



REGULAR MEETING

For the **REGULAR MEETING** of Council to be held on September 20, 2022 at 7:00 pm in the Council Chambers of City Hall, 424 – 3rd Avenue West, Prince Rupert, B.C.

1. CALL TO ORDER

2. ADOPTION OF AGENDA

Recommendation:

THAT the Agenda for the Regular Council Meeting of September 20, 2022 be adopted as presented.

3. MINUTES

a) Recommendation:

THAT the Minutes of the Special Council Meeting of August 22, 2022 be adopted.

(attached)

b) Recommendation:

THAT the Minutes of the Regular Meeting of August 22, 2022 be adopted.

(attached)

c) Recommendation:

THAT the Minutes of the Committee of the Whole Meeting of August 22, 2022 be adopted.

(attached)

4. REPORTS & RESOLUTIONS

a) Report from Planning Re: Development Activity Report – August 2022

(attached)

Recommendation:

THAT Council receive and file the report as provided.

b) Report from Planning Re: DVP-22-18 for 1444 2nd Avenue West

(attached)

Recommendation:

THAT Council take from the table DVP-22-18 for 1444 2nd Avenue West.

THAT Council proceed with approval, approval with amendment or denial of DVP-22-18 for 1444 2nd Avenue West.

c) Report from Planning Re: DVP-22-20 for 1153 Ambrose Avenue

(attached)

Recommendation:

THAT Council proceed with the statutory notification process for Development Variance Permit (DVP) #22-20.

d) Report from the Chief Financial Officer Re: July 2022 Financial Variance Report

(attached)

Recommendation:

THAT Council receive and file the report as provided.

e) Report from the Corporate Administrator Re: Westcoast Connector Gas Transmission Project Environmental Assessment Certificate Extension Request.

(attached)

Recommendation:

THAT Council provide a letter of support for the Westcoast Connect Gas Transmission Project Environmental Assessment Certificate Extension Request.

5. BYLAWS

a) Report from the Chief Financial Officer – Re: Permissive Property Tax Exemption Bylaw No. 3501, 2022

(attached)

Recommendation:

THAT Council repeal Permissive Tax Exemption Bylaw No. 3447, 2019 and its amendment bylaw no. 3477, 2021; and,

THAT Council introduce and give First, Second and Third Readings to the Permissive Property Tax Exemption Bylaw No. 3501, 2022.

b) Report from Planning Re: City of Prince Rupert Zoning Amendment Bylaw No. 3503, 2022.

(attached)

Recommendation:

THAT Council Introduce and give First and Second reading to the Prince Rupert Zoning Amendment Bylaw No. 3503, 2022; and,

THAT Council waive the Public Notice requirement.

6. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

7. ADJOURNMENT



MINUTES

For the **SPECIAL MEETING** of Council held on August 22, 2022 at 5:00 p.m. in the Council Chambers of City Hall, 424 – 3rd Avenue West, Prince Rupert, B.C.

PRESENT: Mayor L. Brain
Councillor R. Skelton-Morven
Councillor B. Cunningham
Councillor W. Niesh
Councillor N. Adey
Councillor B. Mirau (by Zoom)
Councillor G. Gurvinder

STAFF: R. Buchan, City Manager / City Planner
C. Bomben, Chief Financial Officer / Deputy City Manager
R. Miller, Corporate Administrator
R. Pucci, Director of Operations & Intergovernmental Relations

1. CALL TO ORDER

The Chair called the Special Meeting of Council to order at 5:00 p.m.

2. RESOLUTION TO EXCLUDE THE PUBLIC

MOVED by Councillor Randhawa 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) Employee relations; and,
- (k) Negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE ADMINISTRATOR



MINUTES

For the **REGULAR MEETING** of Council held on August 22, 2022 at 7:00 p.m. in the Council Chambers of City Hall, 424 – 3rd Avenue West, Prince Rupert, B.C.

PRESENT: Mayor L. Brain
Councillor R. Skelton-Morven
Councillor W. Niesh
Councillor G. Randhawa
Councillor B. Cunningham
Councillor N. Adey
Councillor B. Mirau (by Zoom)

STAFF: R. Buchan, City Manager / City Planner
C. Bomben, Chief Financial Officer / Deputy City Manager
R. Miller, Corporate Administrator
R. Pucci, Director of Operations and Intergovernmental Relations
D. Rajasooriar, Planner
J. Beckwith, Fire Chief
V. Stewart, Communications Manager

1. CALL TO ORDER

The Chair called the Regular Meeting of Council to order at 7:01 p.m.

2. ADOPTION OF AGENDA

MOVED by Councillor Skelton-Morven and seconded by Councillor Adey THAT the Agenda for the Regular Council Meeting of August 22, 2022 be adopted as presented and amended with the addition of item 4. (o).

CARRIED

3. MINUTES

a) MOVED by Councillor Randhawa and seconded by Councillor Adey THAT the Minutes of the Special Council Meeting of July 25, 2022 be adopted.

CARRIED

b) MOVED by Councillor Cunningham and seconded by Councillor Skelton-Morven THAT the Minutes of the Regular Meeting of July 25, 2022 be adopted.

CARRIED

c) MOVED by Councillor Randhawa and seconded by Councillor Adey THAT the Minutes of the Committee of the Whole Meeting of June 27, 2022 be adopted.

CARRIED

d) MOVED by Councillor Cunningham and seconded by Councillor Niesh THAT the Minutes of the Committee of the Whole Meeting of July 25, 2022 be adopted.

CARRIED

4. REPORTS & RESOLUTIONS

a) Award presentation from the City Manager to Council.

b) Report from the Fire Chief – Rd: July 2022 Monthly Fire/Rescue Report.

MOVED by Councillor Niesh and seconded by Councillor Adey THAT Council received and file the report as provided.

CARRIED

c) Report from the Director of Operations & Intergovernmental Relations - Re: Major Projects - Monthly Update.

d) Report from the Director of Operations & Intergovernmental Relations – Re: Ministry of Environment & Climate Change Strategy.

MOVED by Councillor Randhawa and seconded by Councillor Adey THAT Council receive the Staff Report on the Administrative directive and Resolve to abide by the required Orders.

CARRIED

e) Report from Planning Re: July 2022 Development Activity Report.

f) DVP-21-10 for 1551 Kay Smith Boulevard.

MOVED by Councillor Niesh and seconded by Councillor Cunningham THAT Council proceed with approval for Development Variance Permit (DVP) application #21-10

CARRIED

g) DVP-22-18 for 1444 2nd Avenue West.

MOVED by Councillor Cunningham and seconded by Councillor Niesh to table to September Council meeting THAT Council proceed with approval for Development Variance Permit (DVP) application #22-18.

CARRIED

h) Report from Planning Re: Temporary Use Permit Application #22-03 (TUP-22-03) for 191 Metlakatla Road.

