



REGULAR AGENDA

For the **REGULAR MEETING** of Council to be held on Monday, March 9, 2026, taking place at 7:00 pm in the Council Chambers of City Hall, 424 – 3rd 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 March 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 February 23, 2026;
- ii. Minutes of the Regular Meeting of February 23, 2026;

b) Reports for receipt

- i. Report from Planning Re: Development Activity Report – February 2026;
- ii. Report from the Fire Chief Re: Monthly Fire / Rescue Report – February 2026;

c) Correspondence for receipt

- i. Letter from the City of Prince George Re: Petition to the Minister of Justice and the Attorney General of Canada;
- ii. Letter from the Corporation of the township of Spallumcheen Re: The UBMC resolution for consideration;
- iii. Letter from Trans Canada Yellowhead Highway Association Re: Call for 2026 Resolutions Notice;

d) Correspondence for approval

- i. Report from the Director of Planning and Development Services Re: Local Government Development Approvals Program Application for Resolution;
- ii. Letter from Prince Rupert Youth Soccer Association Re: Request for a Letter of Support for an Indoor Futsal Facility Project; and,
- iii. Letter from the Prince Rupert Amateur Swim Club Re: Letter of Support

for the Prince Rupert Amateur Swim Club's application to the Community Initiatives Fund for Purchase and Installation of a new scoreboard.

Recommendation:

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

6. REPORTS

a) Report from Planning Re: Development Variance Permit 26-03 (DVP-26-03) 198 Prince Rupert Boulevard

Recommendation:

THAT Council proceeded with the statutory notification process for Development Variance Permit (DVP) 26-03.

b) Report from the Chief Financial Officer Re: Reinstatement of Northern and Rural Area Homeowner Benefit

Recommendation:

THAT Council endorse the attached resolution and submit it for consideration at the 2026 NCLGA Annual General Meeting.

7. COUNCIL ROUND TABLE

8. ADJOURNMENT



SPECIAL MINUTES

For the **SPECIAL MEETING** of Council, held on February 23, 2026, at 5:00 pm in the Council Chambers of City Hall, 424 – 3rd Avenue West, Prince Rupert, B.C.

PRESENT: Mayor H. Pond
Councillor G. Randhawa
Councillor N. Adey
Councillor W. Niesh
Councillor B. Cunningham
Councillor T. Forster

ABSENT: Councillor R. Skelton-Morven

STAFF: R. Pucci, Chief Administrative Officer
R. Miller, Deputy Chief Administrative Officer
C. Bomben, Chief Financial Officer

1. CALL TO ORDER

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

2. RESOLUTION TO EXCLUDE THE PUBLIC

Recommendation:

MOVED by Councillor Forster and seconded by Councillor Adey 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.

- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

3. ADJOURNMENT TO CLOSED MEETING

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

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE OFFICER



MINUTES

For the **REGULAR MEETING** of Council, held on Monday, February 23, 2026, 7:00 pm in the Council Chambers of City Hall, 424 – 3rd 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
C. Bomben, Chief Financial Officer
J. Schmidt, Director of Operations
R. Paras, Planner

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 Randhawa and seconded by Councillor Forster THAT the Agenda for the Regular Council Meeting of February 23, 2026, be adopted as presented.

4. PUBLIC COMMENT(S) REGARDING AGENDA ITEMS

Moment of silence for the victims of Tumbler Ridge.

5. CONSENT AGENDA

a) Council minutes for approval

- i. Minutes of the Special Meeting to Close of February 9, 2026;
- ii. Minutes of the Public Hearing Meeting of February 9, 2026;
- iii. Minutes of the Regular Meeting of February 9, 2026; and,

b) Correspondence for receipt

- iv. Email from the City of Kamloops re: Certified Resolution on Heritage Conservation.

Recommendation:

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

CARRIED

6. REPORTS

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

Recommendation:

MOVED by Councillor Cunningham and seconded by Councillor Randhawa THAT Council approves Development Variance Permit (DVP) #26-01

CARRIED

b) Report from the Director of Operations Re: RFT 26-0001 – 2nd Avenue (Morse Creek) Bridge Repair

MOVED by Councillor Randhawa and seconded by Councillor Niesh THAT Council Award RFT 26-0001 for the 2nd Avenue (Morse Creek) Bridge Repair to Surespan Construction Ltd in the amount of \$2,304,557.09 plus applicable taxes;

AND THAT Council directs staff to include the overall estimated project increase of \$1,000,000.00 in the 2026 five-year Financial plan.

CARRIED

OPPOSED – Councillor Cunningham

c) Report from the Director of Operations Re: RFP 2026-0003 – Purchase of Tandem Axle Dump Truck

MOVED by Councillor Cunningham and seconded by Councillor Forster THAT Council award RFP 2026-0003 for the supply and delivery of one tandem axle dump truck to Velocity Trucking Center for Proposal No. 6 – 2027 Freightliner M2106 in the amount of \$343,876.60 plus applicable taxes.

CARRIED

7. COUNCIL ROUND TABLE

a) Councillor Forster presented a resolution for NCLGA (forward then to UBCM) Re: Violence in healthcare and minimum nurse to patient ratios.

MOVED by Councillor Forster and seconded by Councillor Randhawa THAT the resolution as provided, be brought to NCLGA and then to UBCM.

WHEREAS all British Columbians deserve access to high-quality health care when they need it;

AND whereas health-care workers deserve to be provided with safe workplaces – when workers are not safe, neither are patients;

AND whereas minimum nurse-to-patient ratios are an evidence-based solution that improve patient outcomes, provide nurses with manageable workloads, help facilitate safe workplaces;

AND whereas unsafe work environments for health-care workers heighten risks of them leaving the sector, which worsens staffing shortages, can compromise patient access to and quality of care and makes minimum staffing ratios more difficult to achieve;

THEREFORE, be it resolved that UBCM urges the provincial government to take immediate action to prevent violence against health-care workers, including holding health authorities accountable to provide safe workplaces for their employees;

AND be it further resolved that UBCM urges the provincial government to fully implement minimum nurse-to-patient ratios in all health-care settings as soon as possible.

CARRIED

8. ADJOURNMENT

MOVED by Councillor Forster and seconded by Councillor Randhawa THAT the meeting be adjourned at 7:31 pm.

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE OFFICER



REPORT TO COUNCIL

Regular Meeting of Council

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

SUBJECT: DEVELOPMENT ACTIVITY REPORT FEBRUARY 2026.

