residents of Prince Rupert. I appreciate your consideration of this request and would welcome the opportunity to see this idea discussed further.

Sincerely,

Sharon Grattan

# Heritage BC



January 6, 2026

Dear Mayor and Council,

We're pleased to share this poster in celebration of BC Heritage Week, taking place February 16–22, 2026. This year's theme, *Stir the Pot*, celebrates food as heritage and how it brings together culture, memory, family, and community. Food traditions become a starting point for conversations about contemporary issues like food security, cultural recognition, and the value of tradition.

Heritage Week is a province-wide celebration that invites communities across British Columbia to recognize and celebrate local history, culture, and heritage.

We respectfully invite your municipality to proclaim February 16–22, 2026 as Heritage Week in your community. A municipal proclamation is a meaningful way to acknowledge the importance of local heritage and the individuals and organizations who steward it.

You can learn more about Heritage Week, access a proclamation template and download digital posters at [heritageweek.ca](https://heritageweek.ca). We also encourage you to display the enclosed poster in municipal buildings and community spaces to help spread the word locally.

Please share these posters and information about BC Heritage Week with staff responsible for heritage sites, cultural programs, and community services to help engage your residents.

Thank you for your leadership and for supporting the celebration of heritage in communities across British Columbia.

Warm regards,

Kirstin Clausen  
Executive Director, Heritage BC  
604 417 7243 | [kclausen@heritagebc.ca](mailto:kclausen@heritagebc.ca)



Heritage Week is a province-wide celebration that invites communities across British Columbia to recognize and celebrate local history, culture, and heritage. Heritage BC, a non-profit organization, coordinates Heritage Week each year through public outreach, community events, and municipal proclamations. **Learn more at [heritageweek.ca](https://heritageweek.ca).**

## Heather MacRae

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**From:** queena@bcepilepsy.com  
**Sent:** Wednesday, January 28, 2026 11:30 AM  
**To:** City Hall  
**Subject:** Proclamation Request – International PURPLE DAY® for Epilepsy Awareness

You don't often get email from queena@bcepilepsy.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

As you may already be aware, epilepsy is one of the most common neurological conditions, however, it currently has the least recognition in society.

My name is Queena Wong and I am the Admin Support Coordinator at the BC Epilepsy Society, which is a provincially incorporated non-profit organization and a federally registered charitable organization. We support people living with epilepsy in BC and their families, friends and loved ones and work to raise awareness of epilepsy in the communities in which we live.

We are excited to let you know that International PURPLE DAY® for Epilepsy Awareness is coming up and will be taking place on March 26th, 2026. International PURPLE DAY® for Epilepsy Awareness is a time when people in countries around the world take part in events and activities to raise much-needed awareness of epilepsy.

We would like to request a Proclamation from Prince Rupert designating March 26th, 2026 as International PURPLE DAY® for Epilepsy Awareness in Prince Rupert.

Through your participation in International PURPLE DAY® for Epilepsy Awareness on March 26th, 2026, you will not only be able to show people living with epilepsy that they are not alone but will also get people talking about epilepsy in an effort to raise awareness of epilepsy across the Province of British Columbia.

We look forward to working with you on International PURPLE DAY® for Epilepsy Awareness on March 26th, 2026 and in the future. Please feel free to contact me via email at [queena@bcepilepsy.com](mailto:queena@bcepilepsy.com) or via telephone at 604-875-6704 should you have any questions or require any additional information.

Sincerely,  
Queena Wong  
Admin Support Coordinator  
BC Epilepsy Society

**Telephone:** 604-875-6704

**Website:** [www.bcepilepsy.com](http://www.bcepilepsy.com)

*Would you like to stay up-to-date on our programs and services? Sign up for our newsletter [here](#), or follow our social media below:*

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**LinkedIn:** [BC-Epilepsy-Society](#)



## REPORT TO COUNCIL

### Regular Meeting of Council

**DATE:** February 9th, 2026  
**TO:** Richard Pucci, Chief Administrative Officer  
**FROM:** Leandri Kleinhans, Economic Development Officer

**SUBJECT: APPLICATION TO CULTURAL INFRASTRUCTURE PROGRAM**

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#### **RECOMMENDATION:**

**THAT Council pass a Resolution to support staff's funding application to the following grant opportunity from the Northern Development Initiative Trust (NDIT): Cultural Infrastructure Program.**

#### **REASON FOR REPORT:**

Staff are seeking authorization to apply for grant funding to support the "rail zone" component of the slated redevelopment of Rotary Waterfront Park. The requested \$300,000 from NDIT's Cultural Infrastructure Program would be used to support the relocation and renovation of Kwinitisa Station.

#### **BACKGROUND:**

Kwinitisa Station has great value as a heritage building and a tangible token of Prince Rupert's rich rail history. In its present location, however, it conflicts with plans to develop that section of the park into a green space with a playground and art sculpture with a rain play feature. Relocating Kwinitisa Station to the currently empty space next to Wheelhouse Brewery would not only resolve this conflict but also strengthen the case for Via Rail to resume use of Kwinitisa Station for rail travel. Next to Wheelhouse Brewery, in the historic CN station building, passengers would enjoy improved access to the rail zone for simplified embarkation and disembarkation.

Once the relocation is completed, renovation of the structure would allow for enhanced programming and support multiple uses. The City has partnered with Tourism Prince Rupert and the Museum of Northern BC (conversations with Via Rail are underway) to explore a multi-use model for Kwinitisa Station, including:

1. Expanded exhibition space for the Museum of Northern BC;
2. Office space and visitor centre hub for Tourism Prince Rupert;
3. Waiting area for Via Rail passengers.

**LINK TO STRATEGIC PLAN/OCP:****(1) Preserving our heritage:**

As per the Official Community Plan, we envision Prince Rupert as a “world-class port city” that is proud of its “heritage”, “community”, and “a place that people want to be”. The railway played a defining role in the city’s development, and Kwinitsa Station is a beloved link to that part of our heritage. Relocation and renovation of Kwinitsa station preserves this heritage and contributes to the larger redevelopment of the Rotary Waterfront Park into an enjoyable and enriched public space, supporting resident satisfaction as well as tourist visitation.

**(2) Preserving our unique character:**

One of the guiding principles set forth in Vision 2030 (and affirmed through the 2021 OCP engagement process) is that “growth and development in Prince Rupert must add or enhance our unique local character in tune with the special natural setting”. Prince Rupert owes much of its character to the development of the railway. An investment in preservation of this part of our community’s history delivers on the goal of preserving the city’s unique character.

**(3) Commitment to Stewardship:**

The updated OCP places strong emphasis on stewardship of historic landmarks, including ongoing maintenance, protection, and recognition of their cultural and historical significance. It also commits the City to support of public access and developing interpretive experiences that foster education and appreciation. Through collaboration with Tourism Prince Rupert and the Museum of Northern BC, the Kwinitsa Station project advances these commitments by expanding public access to rail heritage and transforming a historic building into a richly activated and accessible community asset.