MOVED by Councillor Niesh and seconded by Councillor Randhawa THAT Council proceed with the statutory notification process for Temporary Use Permit (TUP) #22-03 and include as a permit condition that there is no importation of hazardous materials and the City receives and retains a \$5000 cash bond until the temporary use is discontinued.

CARRIED

i) Report from the Chief Financial Officer – Re: June 2022 Financial Variance Report.

MOVED by Councillor Adey and seconded by Councillor Randhawa THAT Council received and file the report as provided

CARRIED

j) Report from the Chief Financial Officer – Re: Amended Supplementary Letters Patent Tax Share Information.

MOVED by Councillor Mirau and seconded by Councillor Niesh THAT Council receives this report for information purposes and directs staff to provide it to the District of Port Edward and the Inspector of Municipalities for their review.

CARRIED

k) Report from the Fire Chief – re: Bylaw Update – Fire Safety Inspections.

MOVED by Councillor Niesh and seconded by Councillor Skelton-Morven THAT Council direct staff to draft an amendment to City of Prince Rupert Fire Control and Protection Bylaw No. 2944, 1995 to adopt the recommended regular system of fire inspection as presented.

CARRIED

l) Report from the Corporate Administrator – Re: Bylaw Notification System Resolution.

MOVED by Councillor Niesh and seconded by Councillor Cunningham THAT Council authorize Administration to request the Court Services Branch, Ministry of Attorney General to add the City of Prince Rupert to the Bylaw Notice Enforcement Regulation;

AND THAT Council directs Administration to bring forward a Bylaw Notice Enforcement Bylaw pursuant to the Local Government Act for consideration.

CARRIED

m) Report from the Corporate Administrator – Re: Ecotrust Canada Request for Support.

MOVED by Councillor Randhawa and seconded by Councillor Adey THAT Council support the application to Northern Development Initiative Trust's Community Spaces Fund from Ecotrust Canada for a grant of \$30,000 to conduct pop-up community market events.

CARRIED

n) Report from the Corporate Administrator – Re: Amendment to Ecotrust Canada Support from 2021.

MOVED by Councillor Skelton-Morven and seconded by Councillor Cunningham THAT Council amend their confirmation of support for Ecotrust Canada's Community Efficiency Financing Feasibility Study to include staff time (up to \$7,500).

CARRIED

o) Report from the City Manager – Re: Appointment of 2nd Deputy for 2022 General Election.

MOVED by Councillor Cunningham and seconded by Councillor Niesh THAT Antonio Vera, Manager of Human Resources be appointed as a Deputy Elections Officer and that Tanya Ostrom, Manager of Operations be appointed as a Deputy Elections Officer for the period of August 29, 2022 – September 9, 2022.

5. BYLAWS

a) Zoning Bylaw Amendment Bylaw No. 3492, 2022.

MOVED by Councillor Niesh and seconded by Councillor Skelton-Morven THAT Council give Fourth and Final reading to the Zoning Bylaw Amendment Bylaw No. 3492, 2022.

CARRIED

b) Public Notice Bylaw No. 3500, 2022.

MOVED by Councillor Adey and seconded by Councillor Cunningham THAT Council give Fourth and Final reading to Public Notice Bylaw No. 3500, 2022.

CARRIED

c) Prince Rupert Boulevard Road Dedication Bylaw No. 3499, 2022.

MOVED by Councillor Skelton-Morven and seconded by Councillor Cunningham THAT Council give Third reading to the Prince Rupert Boulevard Road Dedication Bylaw No. 3499, 2022.

d) Report from the Chief Financial Officer – Re: Police Detachment Temporary Borrowing Bylaw No. 3502, 2022.

MOVED by Councillor Randhawa and seconded by Councillor Adey THAT Council introduce and give First, Second and Third Readings to the Police Detachment Temporary Borrowing Bylaw No. 3502, 2022.

6. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

7. ADJORNMENT

MOVED by Councillor Randhawa and seconded by Councillor Adey THAT the meeting be adjourned at 7:54pm.

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE ADMINISTRATOR



COMMITTEE OF THE WHOLE MINUTES

For the **COMMITTEE OF THE WHOLE MEETING** of Council held on August 22nd, 2022 in the Council Chambers of City Hall, 424 – 3rd Avenue West, Prince Rupert, BC.

PRESENT: Mayor L. Brain
Councillor R. Skelton-Morven
Councillor W. Niesh
Councillor G. Randhawa
Councillor B. Cunningham
Councillor N. Adey
Councillor B. Mirau (by Zoom)

STAFF: R. Buchan, City Manager / City Planner
C. Bomben, Chief Financial Officer / Deputy City Manager
R. Miller, Corporate Administrator
R. Pucci, Director of Operations and Intergovernmental Relations
D. Rajasooriar, Planner
J. Beckwith, Fire Chief
V. Stewart, Communications Manager

1. CALL TO ORDER

The Chair called the Committee of the Whole Meeting to order at 7:00 pm.

2. ADOPTION OF AGENDA

MOVED by Councillor Skelton Morven and seconded by Councillor Niesh that the Agenda for the Committee of the Whole Meeting of August 22nd, 2022 be adopted as circulated.

CARRIED

3. QUESTION PERIOD FROM THE PUBLIC

No questions received from the public.

4. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL.

5. ADJOURNMENT TO RECONVENE REGULAR COUNCIL MEETING.

MOVED by Councillor Cunningham and seconded by Councillor Niesh that the meeting be

adjourned at 7:02 p.m.

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE ADMINISTRATOR



REPORT TO COUNCIL

Regular Meeting of Council

DATE: September 19th, 2022

TO: Robert Buchan, City Manager

FROM: Daniel Rajasooriar, Planner

SUBJECT: DEVELOPMENT ACTIVITY REPORT FOR AUGUST 2022

REASON FOR REPORT:

This report summarizes development application activity in the City of Prince Rupert from August 2022. This report is intended to inform Council on applications that have been received and their status as of the end of August 2022.

SUMMARY:

The table below provides a summary of the applications that were approved, rejected, in progress, on hold, discontinued, or lapsed as of the end of August 2022.

In terms of development permits, one was approved and one was on hold. In terms of development variance permits, one was approved, two were in progress, two were discontinued, and one was on hold. In terms of temporary use permits, one was in progress and one was on hold. In terms of Official Community Plan and/or Zoning Bylaw amendments, one was approved, one was in progress, and four were on hold.