RECOMMENDATION

THAT Council receive the attached Development Activity Report in Attachment 1.

REASON FOR REPORT:

This report summarizes development application activity in the City of Prince Rupert for February 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:

Rodolfo Paras,
Urban Planner

Richard Pucci,
Chief Administrative Officer

Attachments:

1. Development Activity Report for February 2026

Development Activity Report – February 2026

Planning and Zoning

File No.	Location	Proposal Description	Date Received	Status	Date of Decision
ZBLA-24-04	100 1 st Avenue E	Zoning amendment of property with existing building	Oct. 28, 2024	Waiting on Conditions to be met before 4 th Reading.	N/A
ZBLA-25-02	1800 8 th 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 grocery store in City Core DPA	Apr. 22, 2025	Provisional Approval, Waiting on Provincial Approval	N/A
DP-26-02	217 Kaien Rd	Industrial development – Related to TUP 25-01	Jan. 06, 2026	Approved	Feb. 10, 2026
DP-26-04	Suite 101 - 100 Watson Island, Prince Rupert, BC V8J 0B3	Work Camp Construction in Industrial zone	Jan. 26, 2026	Approved	Feb. 02, 2026
DP-26-05	90 Charlie Currie Rd	DP in Industrial zone	Jan. 26, 2026	Approved	Feb. 10, 2026
DP-26-06	Suite 101 - 100 Watson Island, Prince Rupert, BC V8J 0B3	Work Camp Construction in Industrial zone	Feb. 09, 2026	Approved	Feb. 26, 2026
DP-26-07	741 Fraser	Demoliton in City Core	Feb. 13, 2026	Approved	Feb. 17, 2026
DP-26-08	516 3 rd Ave W	Fence Replacement in City Core	Feb. 20, 2026	Under Review	N/A
DVP-26-01	1524 Omineca	R1 variance request – front setback	Jan. 08, 2026	Approved	Feb. 23, 2026
DVP-26-03	198 Prince Rupert Blvd.	R1 variance request – front setback	Jan. 13, 2026	Waiting on Council consideration March 9 th .	N/A

Building Department Permits - Summary February 2026

Number of Building Permits approved during January:	17
Number of Housing Units Approved during the January:	0
City Core Revitalization Fee Waiver recipients during the January:	4

Building Department Permits – Annual Summary 2026

Housing Units approved in 2026	0
City Core Revitalization Fee Waiver recipients in 2026	5



REPORT

March 1, 2026

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

During the month of February 2026, the Prince Rupert Fire Rescue Department responded to 103 emergency incidents. Of these incidents, 2 properties sustained damage due to fire. The Fire Department attended 5 nuisance fires to Five Corners, and an additional 15 fire-related incidents, 4 MVI's, 1 Rescue, 78 medical responses and other public service requests.

Location	Property Value	Property Loss
1031 3 rd Ave W	\$3 105 000	\$2 050
333 Alberta Place	\$618 700	\$12 000
Totals:	\$3 723 700	\$14 050

INCIDENT COMPARISON

February	2026	103 Incidents
February	2025	90 Incidents
February	2024	53 Incidents
February	2023	53 Incidents
February	2022	120 Incidents
February	2021	109 Incidents

FIRE SERVICE ACT INSPECTIONS

During the month of February, Fire Rescue Department personnel conducted Fire Service Act inspections within 9 public buildings in Prince Rupert

INSPECTION COMPARISON

February	2026	9 Public Building Inspections
February	2025	11 Public Building Inspections
February	2024	3 Public Building Inspections
February	2023	3 Public Building Inspections
February	2022	1 Public Building Inspections

DEPARTMENT ACTIVITIES AND PROGRAMS

Fire Prevention and Public Education:

During the month of February, Prince Rupert Fire Rescue installed and checked on previous installed senior smoke detectors in two seniors' homes.

Training & Upgrading:

During the month of February, 36 in-house training sessions were conducted which included: Ladder training, OFC Course, Minuteman Deployment, FSRI Building Composition and Flow paths, CAD Training, EMR review, Basic Fire Investigation, Garden stretch, SCBA Pack Conversion, Mayday, Fire preplanning, EMR Critical Interventions, BCEHS Orientation, Suicide Caller Protocol Review, Inspector Officer Course, and Driving Training. WorkSafeBC was invited to conduct an in-person Critical Incident debrief to support members who had attended a difficult incident.

Daily Apparatus & Equipment Maintenance:

Daily inspections and maintenance was conducted on all equipment and apparatus and they remain in working condition. A technician from Commercial Truck worked with City Mechanics to address a few outstanding issues from Engine 8, including software programming and minor deficiencies.

911 DISPATCH SUMMARY

The local 911 communications team continued to process calls quickly and efficiently, supporting first responders and providing a critical link between the community and emergency services.

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

PR ADMIN	240
PR FIRE	9
PR AMB	178
PR EHS	97
PR RCMP	181
PR ALARM	13

PED ADMIN	0
PED FIRE	5
PED AMB	7
PED EHS	2
PED RCMP	1
PED ALARM	0

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

CITY	100
H/U	69
WRONG #	27
R.C.C.	0
CITYWEST	8
311	0

Total: 939

Respectfully submitted,



Jeff Beckwith, Fire Chief



OFFICE OF THE MAYOR

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9
p: 250.561.7600 | www.princegeorge.ca

Local Governments in
British Columbia

Transmitted via email

February 25, 2026

RE: City of Prince George requesting signatures in its petition to the Minister of Justice and the Attorney General of Canada

Dear Colleagues,

On behalf of the City of Prince George, I am writing to ask for your support in signing our petition to the Minister of Justice and the Attorney General of Canada.

Prince George continues to advocate for stronger public safety measures, an issue currently affecting municipalities across the country. This petition offers all British Columbians a meaningful way to participate and demonstrate to the federal government the importance of a collective voice in working together to find solutions.

The petition calls upon the federal government to:

- Amend the Criminal Code of Canada to strengthen bail requirements for prolific and non-violent offenders to include provisions for repeat offences to lead to:
 - automatic detention,
 - release to be dependent on reverse onus, and/or
 - demonstration of the Principle of Respect for the Law
- Appoint more judges, crown prosecutors and paralegals to end court backlogs
- Provide funding and resources for Crown Counsel to increase capacity and decrease delays in preparing and bringing cases to court in a timely manner
- Provide funding and resources to provincial correctional centres and support services to increase capacity for detention of individuals, as well as providing rehabilitation and release planning services

We encourage you to share our petition within your communities.