**ANALYSIS:**

At present, Kwinitsa Station is a valuable but vastly underutilized space. Its present location and condition conflicts with the City’s plans for redevelopment of Rotary Waterfront Park.

**COMMUNITY SOCIAL, ENVIRONMENTAL AND EQUITY CONSIDERATIONS:**

*Who will benefit from this policy or project and does it exclude any particular group?*

- **Social Cultural:**

The project strengthens community identity by preserving and reactivating infrastructure that is central to Prince Rupert’s origin and ongoing life as a transportation hub. By integrating heritage interpretation, a visitor centre, and an active Via Rail waiting area into a single facility, the project creates a shared civic space used by residents and visitors year-round. This approach supports intergenerational learning, public storytelling, and civic pride while

ensuring the waterfront remains a place shaped by local history rather than generic redevelopment.

- **Environmental:**

The adaptive reuse of Kwinitsa Station aligns with sustainable development principles by extending the life of an existing structure rather than constructing a new building. Locating the station within a walkable, transit-connected waterfront area encourages walking and reduces reliance on vehicle travel for visitors and residents accessing cultural and transportation services.

- **Equity:**

Relocating, repairing and renovating Kwinitsa Station to a permanent, integrated site improves safety and accessibility for all users. The project ensures that access to local history, visitor information, and transportation infrastructure is free, public, and centrally located. As a publicly accessible facility embedded in the waterfront, the station supports equitable access to cultural and educational resources for residents who may not engage with formal museum settings. Equity will further be advanced through accessibility upgrades to the building.

**COST:**

Tourism Prince Rupert has pledged \$48,500 towards the applicant contribution for this funding opportunity. The City will contribute a further \$380,000 from the budget already allocated to the waterfront project. Staff are not requesting any additional funding from Council.

**CONCLUSION:**

Once relocated and renovated, Kwinitsa Station will be an active public space serving the waterfront year-round. Its tri-use model as a heritage exhibit, visitor centre, and Via Rail waiting area will allow the station to serve far more people than it does today. As part of the Heritage Rail Zone Revival, the project ensures waterfront redevelopment delivers not only economic benefit, but shared public use, accessibility, and long-term care of Prince Rupert's rail heritage.

**Report Prepared By:**

**Report Reviewed By:**

\_\_\_\_\_  
Leandri Kleinhans,  
Economic Development Officer

\_\_\_\_\_  
Richard Pucci,  
Chief Administrative Officer

Originally signed available upon request



## REPORT TO COUNCIL

### Regular Meeting of Council

**DATE:** February 9, 2026  
**TO:** Richard Pucci, Chief Administrative Officer  
**FROM:** Rodolfo Paras, Planner

**SUBJECT: DEVELOPMENT VARIANCE PERMIT #26-01 – 1524 OMINECA AVE.**

---

#### **RECOMMENDATION:**

THAT Council proceeds with the statutory notification process for Development Variance Permit (DVP) #26-01

#### **REASON FOR REPORT:**

An application was received for a Development Variance Permit for the property located at 1524 Omineca, with the legal description: LOT 153 DISTRICT LOT 1992 RANGE 5 COAST DISTRICT PLAN 5478.

The application involves:

1. A variance of 2 metres to the City of Prince Rupert Zoning Bylaw, Section 5.2 Minimum - Dimensions Required for Yards (j) to build stairs up to the property line to access the front of house from Omineca Ave. The required setback to the front property line R1 zone is 2 metres.

#### **BACKGROUND:**

The applicant is requesting a Development Variance Permit to allow the construction of stairs leading to the main entrance of the dwelling, which faces Omineca Avenue. The Zoning Bylaw requires a minimum front yard setback of 2.0 metres; however, the applicant is requesting a reduced setback of 0.0 metres to allow the stairs to be constructed up to the front property line.

Due to site constraints related to uneven terrain and soil conditions, a retaining wall was previously constructed close to the front of the property. The retaining wall is located approximately 0.48 metres (1.6 feet) from the front property line, limiting the available space for compliant access to the dwelling. As a result, the applicant is requesting the variance to allow construction to the property line.

In addition, a separate application for engineering permits is required to accommodate a portion of the proposed structure that would extend onto City property. The applicant

is aware of this requirement and has initiated the necessary application processes with the City’s Engineering Department.

**LINK TO STRATEGIC PLAN:**

Gole E: The City of Prince Rupert will provide good governance by working with other governments, residents, neighbouring communities to ensure collaboration and open government.

By considering this proposal, City Council demonstrates a collaborative and responsive approach to residents seeking to improve their properties while recognizing site-specific challenges related to topography and land conditions.

**ANALYSIS:**

The proposed variance responds to a physical constraint of the site, specifically the uneven topography and limited buildable area at the front of the property.

The surrounding neighbourhood along Omineca Avenue exhibits a range of access solutions that reflect similar terrain conditions, including stairs and retaining structures. As such, the proposed variance is not expected to negatively impact the character of the neighbourhood.

During the public notification period, neighbouring property owners and the general public will have the opportunity to provide input on the proposal and identify any perceived impacts.

**COST:**

There are no costs or budget impacts to the City from granting, or not granting, the variance.

**CONCLUSION:**

This Development Variance Permit application is recommended to proceed to public notification.

**Report Prepared By:**

**Report Reviewed By:**

\_\_\_\_\_  
Rodolfo Paras,  
Planner

\_\_\_\_\_  
Richard Pucci,  
Chief Administrative Officer

Attachment(s):

- Attachment 1: Draft Development Variance Permit
- Attachment 2: Site survey illustrating proposed stairs
- Attachment 3: Elevation drawings
- Attachment 4: Picture of the retaining wall for reference

Originally signed available upon request



**DEVELOPMENT VARIANCE PERMIT**  
FILE NO. DVP-26-01

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**PERMIT ISSUED BY:** The City of Prince Rupert (the City), a municipality incorporated under the *Local Government Act*, 424 3<sup>rd</sup> Avenue, Prince Rupert, BC, V8J 1L7

**PERMIT ISSUED TO OWNER(S):** RUPERT ACOUSTICS

**APPLICANT:** JOSH MOSSINI

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1. This Development Variance Permit applies to those lands within the City of Prince Rupert that are described below, and any and all buildings, structures, and other development thereon:

**LEGAL DESCRIPTION:**

LOT 153 DISTRICT LOT 1992 RANGE 5 COAST DISTRICT PLAN 5478

**CIVIC ADDRESS(ES):**

1524 OMINECA AVENUE

2. This permit varies the City's Zoning Bylaw (Bylaw #3462) as follows:
  - a. Section 5.2.6, Minimum Dimensions Required for Yards, j, is varied from a minimum 2-metre setback from the front property line, to a 0.0-metre front property line in accordance with the Site and Building drawings attached as Schedule 1 and Schedule 2.
3. This permit is issued subject to the following conditions to the City's satisfaction:
  - a. The permittee(s) constructs the proposed stairs in accordance with the Site Plan, and Building drawings attached as Schedule 1.
  - b. Compliance with all of the bylaws of the City of Prince Rupert applicable thereto, except as specifically varied or supplemented.
4. If the permittee(s) does/do not substantially commence the development permitted by this permit within 24 months of the date of this permit, the permit shall lapse and be of no further force and effect.
5. This permit is **NOT** a Building Permit or Subdivision Approval.