File No.	Location	Proposal Description	Date Received	Status	Date of Decision
DP-22-10	413 3 rd Avenue West	Application to have a sign.	March 9 th 2022	On Hold* *The application is on hold until the applicant provides additional documentation.	N/A
DP-22-18	600 3 rd Avenue West	Application to have signs, paint the existing siding/roofing and rear wall, and install new cladding on rear wall.	August 18 th 2022	Approved	August 24 th 2022
DVP-21-10	1551 Kay Smith Boulevard	Application to have a principal building height variance to accommodate an existing house as well as a side property line setback variance to accommodate an existing stairway/deck.	July 12 th 2021	Approved	August 22 nd 2022

DVP-22-08	1515 Kay Smith Boulevard	Application to have (a) variance(s) to accommodate a proposed balcony extension.	March 11 th 2022	Discontinued	N/A
DVP-22-11	938 Alfred Street	Application to have a front yard area maximum fence height variance to accommodate a proposed fence.	May 16 th 2022	On Hold* *The application is on hold until the applicant provides additional documentation.	N/A

DVP-22-18	1444 2 nd Avenue West	Application to have a maximum lot coverage variance, front property line setback variances, and side property line setback variances to accommodate a proposed front deck and stairs with an overhang over the front deck, a proposed overhang over the rear deck with side walls, and a proposed enclosure of the space beneath the rear deck.	June 23 rd 2022	In Progress* *Before Council on September 19 th 2022 for final consideration.	N/A
DVP-22-19	183 Raven Crescent	Application to have a rear property line setback variance to accommodate a proposed enclosed deck.	July 25 th 2022	Discontinued	N/A

DVP-22-20	1153 Ambrose Avenue	Application to have an accessory building height variance to accommodate a proposed accessory building.	August 10 th 2022	In Progress* *Before Council on September 19 th 2022 with a recommendation to proceed with the statutory notification process.	N/A
TUP-21-03	1502 2 nd Avenue West	Application to temporarily have a container located in a backyard.	September 27 th 2021	On Hold* *The application is on hold until the applicant provides additional documentation.	N/A
TUP-22-03	191 Metlakatla Road	Application to temporarily have a shipwrecking yard and store, handle, and sell scrap material on the subject property.	July 21 st 2022	In Progress* *Before Council on September 19 th 2022 for final consideration.	N/A
ZBLA-21-01	712-714 McKay Street	Application to rezone from R2 to RM2.	April 7 th 2021	On Hold* *The application is on hold until the applicant provides additional documentation.	N/A

ZBLA-22-01	1307-1309 Sloan Avenue	Application to rezone from R2 to RM1.	January 20 th 2022	On Hold* *The application is on hold in consideration of a Zoning Bylaw amendment proposal.	N/A
ZBLA-22-02	542 8 th Avenue East	Application to rezone from R2 to RM2.	January 31 st 2022	On Hold* *The application is on hold in consideration of a Zoning Bylaw amendment proposal.	N/A
ZBLA-22-03	125 3 rd Avenue East	Application to rezone from C5 to P1.	March 23 rd 2022	On Hold* *The application is on hold until the applicant provides additional documentation.	N/A
ZBLA-22-04	801 Fraser Street	Application for a zoning amendment to have a distillery as a permitted use at the subject property.	March 23 rd 2022	Approved	August 22 nd 2022

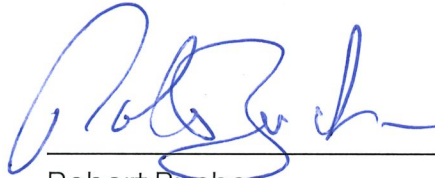
ZBLA-22-05	N/A	Omnibus Zoning Bylaw Amendment. Section 1 covers twelve items including the addition and alteration of definitions, permitted uses within existing zones, and signage regulations, as well as the removal of the Marina District Zone from the section for Industrial Zones and the consequent renumbering. Section 2 covers accessory dwelling units including the proposed permitting of lock-off suites in multi-family buildings and secondary suites in duplexes.	April 25 th 2022	In Progress* *With Council.	N/A
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Report Prepared By:



Daniel Rajasooriar,
Planner

Report Reviewed By:



Robert Buchan,
City Manager



REPORT TO COUNCIL

Regular Meeting of Council

DATE: August 22nd, 2022

TO: Robert Buchan, City Manager

FROM: Daniel Rajasooriar, Planner

**SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION #22-18
FOR 1444 2ND AVENUE WEST**

RECOMMENDATION:

THAT Council proceed with approval, approval with amendments, or denial for Development Variance Permit (DVP) application #22-18.

REASON FOR REPORT:

An application was received for a Development Variance Permit for the property located at 1444 2nd Avenue West.

The application involves:

1. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.2.4 to have a lot coverage of 71% in order to accommodate a proposed front deck and stairs. The maximum lot coverage in an R2 zone is 50%. Please note that a Development Variance Permit was issued which varied the maximum lot coverage to 63%.
2. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.2.6 (a) to have a 1.76784-metre setback from the front property line in order to accommodate a proposed front deck and overhang over the front deck. The required setback from the front property line in an R2 zone is 3.6 metres.
3. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.2.6 (a) to have a 0.370841016-metre setback from the front property line in

order to accommodate proposed stairs to the proposed front deck. The required setback from the front property line in an R2 zone is 3.6 metres.

4. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.2.6 (c) to have a 0.4562-metre setback from the side property line in relation to the southwestern side property line in order to accommodate a proposed front deck and stairs with an overhang over the front deck, a proposed overhang over the rear deck with side walls, and a proposed enclosure of the space beneath the rear deck. The required setback from a side property line in an R2 zone is 1.2 metres.
5. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.2.6 (c) to have a 0.36576-metre setback from the side property line in relation to the northeastern side property line in order to accommodate a proposed front deck and overhang over the front deck. The required setback from a side property line in an R2 zone is 1.2 metres.
6. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.2.6 (c) to have a 0.67056-metre setback from the side property line in relation to the northeastern side property line in order to accommodate a proposed overhang over the rear deck with side walls and the proposed enclosure of the space beneath the rear deck. The required setback from a side property line in an R2 zone is 1.2 metres.

The Site Plan and Building Plan are included as Attachments 1 and 2 (A-C), respectively.

BACKGROUND AND ANALYSIS:

Some of the proposed variances are requested by the applicant to accommodate a proposed front deck and stairs with an overhang over the front deck. The applicant rationalized these variances in four ways. First, they note that the proposed front deck and stairs will providing access to the house as a replacement for a previous deck and stairs. Second, they note that the proposed front deck and overhang over the front deck will provide desired weather-protected outdoor living space. Third, they note that the proposed overhang over the front deck will protect the house from water damage. Fourth, they note that the proposed front deck and stairs with an overhang over the front deck will be built out to the same extent as the existing house in relation to the side property lines.