The [petition](#) is available on the House of Commons website until March 27, 2026 at 12:25 p.m. PST.

Respectfully,

Simon Yu
Mayor
City of Prince George

Township of Spallumcheen - Resolution Background Information

In 2018, the Province of BC adopted the CleanBC plan. This plan was used to amend the BC Building Code BC through the Energy Step Code, which establishes progressively stringent energy efficiency and greenhouse gas (GHG) reduction requirements for new construction and major renovations. In practical terms, this framework is moving toward the effective elimination of natural gas as an energy option in many areas of British Columbia.

Recent developments underscore the real-world consequences of this trajectory. In December 2023, the BC Utilities Commission denied approval of FortisBC Energy Inc.'s proposed \$327 million Okanagan Capacity Upgrade project, citing uncertainty in future natural gas demand influenced by CleanBC policies and Step Code impacts. This decision highlights how current regulatory direction is already affecting long-term infrastructure planning and private investment in our province.

For communities like the Township—and for many rural, agricultural, and industrial municipalities—natural gas remains a clean-burning, comparatively low-emission, reliable, and cost-effective energy source. It supports essential operations such as greenhouse heating, industrial process heat, and dependable residential heating. In many areas outside the Lower Mainland, electrification alone may not provide the reliability or affordability required, particularly during peak demand or extreme weather events.

This resolution is not about resisting environmental progress, but rather, it's about ensuring that environmental performance is measured by outcomes rather than by prohibiting specific technologies. High-efficiency natural gas systems, hybrid systems, and district energy solutions can achieve strong environmental performance while maintaining affordability and reliability. A balanced transition—rather than abrupt, one-size-fits-all restrictions—better supports both environmental and economic sustainability, and is more reflective of the reality we face.

Restricting natural gas through the Building Code risks several unintended consequences:

- Increased construction and energy costs for families and businesses;
- Reduced economic competitiveness in rural and resource-based communities;
- Diminished attractiveness for agricultural and industrial investment;
- The forced abandonment of functional, efficient infrastructure, resulting in material waste and additional environmental burden.
- The potential to continue our dependency on other jurisdictions as a critical source of on demand energy

After feedback received from UBCM executive in regards to a previous 2025 version of our submission, we have made adjustments to this resolution to respectfully address those recommendations, such as to broaden consideration of the various relevant codes that influence the BC step code, and to acknowledge and respect the autonomy of local

governments in their implementation of building code, based on local priorities and initiatives.

Municipalities vary significantly in geography, infrastructure capacity, climate, and economic composition. Local governments are best positioned to understand these realities and pursue practical environmental progress tailored to their communities. Preserving energy flexibility respects local autonomy, protects public and private investment, and maintains democratic confidence in policy decisions.

The resolution before you asks that the Province amend the BC Building Code to ensure that natural gas remains a viable energy option—now and in the future—while still supporting reasonable and achievable energy efficiency goals. It further calls for any amendments to consider related provincial building and energy regulations and to be implemented in a manner that expands, rather than restricts, local opportunity and autonomy.

This is about balanced transition, environmental responsibility grounded in measurable results, and safeguarding the economic stability of communities across British Columbia.

BULLET POINTS:

Background and Policy Context

- In 2018, the Province adopted the CleanBC plan.
- CleanBC informed amendments to the BC Building Code, incorporating the BC Energy Step Code.
- The Step Code establishes progressively stringent energy efficiency and GHG reduction requirements for new construction and major renovations.
- In practical effect, this framework is moving toward the elimination of natural gas as an energy option in many areas of British Columbia.

Regulatory and Investment Impacts

- In December 2023, the BC Utilities Commission denied approval of FortisBC Energy Inc.'s \$327 million Okanagan Capacity Upgrade project.
- The denial cited uncertainty in future natural gas demand influenced by CleanBC policies and Step Code impacts.
- This demonstrates that current regulatory direction is already affecting long-term infrastructure planning and private sector investment in BC.

Importance of Natural Gas to Rural and Resource-Based Communities

- Natural gas remains:
 - Clean-burning and comparatively low-emission;
 - Reliable and dispatchable;
 - Cost-effective for residential, agricultural, and industrial users.
- Essential applications include:
 - Greenhouse heating;
 - Industrial process heat;
 - Dependable residential heating.
- In many areas outside the Lower Mainland:

- Electrification alone may not provide sufficient reliability;
- Peak demand and extreme weather events pose risks to fully electric systems;
- Affordability remains a significant concern.

The Resolution advocates for:

- Measuring environmental performance by outcomes rather than by prohibiting specific fuel sources;
- Technology-neutral policy approaches.
- High-efficiency natural gas systems, hybrid systems, and district energy solutions can:
 - Achieve strong environmental performance;
 - Maintain affordability and system reliability.
- A balanced and staged transition is more practical than abrupt, one-size-fits-all restrictions.

Risks of Eliminating Natural Gas via the Building Code

- Increased construction and energy costs for families and businesses.
- Reduced economic competitiveness in rural and resource-based communities.
- Diminished attractiveness for agricultural and industrial investment.
- Forced abandonment of functional and efficient infrastructure, resulting in:
 - Material waste;
 - Additional environmental burdens from premature replacement.
- Potential continued dependency on other jurisdictions for critical, on-demand energy supply.

Response to Feedback from UBCM

Revisions include:

- Broadening consideration of the various provincial codes and regulations that influence the Step Code;
- Explicitly acknowledging and respecting local government autonomy in building code implementation;
- Recognizing diverse local priorities and initiatives across municipalities.

Principles of Local Autonomy and Flexibility

- Municipalities differ significantly in:
 - Geography;
 - Climate;
 - Infrastructure capacity;
 - Economic composition.
- Local governments are best positioned to:
 - Assess community energy needs;
 - Balance environmental goals with economic realities;
 - Implement context-sensitive solutions.
- Preserving energy flexibility:
 - Protects public and private investment;
 - Respects democratic decision-making;
 - Maintains public confidence in environmental policy.

Core Request of the Resolution

- That the Province amend the BC Building Code to:
 - Ensure natural gas remains a viable energy option now and in the future;
 - Support reasonable and achievable energy efficiency goals;
 - Consider related provincial building and energy regulations;
 - Implement changes in a manner that expands—rather than restricts—local autonomy and opportunity.