6. This permit does not authorize works on adjacent properties. Encroachment on any adjacent property for the purposes of excavation, or the deposit or removal or fill requires the written consent of the owner of such adjacent property.
7. The terms and conditions contained in this permit shall inure to the benefit of, and be binding upon, the owner(s), their executors, heirs or administrators, successors and assignees as the case may be or their successors in title to the land.
8. The following plans and specifications are attached to and form part of this permit:
  - a. Schedule 1: Site survey illustrating proposed stairs
  - b. Schedule 2: Elevation drawings

**ISSUED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

**CITY OF PRINCE RUPERT**  
**By an authorized signatory**

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**Rosamaria Miller**  
Deputy Chief Administrative Officer

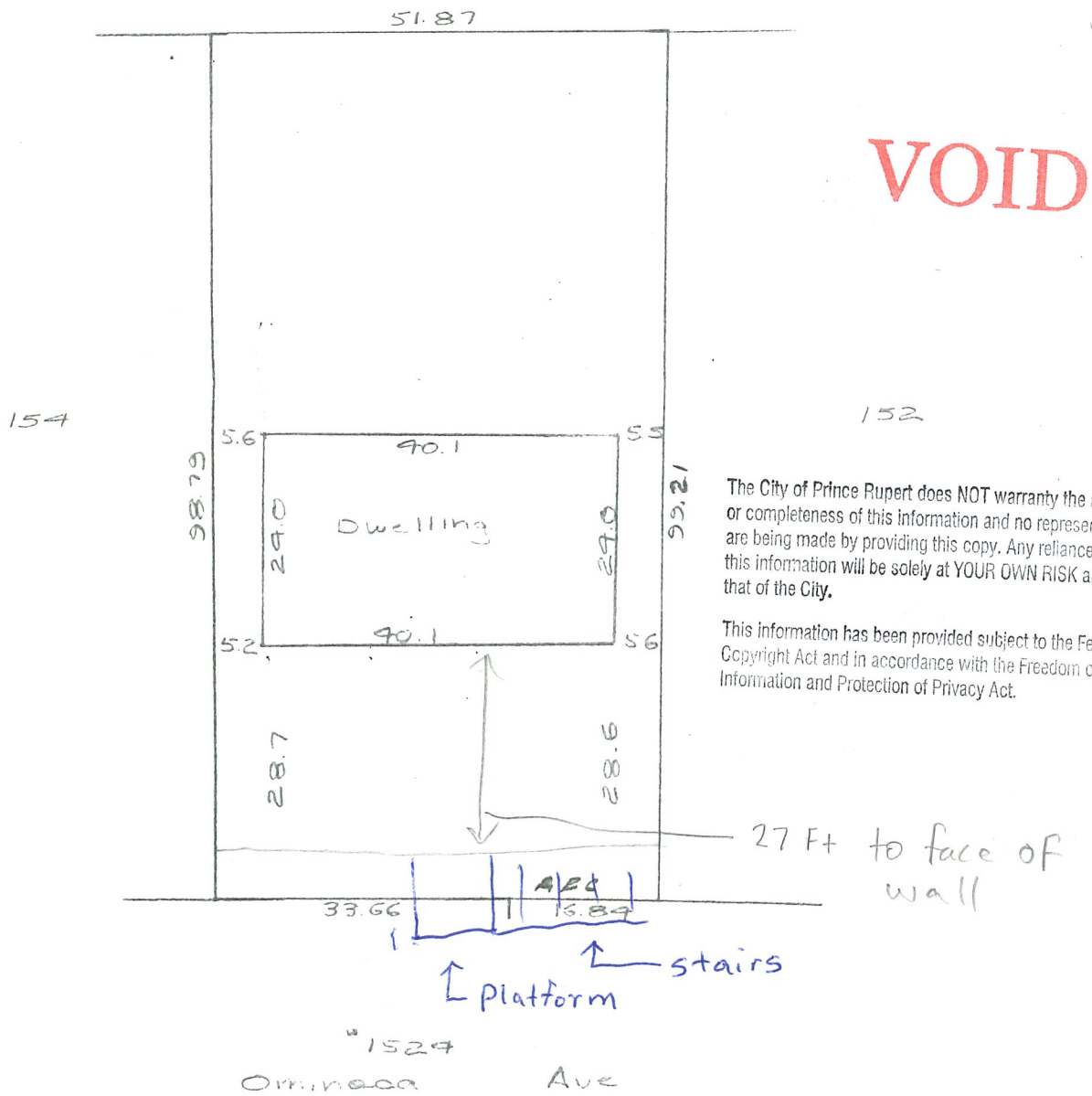
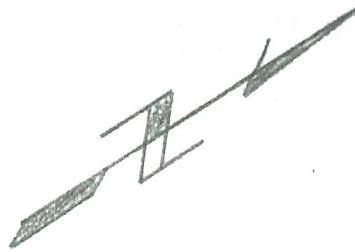
0044153

SURVEY CERTIFICATE COVERING Lot 153, Sec 4, DL 1932, R5, C.D. Plan 5478

THE DIMENSIONS SHOWN ON THIS CERTIFICATE ARE NOT TO BE USED TO DEFINE BOUNDARIES.

Scale: 1" = 20'

Lane



VOID

The City of Prince Rupert does NOT warranty the accuracy or completeness of this information and no representations are being made by providing this copy. Any reliance on this information will be solely at YOUR OWN RISK and not that of the City.