Some of the proposed variances are requested by the applicant to accommodate a proposed overhang over the rear deck with side walls. The applicant rationalized these variances in four ways. First, they note that the proposed overhang over the rear deck will provide desired weather-protected outdoor living space. Second, they note that the proposed overhang over the rear deck will protect the house and rear deck from water damage. Third, they note that the proposed side walls will support the proposed overhang over the rear deck and provide some privacy. Fourth, they note that the proposed overhang over the rear deck with side walls is associated with a deck for which a Development Variance Permit was issued.

Some of the proposed variances are requested by the applicant to accommodate a proposed enclosure of the space beneath the rear deck. The applicant rationalized these variances in two ways. First, they note that the proposed enclosure of the space beneath the rear deck will provide desired living space. Second, they note that the proposed enclosure of the space beneath the rear deck is associated with a deck for which a Development Variance Permit was issued.

For some context, a Development Variance Permit (DVP-22-03) for the same property approved by Council on March 28th 2022. That permit was in relation to the development of a proposed addition and rear deck. The property owner obtained a Building Permit and has proceeded with building the proposed addition and rear deck. However, against the Site Plan and Building Plan for the relevant Development Variance Permit, the property owner built a foundation for the enclosure of the space beneath the rear deck. As such, the City's Building Department issued a stop work order in relation to enclosing the space beneath the rear deck and gave the property owner the option to pursue compliance with the Zoning Bylaw through this Development Variance Permit application (DVP-22-18).

In terms of this Development Variance Permit application (DVP-22-18), property owners and the public have had the opportunity to provide input during the public consultation period. Certain property owners from the surrounding neighbourhood have reached out to the City and voiced their concerns. Of special note, the neighbouring property owner in relation to the southwestern side property line is concerned about the impact of the proposed variances on the view from his property and the sunlight received on his property. Furthermore, he is concerned about the impact of the proposed variances on his ability to pursue a similar setback from the relevant side property line in the future with there being limited space between the buildings. Regarding this last concern, it should be noted that the

variances for the addition and rear deck (DVP-22-03) went through a public consultation period and were approved by Council on March 28th 2022.

The Draft Development Variance Permit is included as Attachment 3 (A-C).

COST AND BUDGET IMPACT:

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

CONCLUSION:

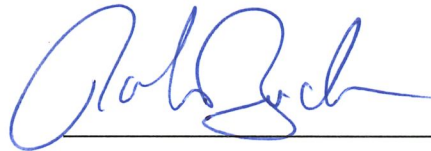
It is recommended that Council proceed with approval, approval with amendments, or denial for this Development Variance Permit application.

Report Prepared By:



Daniel Rajasooriar,
Planner

Report Reviewed By:



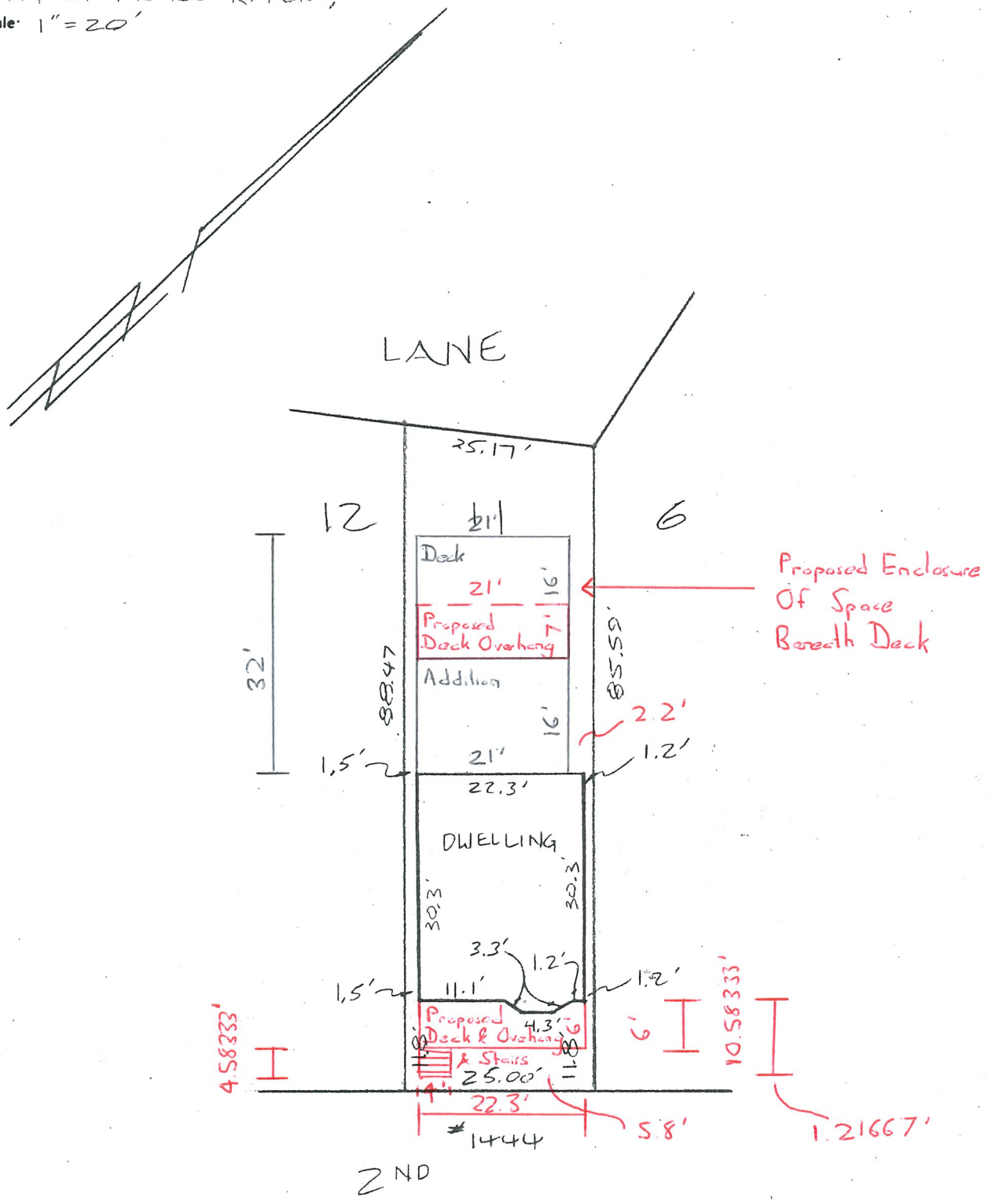
Robert Buchan,
City Manager

Attachment(s):

- Attachment 1: Site Plan
- Attachment 2 (A-C): Building Plan
- Attachment 3 (A-C): Draft Development Variance Permit

SURVEY CERTIFICATE COVERING
LOT 11, BLOCK 6,
SECTION 2, D.L. 1992,
RGE 5, COAST DISTRICT,
PLAN 923.
CITY OF PRINCE RUPERT,
Scale: 1"=20'