Overall Objective

- Promote a balanced energy transition.
- Ground environmental responsibility in measurable results.
- Safeguard the economic stability and long-term sustainability of communities across British Columbia

THE CORPORATION OF THE TOWNSHIP OF SPALLUMCHEEN

4144 Spallumcheen Way, Spallumcheen, BC V4Y 0N1

Phone 250-546-3013 | Toll Free 1-866-546-3013

Email: mail@spallumcheentwp.bc.ca | Website: www.spallumcheentwp.bc.ca



February 18, 2026

Southern Interior Local Government Association
Via Email: info@silga.ca

Re: Township of Spallumcheen Resolution

Please find attached to this letter the resolution for consideration and the background information to support this resolution.

A similar resolution was submitted in 2025 which was supported by SILGA at the 2025 convention and forwarded to UBCM. At the 2025 UBCM convention, the resolution did not make the floor for open debate and was not supported by the committee after the fact. The Township followed up and received the following feedback:

2025-NR68, BC Building Code Amendment to Include Natural Gas - discussion noted that the resolution does not sufficiently address other relevant codes that influence the building step code. It was also noted that the intention of the resolution runs counter to established UBCM policy that supports buildings sector emissions reductions and more equitable building code implementation support for small, rural and northern communities.

Township Council still strongly believes in the 2025 resolution. We have therefore made amendments to address the concerns raised by the UBCM resolution committee and resubmit the amended resolution for consideration of support in 2026.

Respectfully,

Lisa Gyorkos
Manager of Strategic Priorities

enclosures

THE CORPORATION OF THE TOWNSHIP OF SPALLUMCHEEN

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File No 0230-02

TOWNSHIP OF SPALLUMCHEEN

CERTIFIED RESOLUTION

Moved by Councillor Casson/seconded by Councillor York:

"...THAT the Township of Spallumcheen Council direct staff to submit the following resolution to the Southern Interior Local Government Association (SILGA) for consideration of endorsement to proceed to the 2026 UBCM Conference as follows:

WHEREAS the BC Building Code has incorporated the BC Energy Step Code, which sets increasingly stringent energy efficiency and greenhouse gas (GHG) reduction requirements for new buildings and major renovations, effectively limiting the current uses and eliminating the future uses of natural gas as a fuel in areas of BC that use the BC Building Code;

AND WHEREAS many municipalities, including those with significant agricultural, industrial, and rural residential needs, require flexibility and ongoing energy investment to ensure affordable, reliable, and diverse energy options for residents, businesses, and farms;

AND WHEREAS limiting or eliminating natural gas as an energy option could increase energy and construction costs, reduce economic competitiveness, and limit the ability of municipalities to attract and retain families, businesses, and agricultural entities that rely on natural gas for their operations;

AND WHEREAS there have also been recent changes to implementation strategies in the CleanBC legislation by the Province of BC government, in coordination with the Federal government, that should also be considered in context with the BC Energy Step Code and BC Building Code;

THEREFORE BE IT RESOLVED that the Township of Spallumcheen asks the members of SILGA to request the Union of British Columbia Municipalities (UBCM) petition the Province of British Columbia to amend the BC Building Code to ensure that natural gas remains a viable energy option now and in the future, allowing residents, businesses and municipalities the flexibility to determine the most appropriate energy solutions for their unique economic, geographic, and community needs, while still supporting reasonable and achievable energy efficiency goals, and that any such amendment consider applicable provincial building and energy regulations, and be implemented in a manner that expands rather than restricts local autonomy and opportunity, and is flexible and practical for all British Columbia Municipalities."

CARRIED

I hereby certify the above to be a true and correct copy of a resolution adopted by the Township of Spallumcheen at their Regular Meeting of Council held on Tuesday, February 17, 2026.

Dated: February 18, 2026

Lisa Gyorkos

Manager of Strategic Priorities/Deputy Corporate Officer



Call for 2026 Resolutions Notice

Celebrating 100 Years of Collaboration ~ 1926 - 2026

Resolutions provide an opportunity for local governments of all sizes and from all areas of the TCYHA region/Yellowhead Corridor to express concerns, share their experiences and take a united position.

The date for our Annual General Meeting has been set for Friday May 29th – this will also be our Centennial celebration. As in previous years, the Annual General Meeting will be in Edmonton AB as a hybrid event; both In Person as well as virtual participation (by Zoom).

We take this opportunity to invite your Municipality to consider preparing a Resolution(s) for the AGM in hopes this provides ample time to consider making a submission.

Are there any issues concerning the highway (TC Yellowhead #16 or BC Yellowhead #5) that are bothering you? Is there anything to do with the highway corridor that is of concern to your municipality? Is it infrastructure improvements that are needed, or better signage, or some other issue that you need assistance with to advocate to Government. If so, please construct that in the form of a Resolution and submit it for discussion at our Annual General Meeting.

Our members submit resolutions on province-wide or region-specific issues for consideration by the full membership at the TCYHA's Annual General Meeting. Resolutions endorsed by the membership are conveyed to senior levels of government and other stakeholders involved in the affairs of our four western provinces.

Resolutions must be submitted by a member community in order to reach the floor at the TCYHA Annual General Meeting. A representative of the municipality is required to present the Resolution for it to be voted on; this assures that if there are any questions concerning the Resolution someone would be available to answer.

We would like to give municipalities' sufficient time to consider submitting Resolutions and we encourage you to begin the process and submit at your earliest convenience. At this time the deadline for submitting Resolutions for consideration at the AGM is set for Thursday April 30th.

The procedures and forms can be found at: <https://www.goyellowhead.com/association/resources/>. Please ensure that all the documentation is completed prior to submission.

Submit your resolution(s), with the Subject line "TCYHA Resolutions **2026** – Attn: Resolutions Chair" to admin@goyellowhead.com.

If you would like any further information on the above, including the Zoom link for the AGM, contact our C.A.O. John Wojcicki at admin@goyellowhead.com.

Thank you.

Safe travels and stay healthy,

A handwritten signature in black ink, appearing to read "Pete Pearson".

Pete Pearson (Councillor, Valemount BC)
President
TCYHA Board of Directors

A handwritten signature in blue ink, appearing to read "Sandy Salt".