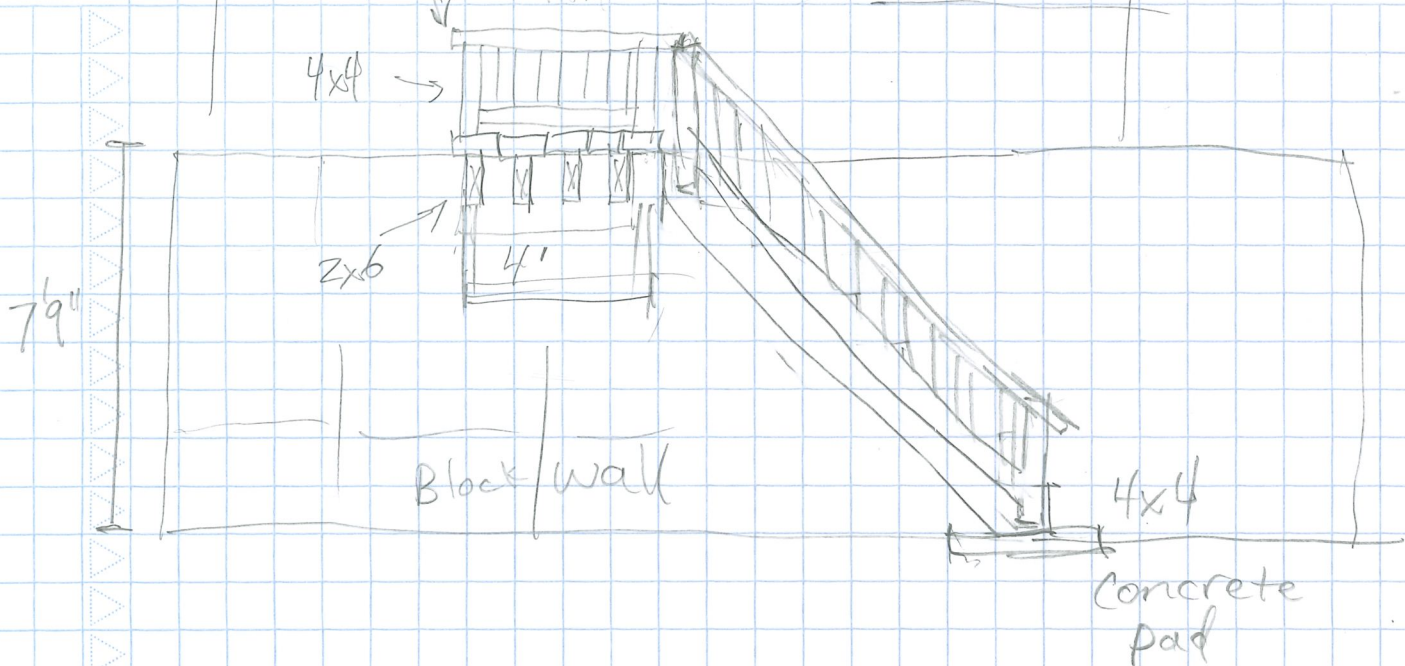
This information has been provided subject to the Federal Copyright Act and in accordance with the Freedom of Information and Protection of Privacy Act.

CERTIFIED CORRECT

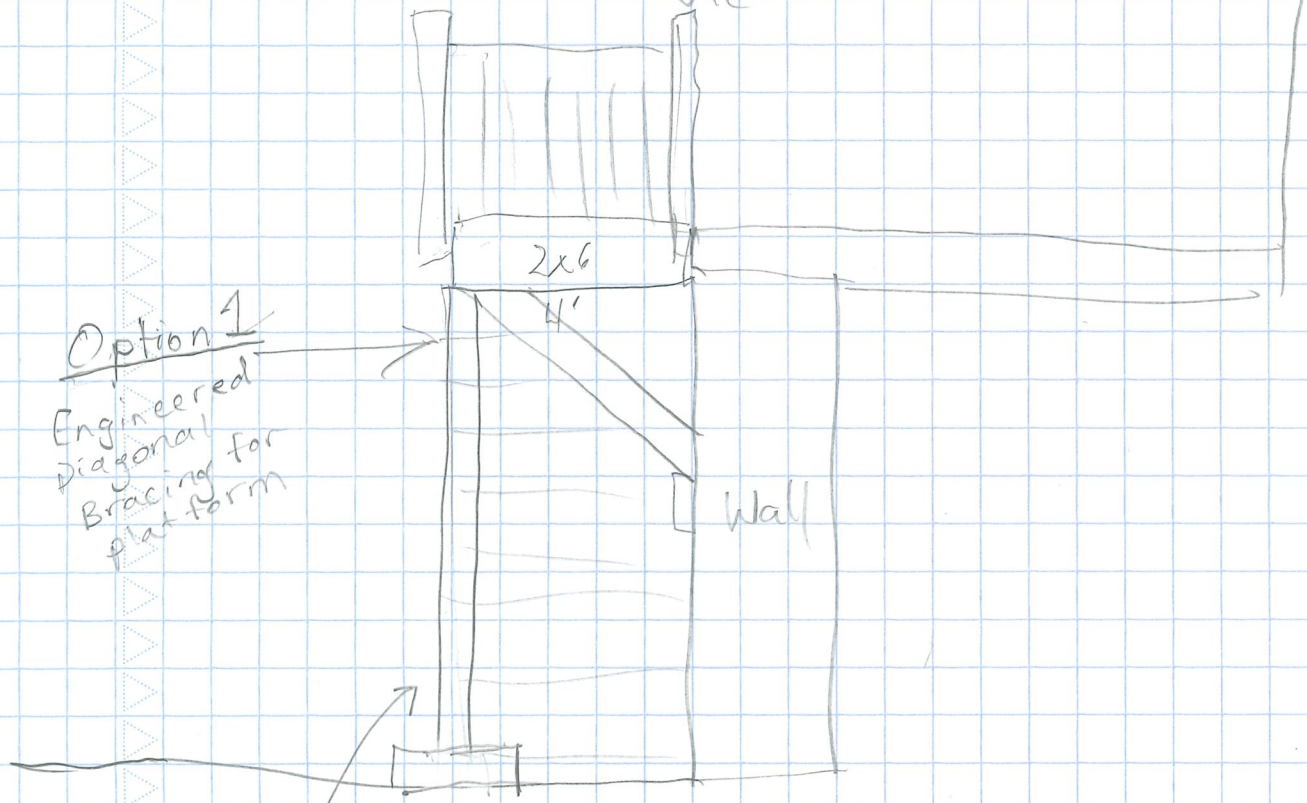
*Ad. [Signature]*, B.C.L.S.  
Dated this 6<sup>th</sup> day of NOV., 1986

McELHANNEY ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
# 205 - 4630 LAZELLE AVE.,  
TERRACE, B.C. V8G 1S6  
FILE 43301-1

# 1524 Omined Front Stairs



## side views



Option 1  
Engineered  
Diagonal  
Bracing for  
platform

Option 2

Pad for posts  
and pad for stairs

FIVE STAR.  
★★★★★

FIVE STAR.  
★★★★★

FIVE STAR.  
★★★★★

FIVE STAR.  
★★★★★



## REPORT TO COUNCIL

### Meeting of Council

**DATE:** February 9, 2026  
**TO:** Richard Pucci, Chief Administrative Officer  
**FROM:** Rosa Miller, Deputy Chief Administrative Officer

**SUBJECT: REMEDIAL ACTION ORDER: 331 8<sup>TH</sup> AVENUE EAST**

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#### RECOMMENDATION:

That Council adopt the following resolution:

**THAT** pursuant to the *Community Charter*, ss. 72-74, the Council of the City of Prince Rupert hereby:

- (a) Receives the Report of the Deputy Chief Administrative Officer regarding the vacant and dilapidated single-family dwelling (the “Building”) located on land civically and legally described as 331 8th Avenue East, Prince Rupert, BC, PID: 014-538-857 and 014-538-865, Lot 17 & 18 Block 25, Section 6, District Lot 251 Range 5 Coast District Plan 923 (the “Property”) and such other information presented to Council;**
- (b) Finds the Building to be in and create an unsafe condition;**
- (c) Finds the Building to be a nuisance and so dilapidated and unclean as to be offensive to the community;**
- (d) Orders the registered owner of the Property, Nicolaas Vandenberg (the “Owner”), to do the following:**
  - (i) apply for and obtain a permit from the City to either demolish the Building or repair the Building;**
  - (ii) either demolish the Building or repair the Building by replacing, removing, or repairing all dilapidated elements and make the structure safe for human habitation;**