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



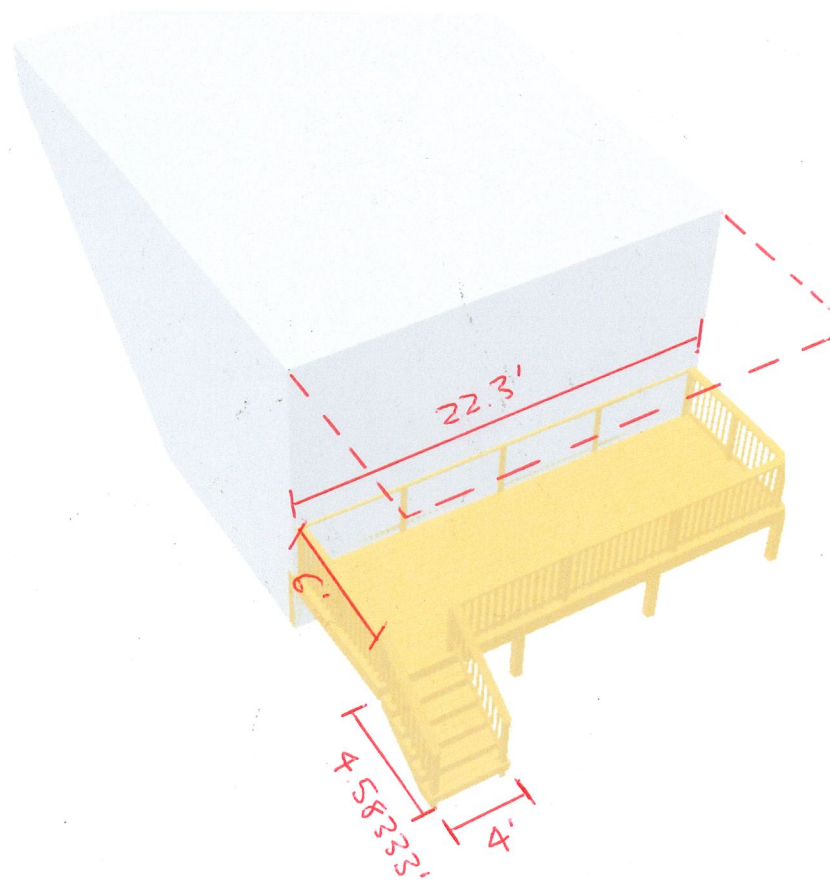
CERTIFIED CORRECT

Ray L. McElhanney, B.C.L.S.
Dated this 3rd day of SEPT. 1992

McELHANNEY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
205 - 4630 LAZELLE AVE.,
TERRACE, B.C. V8G 1S6
FILE 043066-3

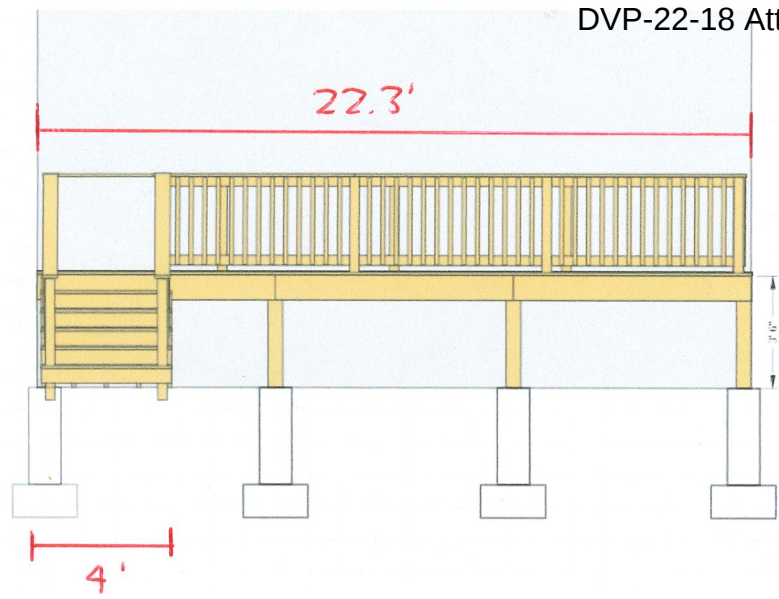
1444 - 2ND AVE
PRINCE RUPERT

Proposed
FRONT
DECK
And Stairs



1444 - 2ND AVE
PRINCE RUPERT

Proposed
Front
Deck
And Stairs



Side View of Back of Deck

7' overhang
(proposed)

HEIGHT
TOTAL 23' 8"

EXISTING

6' 7" wall
(proposed)

42" Railing

Framed in walls under deck
(proposed)

2' Foundation



DEVELOPMENT VARIANCE PERMIT
FILE NO. DVP-22-18

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): Chad Paul Sokolowski

APPLICANT: Roman Sokolowski

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 11 Block 6 Section 2 District Lot 1992 Range 5 Coast District Plan 923

CIVIC ADDRESS(ES):

1444 2nd Avenue West

2. This permit varies the City's Zoning Bylaw (Bylaw #3462) as follows:
 - a. Section 5.2.4 is varied from a maximum lot coverage of 50% (a Development Permit was issued which varied the maximum lot coverage to 63%) to a maximum lot coverage of 71%, in accordance with the Site Plan and Building Plan attached as Schedules 1 and 2 (A-C), respectively.
 - b. Section 5.2.6 (a) is varied from a 3.6-metre setback from a side property line to a 1.76784-metre setback from the front property line in relation to the proposed front deck and overhang over the front deck, in accordance with the Site Plan and Building Plan attached as Schedules 1 and 2 (A-C), respectively.
 - c. Section 5.2.6 (a) is varied from a 3.6-metre setback from a side property line to a 0.370841016-metre setback from the front property line in relation to the proposed stairs to the proposed front deck, in accordance with the Site Plan and Building Plan attached as Schedules 1 and 2 (A-C), respectively.
 - d. Section 5.2.6 (c) is varied from a 1.2-metre setback from a side property line to a 0.4562-metre setback from a side property line in relation to the southwestern side property line, the proposed front deck and stairs with an overhang over the front deck, the proposed overhang over the rear deck with side walls, and the proposed enclosure of the space beneath the rear

- deck, in accordance with the Site Plan and Building Plan attached as Schedules 1 and 2 (A-C), respectively.
- e. Section 5.2.6 (c) is varied from a 1.2-metre setback from a side property line to a 0.36576-metre setback from a side property line in relation to the northeastern side property line and the proposed front deck and overhang over the front deck, in accordance with the Site Plan and Building Plan attached as Schedules 1 and 2 (A-C), respectively.
 - f. Section 5.2.6 (c) is varied from a 1.2-metre setback from a side property line to a 0.67056-metre setback from a side property line in relation to the northeastern side property line, the proposed overhang over the rear deck with side walls, and the proposed enclosure of the space beneath the rear deck, in accordance with the Site Plan and Building Plan attached as Schedules 1 and 2 (A-C), respectively.
3. This permit is issued subject to the following conditions to the City's satisfaction:
 - a. The permittee(s) develop(s) the proposed development in accordance with the Site Plan and Building Plan attached as Schedules 1 and 2 (A-C), respectively.
 - 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 (A-C): Building Plan

ISSUED ON THIS ____ DAY OF _____, 2022.