Sandy Salt (Life Member)
Resolutions Chair
TCYHA Board of Directors



REPORT TO COUNCIL

Regular Meeting of Council

DATE: March 9, 2026

TO: Richard Pucci, CAO

FROM: Myfannwy Pope, Director of Planning and Development Services

SUBJECT: Local Government Development Approvals Program Application

RECOMMENDATION:

THAT Council resolve to support the City's application to the UBCM Local Government Development Approvals Program (LGDAP) for up to \$155,000 to complete activities that increase clarity and efficiency in City development approvals processes.

REASON FOR REPORT

The proposed LGDAP application would fund consultant support to develop clear, defensible guidance materials for development. This work would significantly enhance the City's ability to provide timely, consistent, and defensible guidance to developers, particularly in areas where technical expertise is required.

Staff anticipate the project will require approximately 0.1 FTE to coordinate with consultants, provide background information, review deliverables, and manage the grant. This staff time is already within capacity and will be accommodated by the existing budget.

A Council resolution supporting the City to undertake activities and grant management is required as part of the LGDAP application package.

BACKGROUND & ANALYSIS:

The City received LGDAP funding in 2024, which supported a comprehensive assessment of the development approvals process. Staff have been implementing the recommendations from that work, improving clarity, internal coordination, and process consistency. The next phase focuses on addressing remaining gaps identified in the assessment, including the need for clearer guidance for developers on hazardous development permit guidelines, life-safety and response requirements, and

development expectations in areas with varying infrastructure availability, which currently result in one-off discussions, increased staff time, and delays in approvals.

Relationship to Strategic Plan:

This action supports ongoing work under the strategic direction to encourage, support, and undertake community renewal to ensure it becomes a world class port city.

COST:

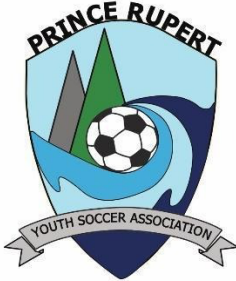
No financial contribution is required from the City. If the City is successful in its application, Staff will request an amendment to the budget to reflect the grant.

Report Prepared By:

Report Reviewed By:

Myfannwy Pope,
Dir. Planning & Development Services

Richard Pucci,
CAO



Prince Rupert Youth Soccer Association (PRYSA)
PO Box 1024, Prince Rupert, BC V8J 4B7
Prince Rupert, BC
V8J 4B7
E: prysapresident@gmail.com
P: 1-778-233-1093

March 2, 2026

Rosamaria Miller, Director of Corporate & Legislative Services
City of Prince Rupert
City Hall Administration
424-3rd Avenue West
Prince Rupert, BC
V81L7

Dear Rosa,

The Prince Rupert Youth Soccer Association (PRYSA) requests your support in the form of a letter for our Indoor Futsal Facility Project—an initiative dedicated to providing a welcoming, year-round space for indoor sports and community development in Prince Rupert.

With the permitting and framing phases complete, we are now seeking financial aid through application of grants to help us finish the final stages: washrooms, changerooms, meeting and training rooms, and the installation of critical systems including HVAC and fire suppression. When completed, the new indoor futsal court will be fully accessible, inclusive, and ready for use.

A letter of support from the City of Prince Rupert would be invaluable as we apply for grants to complete the facility. Your endorsement will help us provide over 400 soccer and futsal players, as well as many more community members, with increased opportunities to play, grow, and connect through soccer and indoor sports year-round.

Please email your letter of support to Natalie Allen at: Natalie@kaienenvironmental.com or to me at prysapresident@gmail.com I greatly appreciate your consideration and ongoing commitment to youth and the community in Prince Rupert.

Thank you for your support, and please reach out at any time if you have any questions about this request or the project.

Sincerely,

Charles Cook
President, Prince Rupert Youth Soccer Association
prysapresident@gmail.com
www.pryouthsoccer.ca/home

March 3rd, 2026

Letter of Support – Earl Mah Aquatics Centre Scoreboard Project

To Whom It May Concern,

We would like to request support for the Prince Rupert Amateur Swim Club's application to the Community Initiatives Fund for the purchase and installation of a new scoreboard at the Earl Mah Aquatics Centre.

The Aquatics Centre plays a vital role in promoting health, wellness, and community connection in Prince Rupert. As a central hub for recreation, it serves a wide range of users—from young swimmers just beginning their journey in the sport to competitive athletes striving to reach higher levels of performance.

A modern, reliable scoreboard would significantly enhance the experience for athletes, coaches, officials, and spectators alike. It would improve the accuracy and visibility of race results, support the hosting of competitive swim meets, and elevate the overall standard of aquatic programming within our community. Additionally, this upgrade would help position Prince Rupert as a stronger host for regional events, bringing both economic and social benefits to the area.

The Prince Rupert Amateur Swim Club has consistently demonstrated a strong commitment to youth development, sport excellence, and community engagement. Their efforts continue to create meaningful opportunities for individuals to build confidence, discipline, and lifelong healthy habits.

Investing in this scoreboard is an investment in our community's future. It will not only support current programming but also contribute to the long-term growth and sustainability of aquatic sports in Prince Rupert.

We strongly encourage the City of Prince Rupert show their support by sending a Letter of support to Community Initiatives Fund in favour of this valuable project.

Sincerely,
The Prince Rupert Amateur Swim Club



REPORT TO COUNCIL

Regular Meeting of Council

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

SUBJECT: DEVELOPMENT VARIANCE PERMIT #26-03 – 198 PRINCE RUPERT BOULEVARD

RECOMMENDATION:

THAT Council proceeds with the statutory notification process for Development Variance Permit (DVP) #26-03.

REASON FOR REPORT:

An application was received for a Development Variance Permit for the property located at 198 Prince Rupert Boulevard, with the legal description: .

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 allow a structure with a 0 metre setback. The required setback to the front property line R1 zone is 2 metres.

BACKGROUND:

The applicant is requesting a Development Variance Permit to permit a 0.0 metre setback on the north side of the property, whereas the Zoning Bylaw requires a minimum front yard setback of 2.0 metres. The variance is sought to legalize the existing carport and to facilitate structural upgrades to the non compliant structure. The proposed improvements would bring the carport into compliance with the BC Building Code.

The applicant has retained a professional engineer to design the required structural upgrades. Building Department staff have reviewed the proposed structural solution and confirmed that, if constructed as designed, it would meet the requirements of the BC Building Code.

A separate engineering permit application will be required for the portion of the structure that encroaches onto City property. The applicant has been advised of this requirement and understands that the encroachment will be subject to the City's established procedures for works on municipal lands.