- (iii) remove all debris and construction waste from the Property;
  - (iv) dispose of all waste and debris at an appropriate waste disposal facility; and
  - (v) fill in any resulting hole in the ground following the Building's demolition
- (the "Remedial Action Requirement")

**(e) Requires the Owner to:**

- (i) apply for and obtain from the City a permit under (d)(i) above within 45 days of notice of this Remedial Action Requirement being sent to the Owner; and
- (ii) complete the remainder of the Remedial Action Requirement within 3 months after the issue of a demolition permit or within 12 months after the issue of a building permit to repair the Building;

**(f) Directs staff to give notice of the Remedial Action Requirement in accordance with section 77 of the *Community Charter*; and**

**(g) If any required action under the Remedial Action Requirement is not fulfilled in the time required by Council for that action, authorizes the City, by its staff and contractors, to:**

- (i) enter the Property and demolish the Building and otherwise fulfill the Remedial Action Requirement pursuant to section 17 of the *Community Charter*; and
- (ii) take such action at the expense of the Owner and recover the cost in accordance with sections 258 and 259 of the *Community Charter*.

**REASON FOR REPORT:**

This report is presented to Council to address the long-standing unsafe and deteriorated condition of the property located at 331 8<sup>th</sup> Avenue East. The registered owner on title is deceased and despite repeated efforts to reach over an extended period of more than 18-months to reach any beneficiary for the decedent, all efforts have been unsuccessful. The condition of the property has continued to decline and necessitates formal enforcement action by the City.

While property taxes for 331 8<sup>th</sup> Avenue East have not been paid, and the property went to Tax Sale in 2025, with the City being the unwilling owner. While non-compliance with taxation obligations does not mitigate the City's or Owner's responsibility to address properties that present hazards or nuisances within the community. The continued state of disrepair poses potential risks to public safety and negatively affects the surrounding neighbourhood. Given the prolonged lack of follow-through by the owner and the need for timely remediation, staff are recommending that Council exercise its authority to ensure the matter is resolved in a clear, fair, and enforceable manner.

Council's authority to impose a Remedial Action Requirement is set out under Part 3, Division 12 of the *Community Charter*, which allows municipalities to address hazardous conditions and nuisances through a resolution-based process that includes notice, an opportunity for reconsideration, and the ability for the City to complete the work in default and recover its costs. The recommended approach aligns with statutory requirements and established case law and ensures that procedural fairness is maintained while protecting public safety and community well-being.

**BACKGROUND:**

The property at 331 8<sup>th</sup> Avenue East has been in a deteriorated condition for a considerable period. City staff have documented concerns related to unsafe conditions, visible neglect, and elements of the property that are offensive to community standards and potentially hazardous.

Staff have made multiple attempts to reach the decedent's beneficiaries to encourage voluntary compliance, with no success. The circumstances now warrant the use of a Remedial Action Order to formally require corrective action and to establish clear timelines and consequences for non-compliance

**COST:**

There is no direct financial impact to the City if the property owner representatives undertakes and completes the required remedial actions within the timeframe established by Council. Administrative and monitoring efforts associated with the order would be managed within existing departmental resources.

Should the owner or representative(s) fail to comply, and the City be required to carry out the remedial work in default, upfront costs may be incurred for activities such as debris removal, securing or dismantling unsafe structures, contractor fees, equipment and disposal costs, and any necessary administrative or legal support. While the final cost would depend on the scope of work required at the time of enforcement, all costs incurred by the City would be recoverable pursuant to section 17 of the *Community Charter*. These costs may be collected as a debt and, if necessary, added to the

property's tax roll, thereby ensuring that the City can recover expenses associated with addressing the hazardous and nuisance conditions.

**Report Prepared By:**

---

Rosamaria Miller,  
Deputy Chief Administrative Officer

Attach.: property photos (taken Feb 3, 2026)

Originally signed available upon request







## REPORT TO COUNCIL

### Meeting of Council

**DATE:** February 9, 2026  
**TO:** Richard Pucci, Chief Administrative Officer  
**FROM:** Rosa Miller, Deputy Chief Administrative Officer

**SUBJECT: REMEDIAL ACTION ORDER: 234 11<sup>TH</sup> AVENUE EAST**

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#### RECOMMENDATION:

That Council adopt the following resolution:

**THAT** pursuant to the *Community Charter*, ss. 72-74, the Council of the City of Prince Rupert hereby:

- (a) Receives the Report of the Deputy Chief Administrative Officer regarding the vacant and dilapidated single-family dwelling (the “Building”) located on land civically and legally described as 234 11th Avenue East, Prince Rupert, BC, PID: 008-873-119, Lot E, Block 2, District Lot 251, Range 5, Coast District Plan 4069 (the “Property”) and such other information presented to Council;**
- (b) Finds the Building to be in and create an unsafe condition;**
- (c) Finds the Building to be a nuisance and so dilapidated and unclean as to be offensive to the community;**
- (d) Orders the registered owners of the Property, Richard Philip Crosby and Mary Louise Crosby (collectively the “Owner”), to do the following:**
  - (i) apply for and obtain a permit from the City to either demolish the Building or repair the Building;**
  - (ii) either demolish the Building or repair the Building by replacing, removing, or repairing all dilapidated elements and make the structure safe for human habitation;**

- (iii) remove all debris and construction waste from the Property;
  - (iv) dispose of all waste and debris at an appropriate waste disposal facility; and
  - (v) fill in any resulting hole in the ground following the Building's demolition
- (the "Remedial Action Requirement")

**(e) Requires the Owner to:**

- (i) apply for and obtain from the City a permit under (d)(i) above within 45 days of notice of this Remedial Action Requirement being sent to the Owner; and
- (ii) complete the remainder of the Remedial Action Requirement within 3 months after the issue of a demolition permit or within 12 months after the issue of a building permit to repair the Building;

**(f) Directs staff to give notice of the Remedial Action Requirement in accordance with section 77 of the *Community Charter*; and**

**(g) If any required action under the Remedial Action Requirement is not fulfilled in the time required by Council for that action, authorizes the City, by its staff and contractors, to:**

- (i) enter the Property and demolish the Building and otherwise fulfill the Remedial Action Requirement pursuant to section 17 of the *Community Charter*; and
- (ii) take such action at the expense of the Owner and recover the cost in accordance with sections 258 and 259 of the *Community Charter*.

**REASON FOR REPORT:**

This report is presented to Council to address the long-standing unsafe and deteriorated condition of the property located at 331 8<sup>th</sup> Avenue East. Despite repeated engagement efforts and assurances from the property owner over an extended period of more than 18-months, necessary remedial actions have not been voluntarily completed. The condition of the property has continued to decline and now necessitates formal enforcement action by the City.