CITY OF PRINCE RUPERT
By an authorized signatory

Rosamaria Miller
Corporate Administrator

DRAFT

Thursday September 8, 2022

To whom it may concern,

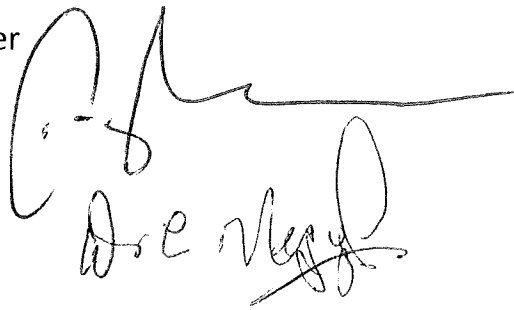
I would like to voice my support for the renovations/additions being done at 1444 2nd Ave West. My address is 1431 Atlin Ave, and our backyards are adjoined. Throughout the early stages of construction, the owners and the hired contractors clearly communicated their plans with me and I have had no issues with the initial work that they have done.

I have listened complaints from one neighbour about it infringing on his property somehow, but I feel his concerns are overblown and don't make a lot of sense. My property is arguably affected more by the addition to the existing house, but I believe there is more benefit to having a renovated, and well taken care of home in the neighbourhood. Before writing this letter, I consulted with both of my direct neighbours, and they also saw no issue with the work being done and asked for their names to be used in support of allowing this renovation to continue.

-Craig and Alyssa Rimmer

1431 Atlin Ave

250-600-6006

A handwritten signature in black ink, appearing to read 'Craig and Alyssa Rimmer', with a long horizontal flourish extending to the right.

With support from:

-Rose Amante

1441 Atlin Ave

-Dave + Linda

1419 Atlin Ave

D L NEGRYCH
1419 ARLIN Ave
City
Sept 3 2022

Re- House Rebuild at 1444 2nd Ave
Pr. Report BC

To WHOM IT MAY CONCERN

This summer I have received 2 letters from city of Pr. Report concerning the rebuild of house and modifications of back area of existing house. In last letter from City a sketch was included to clarify the plans of back & front modifications.

I have "No" objection of the sketches that were provided to me by city for the rebuild of house at 1444 2nd Ave West.

D.L. Negrych

Note Back of my property is on 2nd Ave West where I can see back of 1444 2nd Ave



REPORT TO COUNCIL

Regular Meeting of Council

DATE: September 20, 2022

TO: Robert Buchan, City Manager

FROM: Myfannwy Pope, Planner

SUBJECT: DEVELOPMENT VARIANCE PERMIT #22-20 FOR 1153 AMBROSE

RECOMMENDATION:

THAT Council proceed with the statutory notification process for Development Variance Permit (DVP) #22-20.

REASON FOR REPORT:

An application was received for a Development Variance Permit for the property located at 1153 Ambrose Avenue.

The application involves:

1. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.2.7 (b) to build a 6.86-metres shed on the applicant's property. The maximum height for an accessory building is 3.6 metres. The applicant is requesting a variance of 3.26 metres above the current maximum height.

The Site and Elevations Plan are included as Attachments 1 & 2, respectively.

BACKGROUND AND ANALYSIS:

The proposed height variance is requested by the applicant to accommodate a proposed accessory building that includes a new garage on the bottom level and a workshop on the top floor consisting of an open concept room for hobbies. The applicant rationalized this variance based on a need for additional space to accommodate hobby and play space for family, and specifically grandchildren, as there is insufficient space in the main house.

The applicant has also proposed to install a washroom in this unit and hook the garage up to water, sewer, and electricity for an electric car charging station. While this does not affect the applicant's height variance application, they have been informed that any connection to sewer and water lines will be new (as opposed to through the existing connection) and at cost (not at the subsidized rate). This would also result in a second utilities bill, and therefore the garage will likely need to be addressed to allow for billing (i.e. 1153a Ambrose Avenue).

Our current zoning bylaw does not currently permit detached accessory dwelling units, or carriage suites. However, council may be concerned that the water/sewer connection, addressing requirements, and height variance request may result in an unauthorized accessory dwelling unit, or suite. If council wishes, the Development Variance Permit can be amended to include a clause that no building may proceed until a covenant is registered that raises the penalty if an unauthorized suite is installed. This covenant will serve to disincentivize the use of the building as an unauthorized dwelling unit.

The proposed garage site currently sits approximately 3 metres below street-level, and the house backs onto designated alley and trees, with no houses behind. Given this elevation and location, the 3.22 metres variance is unlikely to impact any views or otherwise affect neighbouring properties. However, the neighbours will have the opportunity to provide input during the public consultation period.

The Draft Development Variance Permit is included as Attachment 3.

COST AND BUDGET IMPACT:

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 at this time to proceed to public notification. Affected property owners will have the opportunity to express their views on the application through the public notification period.

April 11th, 2022

Page 3

Report Prepared By:



Myfannwy Pope,
Planner

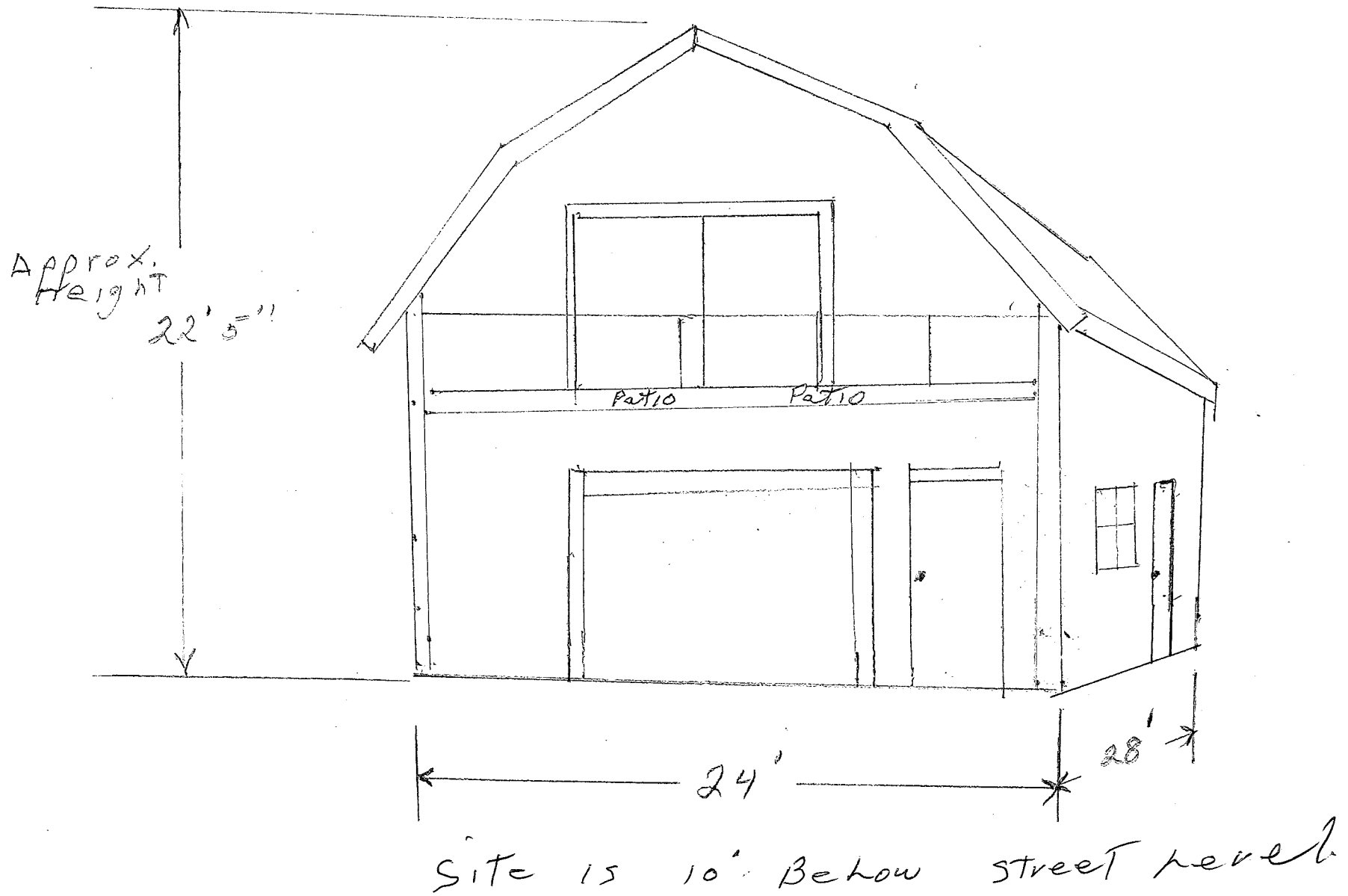
Report Reviewed By:



Robert Buchan,
City Manager

Attachment(s):

- Attachment 1: Site Plan
- Attachment 2: Building Plan
- Attachment 2: Draft Development Variance Permit

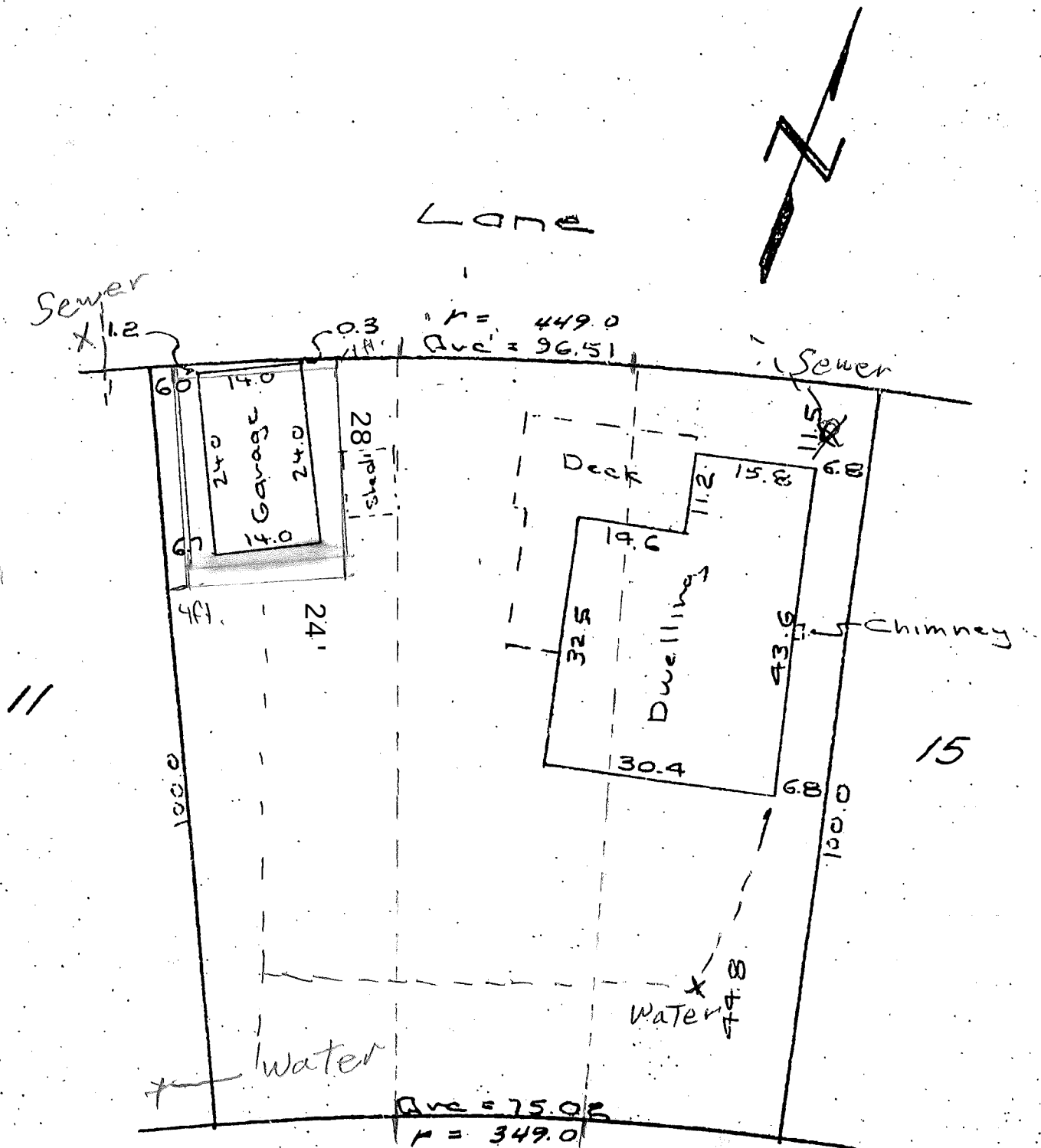


SURVEY CERTIFICATE COVERING

Dwelling on Lots
12, 13 & 14, B1K3, Sec.
7, DL 251, R5, CD.
Plan 923

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

Scale. 1" = 20'





DEVELOPMENT VARIANCE PERMIT
FILE NO. DVP-22-20

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): JAMES MICHAEL COLUSSI & ANNIE JUNE COLUSSI

APPLICANT: JAMES MICHAEL COLUSSI

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the City of Prince Rupert applicable thereto, except as specifically varied or supplemented in this permit.
2. 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:

LOTS 12-14 BLOCK 3 SECTION 7 DISTRICT LOT 251 RANGE 5 COAST DISTRICT
PLAN 923

CIVIC ADDRESS:

1153 Ambrose Avenue

3. The City of Prince Rupert Zoning Bylaw (Bylaw #3462) is varied as follows:
 - a. 5.2.7 (b) is varied by 3.26 metres from 3.6 metres to allow a 6.86 metres high accessory building in accordance with Site Plan and Elevations Plan in Schedule 1.