Previous variance applications for this structure, 2021.

In 2021, the property owner applied for a Development Variance Permit (DVP-21-09) related to the same structure. That application was denied by City Council on October 4, 2021. At that

time, construction had commenced prior to obtaining the necessary permits, and the structure did not meet BC Building Code requirements.

Following Council's decision, staff engaged with the property owner to explore potential options to achieve Building Code compliance. These discussions did not result in a completed application or resolution.

In 2022, the applicant contacted staff regarding the possibility of submitting a new Development Variance Permit application. However, due to the outstanding Building Code deficiencies, the application process was not completed. Staff continued communication with the proponent through 2023; however, no formal application addressing the Building Code non compliance was submitted during that period.

Remedial Action Order, 2024

On October 15, 2024, the City Council directed staff to proceed with a Remedial Action Order in respect of the carport. The resolution included issuance of notice to the property owner, provision of an opportunity for reconsideration, and authorization to proceed with removal of the structure should reconsideration not be requested.

Staff have no record of a formal reconsideration request being submitted within the prescribed timeframe. However, subsequent follow up communication occurred between staff and the proponent to clarify the process and potential next steps. Although no formal reconsideration request was received, the proponent remained in communication with staff during this period regarding options to address the non compliance. Given these ongoing discussions and the procedural considerations associated with implementing a Council issued Remedial Action Order, staff did not proceed with execution of the Order at that time.

In September 2025, staff met again with the proponent to outline the actions required to resolve the non compliance. Following a period without further progress on a formal application, a bylaw enforcement ticket was issued. The ticket was contested, and the proponent subsequently committed to retaining an engineer to bring the structure into compliance and submitting a Development Variance Permit application.

Development Variance Application, 2026.

In January 2026, the applicant formally submitted a Development Variance Permit with the intent to follow the City's permitting process, complete the necessary structural upgrades, and bring the carport into compliance with the BC Building Code while seeking to legalize the existing structure through a new Development Variance Permit application.

LINK TO STRATEGIC PLAN:

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

ANALYSIS:

The applicant is currently working with City staff and has retained a professional engineer to design structural upgrades intended to bring the carport into compliance with the BC Building Code. Building Department staff have reviewed the proposed structural solution and have indicated that, if constructed as designed, it would achieve compliance.

Approval of the variance would allow the applicant to proceed with the necessary upgrades and pursue full Building Code compliance. Refusal of the variance would require removal of the structure in accordance with the existing Remedial Action Order. Enforcement and removal may also involve administrative and operational resources associated with implementing the remedial action process.

The structure is existing, and the requested variance does not further impact adjacent properties. Based on Engineering's review, no concerns were identified regarding sight lines or traffic impacts.

The application will be subject to statutory public notification, providing neighbouring property owners and the broader public with an opportunity to comment. Based on staff review, no additional negative impacts on the surrounding neighbourhood have been identified.

COST:

Approval of the variance would not result in any direct financial impact to the City.

CONCLUSION:

This Development Variance Permit application is recommended to proceed with the statutory public notification to allow the opportunity for feedback given the information on the current application. Following the notification period, Council will have the opportunity to consider the application at the subsequent Council meeting.

Should the variance be approved, the applicant will still be required to obtain a Building Permit and a required Permit to Construct. All proposed works must comply with applicable Building Code and engineering standards. Failure to meet these requirements would result in denial of the corresponding permits.

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 structure
- Attachment 3: Construction drawings

Original signature available upon request



DEVELOPMENT VARIANCE PERMIT
FILE NO. DVP-26-03

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

PERMIT ISSUED TO OWNER(S): EJAZ AHMED CHAUDHRY

APPLICANT: EJAZ AHMED CHAUDHRY

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:

STRATA LOT 2 DISTRICT LOT 251 RANGE 5 COAST DISTRICT STRATA PLAN 41 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

CIVIC ADDRESS(ES):

198 PRINCE RUPERT BOULEVARD

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 setback to the front property line, in accordance with the Site and Building Plan attached as Schedule 1.
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 Plan
 - b. Schedule 2: Building Drawings

ISSUED ON THIS _____ DAY OF _____, 2026.

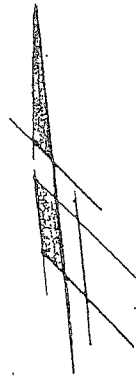
CITY OF PRINCE RUPERT
By an authorized signatory