While property taxes for 234 11<sup>th</sup> Avenue East have been paid, compliance with taxation obligations does not mitigate the City's or Owner's responsibility to address properties that present hazards or nuisances within the community. The continued state of disrepair poses potential risks to public safety and negatively affects the surrounding neighbourhood. Given the prolonged lack of follow-through by the owner and the need for timely remediation, staff are recommending that Council exercise its authority to ensure the matter is resolved in a clear, fair, and enforceable manner.

Council's authority to impose a Remedial Action Requirement is set out under Part 3, Division 12 of the *Community Charter*, which allows municipalities to address hazardous conditions and nuisances through a resolution-based process that includes notice, an opportunity for reconsideration, and the ability for the City to complete the work in default and recover its costs. The recommended approach aligns with statutory requirements and established case law and ensures that procedural fairness is maintained while protecting public safety and community well-being.

**BACKGROUND:**

The property at 234 11<sup>th</sup> Avenue East has been in a deteriorated condition for a considerable period. City staff have documented concerns related to unsafe conditions, visible neglect, and elements of the property that are offensive to community standards and potentially hazardous.

Staff have made multiple attempts to communicate with and encourage voluntary compliance with the owners, recognizing that cooperation with property owners is generally the most effective means of achieving timely remediation. However, all attempts have gone unanswered. The circumstances now warrant the use of a Remedial Action Order to formally require corrective action and to establish clear timelines and consequences for non-compliance

**COST:**

There is no direct financial impact to the City if the property owner undertakes and completes the required remedial actions within the timeframe established by Council. Administrative and monitoring efforts associated with the order would be managed within existing departmental resources.

Should the owner fail to comply, and the City be required to carry out the remedial work in default, upfront costs may be incurred for activities such as debris removal, securing or dismantling unsafe structures, contractor fees, equipment and disposal costs, and any necessary administrative or legal support. While the final cost would depend on the scope of work required at the time of enforcement, all costs incurred by the City would be recoverable pursuant to section 17 of the *Community Charter*. These costs may be collected as a debt and, if necessary, added to the property's tax roll, thereby ensuring

that the City can recover expenses associated with addressing the hazardous and nuisance conditions.

**Report Prepared By:**

---

Rosamaria Miller,  
Deputy Chief Administrative Officer

Attach.: property photos (taken Feb 3, 2026)

Originally signed available upon request







## REPORT TO COUNCIL

### Meeting of Council

**DATE:** February 9, 2026  
**TO:** Richard Pucci, Chief Administrative Officer  
**FROM:** Rosa Miller, Deputy Chief Administrative Officer

**SUBJECT: REMEDIAL ACTION ORDER: 1056 8<sup>TH</sup> AVENUE EAST**

---

#### RECOMMENDATION:

That Council adopt the following resolution:

**THAT** pursuant to the *Community Charter*, ss. 72-74, the Council of the City of Prince Rupert hereby:

- (a) Receives the Report of the Deputy Chief Administrative Officer regarding the vacant and fire-damaged single-family dwelling (the “Building”) located on land civically and legally described as 1056 8<sup>th</sup> Avenue East, Prince Rupert, BC, PID: 012-594-792, Lot A, Block 39, District Lots 251 and 1992, Range 5, Coast District Plan 1899 Except Plan 6862 (the “Property”) and such other information presented to Council;**
- (b) Finds the Building to be in and create an unsafe condition;**
- (c) Finds the Building to be a nuisance and so dilapidated and unclean as to be offensive to the community;**
- (d) Orders the Registered Owner, William Elden Angus, or their Legal Representative, to do the following:**
  - (i) apply for and obtain a permit from the City to either demolish the Building or repair the Building;**
  - (ii) either demolish the Building or repair the Building to remove and replace all fire-damaged elements and make the structure safe for human habitation;**

- (iii) **remove all debris and construction waste from the Property;**
  - (iv) **dispose of all waste and debris at an appropriate waste disposal facility; and**
  - (v) **fill in any resulting hole in the ground following the Building's demolition**
- (the "Remedial Action Requirement");**

**(e) Requires the Owner to:**

- (i) **apply for and obtain from the City a permit under (d)(i) above within 45 days of notice of this Remedial Action Requirement being sent to the Owner; and**
- (ii) **complete the remainder of the Remedial Action Requirement within 3 months after the issue of a demolition permit or within 12 months after the issue of a building permit to repair the Building;**

**(f) Directs staff to give notice of the Remedial Action Requirement in accordance with section 77 of the *Community Charter*; and**

**(g) If any required action under the Remedial Action Requirement is not fulfilled in the time required by Council for that action, authorizes the City, by its staff and contractors, to:**

- (i) **enter the Property and demolish the Building and otherwise fulfill the Remedial Action Requirement pursuant to section 17 of the *Community Charter*; and**
- (ii) **take such action at the expense of the Owner and recover the cost in accordance with sections 258 and 259 of the *Community Charter*.**

**REASON FOR REPORT:**

This report is being brought forward to Council to address the continuing unsafe and deteriorated condition of the property located at 1056 8th Avenue East. Although property taxes are currently up to date, the condition of the site presents ongoing concerns related to public safety, neighbourhood impact, and compliance with community standards. Staff are recommending a Remedial Action Order to ensure that these conditions are formally and timely addressed.

The property has remained in a compromised state following a significant structure fire several years ago. Given the severity of the fire and the length of time that has passed without full remediation, the City now requires a clear and enforceable mechanism to ensure the property is made safe. A Remedial Action Requirement provides Council with the necessary authority to require corrective action while ensuring procedural fairness and legal clarity.

Council's authority to impose a Remedial Action Requirement is established under Part 3, Division 12 of the *Community Charter*, which enables municipalities to address hazardous conditions and nuisances by resolution. The statutory process requires proper notice, an opportunity for reconsideration, and allows the City to fulfill the remedial work in default and recover costs where compliance is not achieved. The recommended approach aligns with legislative requirements and relevant case law, and ensures that Council's decision-making balances procedural fairness with the need to protect public safety and community well-being.

**BACKGROUND:**

A fire occurred at 1056 8th Avenue East several years ago, resulting in extensive damage to the property. The City acknowledges the seriousness and sensitivity of this incident and has approached this enforcement action at this property with appropriate care.

Since the fire, the property has remained in a damaged and deteriorated state, with fire-impacted materials, structural damage, and other conditions that continue to pose potential safety risks and adversely affect the surrounding area. While the property owner has maintained tax payments and remains in good standing from a taxation perspective, no substantive remediation has been completed to address the condition of the site. Compliance with taxation obligations does not mitigate the City's – or an owner's – responsibility to address properties that present hazards or nuisances within the community.

Over time, it has become clear that the property requires formal intervention to ensure that hazards and nuisance conditions are addressed in a timely and consistent manner. The prolonged presence of fire damage, combined with the absence of rehabilitative or cleanup work, meets the threshold for a hazardous condition and nuisance under sections 73 and 74 of the *Community Charter*, and warrants the issuance of a Remedial Action Order.

**COST:**

There is no immediate financial impact to the City if the property owner completes the required remedial work within the timeframe set out in the Council resolution. Costs associated with administration, inspection, and monitoring of compliance would be managed within existing departmental resources.

If the owner fails to comply and the City is required to carry out the remedial work in default, upfront costs may be incurred related to debris removal, securing or

demolishing unsafe structures, contractor services, disposal fees, and associated administrative or legal support. The extent of these costs will depend on the final scope of work required at the time of enforcement. In accordance with section 17 of the *Community Charter*, all costs incurred by the City may be recovered from the property owner as a debt and may be added to the property tax roll to be collected in the same manner as property taxes.

**Report Prepared By:**

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Rosamaria Miller,  
Deputy Chief Administrative Officer

Attach.: property photos (taken Feb 3rd, 2026)

Originally signed available upon request









## HIGHWAY ROAD CLOSURE BYLAW NO. 3664, 2026

BEING A BYLAW TO CLOSE A PORTION OF HIGHWAY ALLOWANCE

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Pursuant to Section 40 of the *Community Charter*, Prince Rupert City Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway, if prior to adopting the bylaw, Council publishes notices of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

The Council of the City of Prince Rupert deems that it is in the public interest to close to traffic, remove the dedication of highway comprising of approximately 1783 sqm of dedicated Highway on Plan 923, which is shown outlined in bold black on the reference plan EPP145751 prepared by McElhanney, a reduced copy of which is attached hereto (*the "Road Closure Plan"*);

The City intends to close that portion of highway to accommodate future development.

Notices of Council's intention to close that portion of highway to traffic, to remove its dedication as highway, and published in a newspaper and posted in the public notice posting place, and the Council has provided an opportunity for persons who consider they are affected by the closure and disposition to make representations to Council; and

The Council of the City of Prince Rupert does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators.

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

1. Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a reduced copy of the explanatory plan of highway closure (*the "Road Closure Plan"*).
2. The City hereby authorizes the closure to traffic and removal of highway dedication of the 1783 sqm portion of highway which was dedicated as

highway at the New Westminster Land Title Office by Plan 923, outlined in Bold on the Road Closure Plan (the “Closed Road”).

3. On deposit of the Road Closure Plan and all other documentation for the closure of the road allowance in the New Westminster Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.
4. The Mayor and Corporate Administrator are authorized to execute all deeds of land, plans and other documentation necessary to effect this road closure and disposition.
5. This Bylaw may be cited as **“HIGHWAY CLOSURE BYLAW NO. 3664, 2026”**

READ A FIRST TIME this 12<sup>th</sup> day of January, 2026.

READ A SECOND TIME this 12<sup>th</sup> day of January, 2026.

PUBLIC NOTIFICATION this \_\_\_\_ day of \_\_\_\_\_, 2026.

MINISTRY OF TRANSPORTATION APPROVAL this \_\_\_\_ day of \_\_\_\_\_, 2026 (APPROVAL NO. \_\_\_\_\_).

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2026.

READ A FOURTH AND FINAL TIME this \_\_\_\_ day of \_\_\_\_\_, 2026.

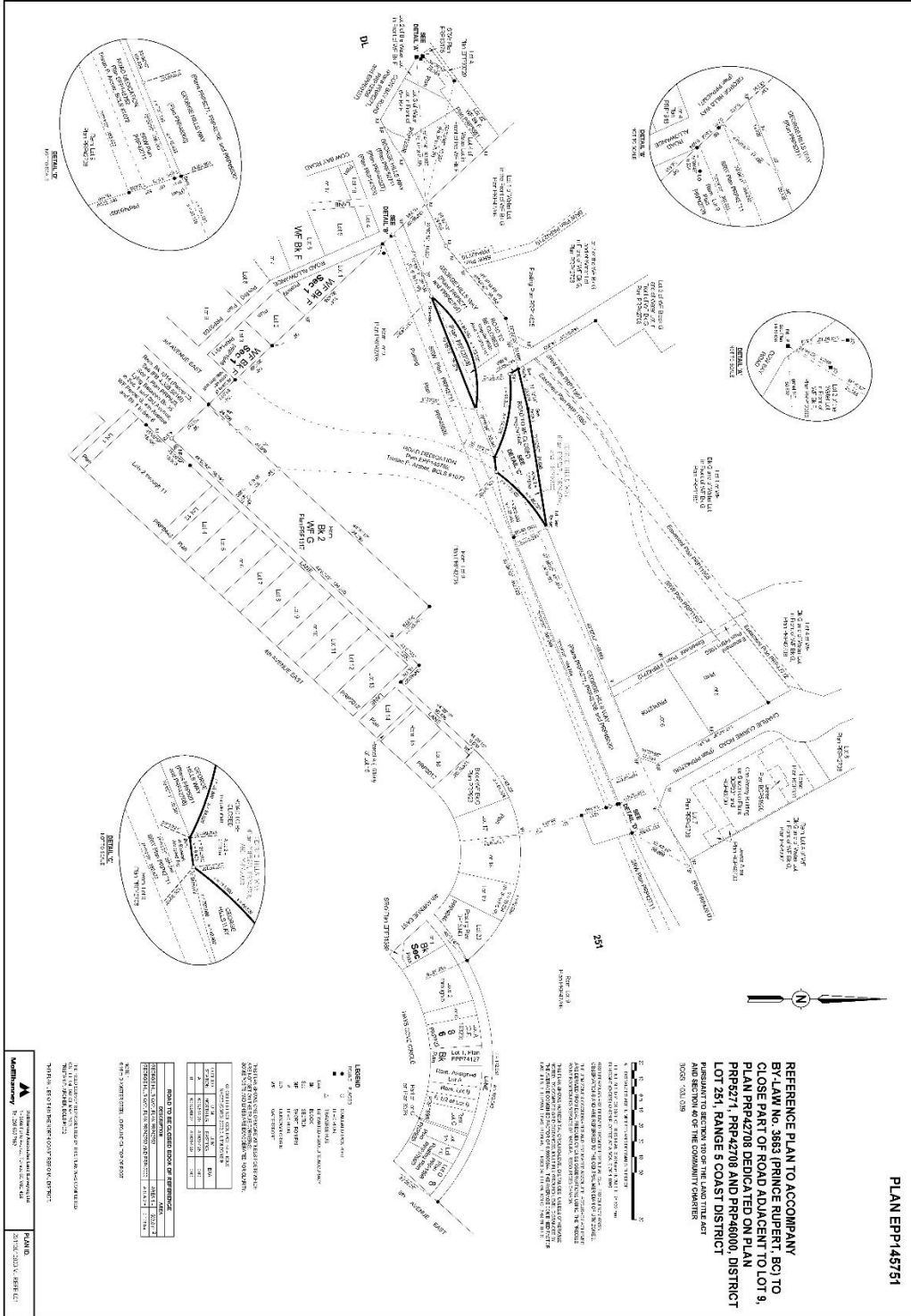
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Mayor