Rosamaria Miller
Deputy Chief Administrative Officer

SURVEY CERTIFICATE COVERING
 LOT 1, SEC. 9, D.L. 251,
 R. 5, C.D. PLAN 9854

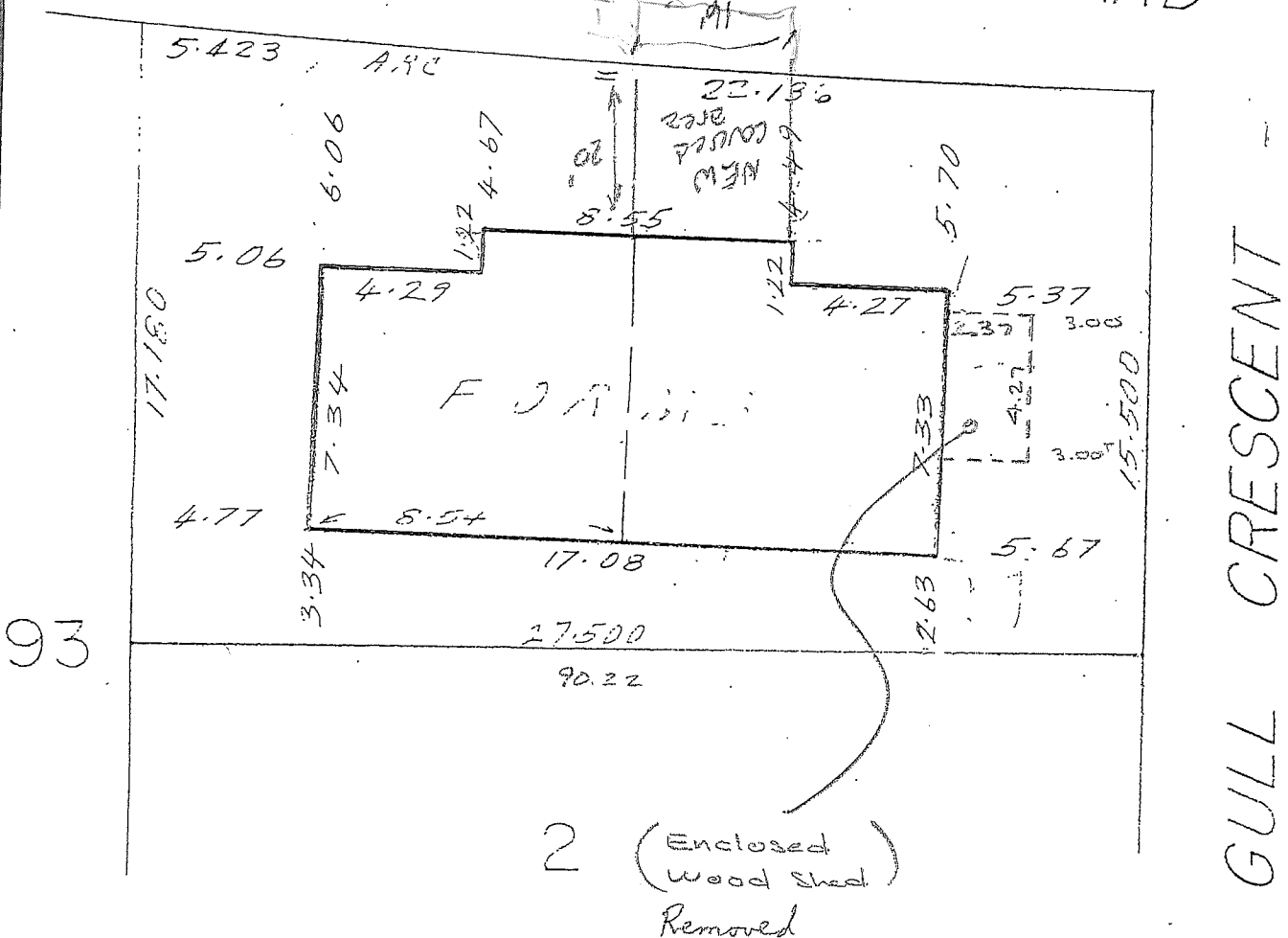
THE DIMENSIONS SHOWN ON THIS
 CERTIFICATE ARE NOT TO BE USED
 TO DEFINE BOUNDARIES.

Scale: 1:200



VOID

PRINCE RUPERT BOULEVARD



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.

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 20²²

CERTIFIED CORRECT

A.S. Dyke
 B.C.L.S.
 Dated this 20th day of Jan. 1982

McELHANNEY ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 # 205 - 4630 LAZELLE AVE.,
 TERRACE, B.C. V8G 1S6
 FILE 043025-10

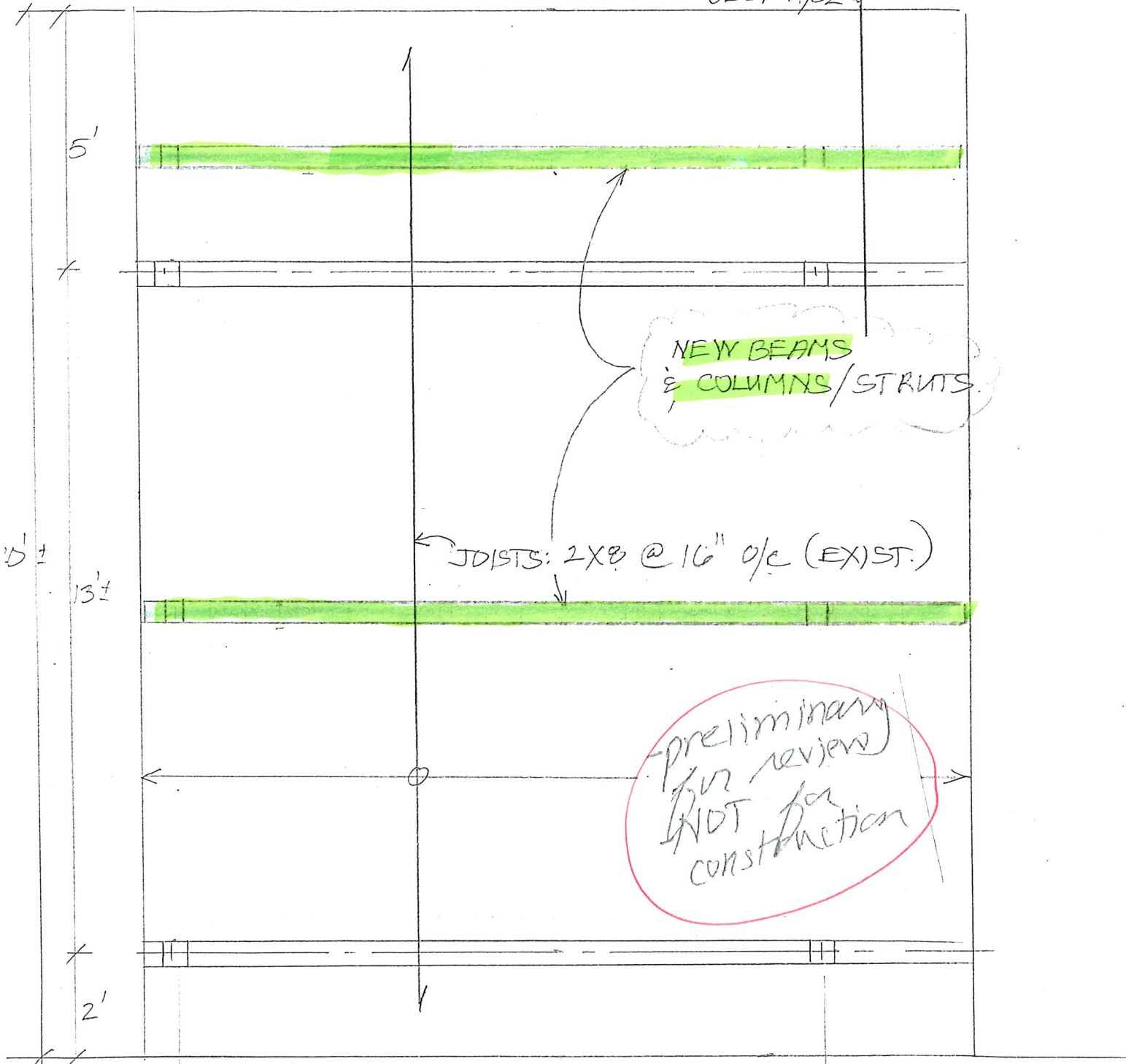


SCALE: 3/8" = 1'

198 PRINCE RUPERT BLVD
CARPORT DECK - CHECK
SKETCH E-1214-D1
PLAN

(FRONT)

SECT A/A02



NEW BEAMS
& COLUMNS/STRUTS

JOISTS: 2x8 @ 16" o/c (EXIST.)

-preliminary
for review
NOT for
construction

(HOUSE)

16' ±

COAST ISLE ENG LTD
DEC 2025

DIMS TO BE
CONFIRMED

SCALE $\frac{3}{8}'' = 1'$

198 PRINCE RUPERT BLVD
CARPORT/DECK - CHECK
SKETCH E1214-02.

HOUSE

SECTION A/O1

NEW TIE-DOWN
JOIST HANGERS

EXIST BUILT-UP BEAMS
4-2XB (2)

2'±

5'±

EXIST
JOISTS
2XB@16"

NEW
BUILT-UP
BEAM 4-2XB

NEW
BUILT-UP
BEAM 4-2XB

EXIST.
COLUMN
6"X6"

EXIST.
COLUMN
6"X6"

NEW
BRACE / COL
6XL

CONFIRM ADEQUATE
CONNECTION TO STRUCT
ELEMENT OF EXIST. HOUSE

NEW COLUMNS (6XL) (2)
& BUILT-UP BEAMS (4-2XB)

preliminary
for review
~~NOT~~ for
construction

CONNECTION
& LATERAL RESISTANCE
TO BE CONFIRMED

COAST ISLE ENG - U
DEC 2025



REPORT TO COUNCIL

Regular Meeting of Council

DATE: March 9, 2026
TO: Richard Pucci, City Manager
FROM: Corinne Bomben, Chief Financial Officer

SUBJECT: REINSTATEMENT OF NORTHERN AND RURAL AREA HOMEOWNER BENEFIT

RECOMMENDATION:

THAT Council endorse the attached resolution and submit it for consideration at the 2026 NCLGA Annual General Meeting.

REASON FOR REPORT:

In the 2026 Provincial budget the Province repealed the Northern and Rural Area Homeowner Benefit effective January 2027. This report has been developed to support a resolution request to the NCLGA for the reinstatement of the benefit, as requested by Council.

BACKGROUND:

In 2011, the Province introduced the Northern and Rural Area Homeowner Benefit (NRAHB) which was designed to assist with property taxes for residents living outside of the Capital, Metro Vancouver and Fraser Valley regional districts. This benefit includes an additional \$200 worth of deduction from property taxes which can be added to the basic homeowner grant of \$570 or the higher grant of \$845 for those that qualify. The grant amounts and the NRAHB have remained unchanged over the life of the homeowner grant program, however the property value thresholds to qualify for the grant have increased to account for increases in property assessment.

ANALYSIS:

The NRAHB has been funded by a revenue neutral program; carbon taxes collected by the government are used to fund the NRAHB. The Province has used the cancellation of the carbon tax as the reason to discontinue the NRAHB. Irrespective of how the Province funded the program, the purpose of the benefit remains the same, affordability in rural and northern communities. In the last 5 years, taxes in rural and northern areas have increased 20%. Inflation in general Canada-wide has increased between 18-20% in the same period.

Residents in areas outside the larger urban centres generally spend more to access services that are not distributed equally between our communities. Examples include everything from travel for health care appointments, athletic competition, and social and artistic opportunities, to procuring technical expertise (ie. a home energy assessment or home inspection). Lower populations in rural municipalities also results in a higher cost burden associated with building and replacing infrastructure. Where there is a less diverse or expansive tax base to draw from, permitting and standard changes disproportionately increase operating costs of services to existing rate payers when compared to larger populated cities. By way of example, the District of Port Edward's taxes and charges reflect 1% of the average house value versus Port Coquitlam's reflect 0.4%. Port Coquitlam has far more available services compared to Port Edward, yet Port Edward has a higher burden compared to house value.

Rural and northern areas face recruitment and retention challenges in part because they are not near urban centres where services are more readily available, but also due to the higher cost associated with living outside of these urban centres. Rural and northern communities exist in part to support the resource-based enterprises that contribute to the overall BC economy. Removing this benefit will serve as another disincentive for people to live outside of the urban centre, thereby either contributing to growth pressures in the urban centers in BC or encouraging interprovincial migration within Canada – simply put, people could leave BC. If these individuals are of working age, then British Columbia loses talent. Moreover, for those on a fixed income, such as seniors and people with disabilities, the impact from the loss of this benefit will be the most keenly experienced and may contribute to the overall inability of BC seniors to age in place.

CONCLUSION:

The repeal of the Northern and Rural Area Homeowner Benefit will place additional financial pressure on residents of northern and rural British Columbia at a time when affordability is already strained. These communities face higher costs for services, infrastructure, and daily living, while also playing a critical role in supporting the resource-based economic activity that benefits the entire province. Eliminating this

March 9, 2026

Page 3

long-standing benefit will disproportionately impact those least able to absorb increased costs, particularly seniors, people with disabilities, and residents on fixed incomes. Reinstating the Northern and Rural Area Homeowner Benefit is essential to help maintain affordability, sustain population stability, and support the long-term viability of BC's northern and rural communities.

The attached resolution seeks to advance this advocacy through NCLGA member communities as a first step and more broadly through the Union of BC Municipalities (UBCM) at their upcoming convention to signal to the Province the importance of restoring this important measure effective January 1, 2027.

Report Prepared By:

Report Reviewed By:

Corinne Bomben
Chief Financial Officer

Richard Pucci,
City Manager

Attachment: North Central Local Government Association Resolution – Northern and Rural Area Homeowner Benefit

North Central Local Government Association Resolution – Northern and Rural Area Homeowner Benefit

WHEREAS the northern and rural area homeowner benefit was repealed effective January 1, 2027 AND

WHEREAS the repeal of this benefit further diminishes the purchasing power of homeowners in accessing services and supporting daily life thereby impacting housing, health, social and economic well-being of all northern and rural communities; AND

WHEREAS northern and rural communities face recruitment and retention challenges to support healthy, socially and economically resilient communities;

THEREFORE BE IT RESOLVED

THAT NCLGA and UBCM petition the Province to reinstate the Northern and Rural Area Homeowner Benefit effective January 1, 2027.