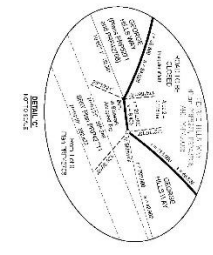
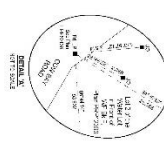
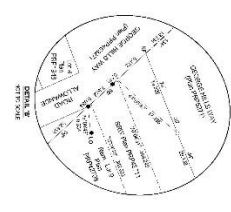
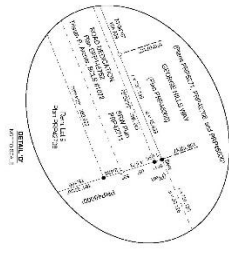
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Corporate Administrator

# SCHEDULE "A" – ROAD CLOSURE PLAN BYLAW NO. 3664, 2026



PLAN EPP145751



**NOTES:**

1. THE ROAD CLOSURE IS SUBJECT TO THE REQUIREMENTS OF THE BC HIGHWAY ACT AND THE BC ROAD ACT.
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9. THE ROAD CLOSURE IS SUBJECT TO THE REQUIREMENTS OF THE BC HIGHWAY ACT AND THE BC ROAD ACT.
10. THE ROAD CLOSURE IS SUBJECT TO THE REQUIREMENTS OF THE BC HIGHWAY ACT AND THE BC ROAD ACT.

**ROAD TO BE CLOSED FOR PERMANENCE**

ROAD NAME	SECTION	DATE	STATUS
ROAD 1	SECTION 1	2026	CLOSED
ROAD 2	SECTION 2	2026	CLOSED
ROAD 3	SECTION 3	2026	CLOSED
ROAD 4	SECTION 4	2026	CLOSED
ROAD 5	SECTION 5	2026	CLOSED
ROAD 6	SECTION 6	2026	CLOSED
ROAD 7	SECTION 7	2026	CLOSED
ROAD 8	SECTION 8	2026	CLOSED
ROAD 9	SECTION 9	2026	CLOSED
ROAD 10	SECTION 10	2026	CLOSED

**DATE OF CLOSURE: 2026**

**PREPARED BY: [Name]**

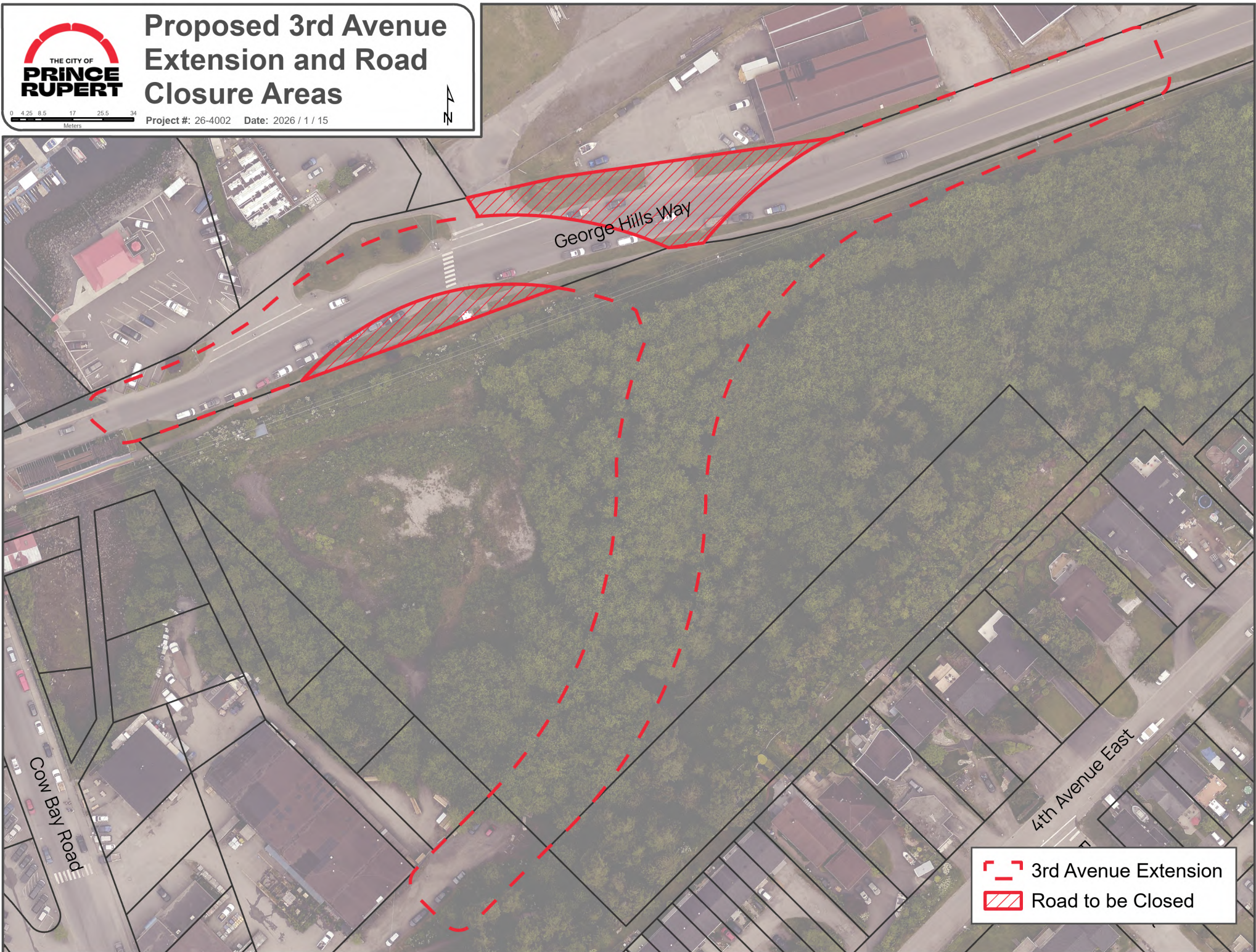
**DATE: [Date]**



# Proposed 3rd Avenue Extension and Road Closure Areas

0 4.25 8.5 17 25.5 34  
Meters

Project #: 26-4002 Date: 2026 / 1 / 15





# NOTICE OF Public Hearing

In accordance with Section 40 and 94 of the Community Charter, the City of Prince Rupert gives notice that it may consider Road Closure Bylaw No. 3664, 2026 at the Regular Council Meeting on Monday, **February 9, 2026, at 7:00 p.m.**

The Highway Road Closure Bylaw No. 3664 proposes to close to traffic, remove the dedication of highway comprising of approximately 1783 sqm of dedicated Highway on Plan 923 identified on the map (right).

The City intends to close that portion of highway to accommodate future development .

The City of Prince Rupert invites anyone who considers themselves affected by the Road Closure Bylaw to submit written comments. Inquiries as well as comments

concerning the proposed road closure should be addressed to Rosamaria Miller, Deputy Chief Administrative Officer, at City Hall, 424 3rd Avenue West, Prince Rupert BC, V8J 1L7 or sent via email to [rosamaria.miller@princerupert.ca](mailto:rosamaria.miller@princerupert.ca) **no later than 4:30 p.m. on Monday, February 9, 2026.**