SUBJECT TO the following conditions to the satisfaction of the City:

- a. The permittee develops the proposed development in accordance with the Site Plan and Elevations 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, sign 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 & Elevations

ISSUED ON THIS _____ DAY OF _____, 2022.

CITY OF PRINCE RUPERT
By an authorized signatory

Rosamaria Miller
Corporate Administrator



REPORT TO COUNCIL

Regular Meeting of Council

DATE: September 19, 2022
TO: Robert Buchan, City Manager
FROM: Corinne Bomben, Chief Financial Officer/Deputy City Manager

SUBJECT: JULY 2022 FINANCIAL VARIANCE REPORT

RECOMMENDATION:

THAT Council receives this report for information purposes.

REASON FOR REPORT:

This report is to apprise Council of the City's current financial experience versus the approved budget for the period ending July 31, 2022.

OPERATING BUDGET

Overall, operating revenues and expenses are on track with the overall budget with the exception of fiscal revenues compared to the prior year. This is just a delay in receiving a grant and is not considered a variance.

UTILITIES BUDGET

Utilities revenues and expenses are in line with the budget for this time of year.

CAPITAL & SPECIAL PROJECTS

Expenses for major projects are being received as the summer continues.

Report Prepared By:

Report Reviewed By:

Corinne Bomben
Chief Financial Officer/Deputy City Manager

Robert Buchan,
City Manager

Attachments:

- Department Variance Report;
- Utilities Variance Report;
- Capital Purchases and Capital Works Report

CITY OF PRINCE RUPERT					
July 2022 Departmental Report					
	YTD 2021	YTD 2022	2022	Budgeted	
REVENUES	Actual (\$)	Actual (\$)	Budget (\$)	Amount Left (\$)	% Left
Airport Ferry	58,160	512,486	875,000	(362,514)	(41.43)
Cemetery	90,735	111,964	149,000	(37,036)	(24.86)
Cow Bay Marina	105,409	202,960	257,000	(54,040)	(21.03)
Development Services	541,322	471,994	565,000	(93,006)	(16.46)
Economic Development	17,000	25,000	70,000	(45,000)	(64.29)
FD 911	54,902	51,174	92,000	(40,826)	(44.38)
FD Fire Protective Services	1,588	2,480	5,000	(2,520)	(50.40)
Finance	14,661	11,551	15,000	(3,449)	(22.99)
Fiscal Revenues	7,018,548	4,560,644	8,269,000	(3,708,356)	(44.85)
Information Technology	-	-	1,000	(1,000)	(100.00)
Parks	-	5,400	-	5,400	N.A.
PW Engineering	1,560	1,978	5,000	(3,022)	(60.44)
PW Common cost	54,223	54,758	35,000	19,758	56.45
RCMP	41,092	51,915	101,000	(49,085)	(48.60)
Rec. Centre Arena	52,707	132,199	204,000	(71,801)	(35.20)
Rec. Centre Civic Centre	61,843	176,826	254,000	(77,174)	(30.38)
Rec. Centre Community Services	-	-	3,000	(3,000)	(100.00)
Rec. Centre Pool	106,082	232,766	373,000	(140,234)	(37.60)
Transit	99,685	105,628	201,000	(95,372)	(47.45)
Victim Services	50,991	53,374	83,000	(29,626)	(35.69)
Watson Island	-	-	400,000	(400,000)	(100.00)
	8,370,508	6,765,097	11,957,000	(5,191,903)	(43.42)
Property Taxes	22,845,416	23,638,321	23,638,000	321	0.00
Appropriated Surplus- COVID 19 Safe Restart Grant	-	-	850,000	(850,000)	(100.00)
Capital Works- Funding from PR Legacy	-	-	200,000	(200,000)	(100.00)
Capital Works- Funding from Grants	-	-	60,000	(60,000)	(100.00)
Capital Works- Funding from Appr. Surplus	-	-	110,000	(110,000)	(100.00)
Capital Works- Fundinf from Reserves	-	-	150,000	(150,000)	(100.00)
Capital Purchases- Funding from PR Legacy	-	-	1,147,000	(1,147,000)	(100.00)
Capital Purchases- Funding from Grants	5,200,000	4,000,000	12,423,000	(8,423,000)	(67.80)
Capital Purchases- Funding from Appr. Surplus	-	-	431,000	(431,000)	(100.00)
Capital Purchases- Fundinf from Reserves	-	-	5,400,000	(5,400,000)	(100.00)
Capital Purcahses- Funding from Borrowing	-	-	26,300,000	(26,300,000)	(100.00)
Special Projects- Funding from PR Legacy	-	-	150,000	(150,000)	(100.00)
Special Projects- Funding from Grants	-	56,750	148,000	(91,250)	(61.66)
Special Projects- Funding from Appr. Surplus	-	-	310,000	(310,000)	(100.00)
	36,415,924	34,460,168	83,274,000	(48,813,832)	(58.62)

CITY OF PRINCE RUPERT					
July 2022 Departmental Report					
	YTD 2021	YTD 2022	2022	Budgeted	
EXPENDITURES	Actual (\$)	Actual (\$)	Budget (\$)	Amount Left (\$)	% Left
Airport Ferry	1,056,308	1,359,401	2,403,000	1,043,599	43.43
Cemetery	164,848	172,483	300,000	127,517	42.51
Civic Properties	156,811	192,414	405,000	212,586	52.49
Corporate Administration	434,893	688,999	958,000	269,001	28.08
Cow Bay Marina	145,802	186,226	247,000	60,774	24.60
Development Services	732,072	612,416	1,358,000	745,584	54.90
Economic Development	98,130	130,870	211,000	80,130	37.98
FD 911	365,743	330,767	612,000	281,233	45.95
FD Fire Protective Services	2,278,810	2,586,765	4,445,000	1,858,235	41.81
FD Emergency Measures	19,303	16,196	42,000	25,804	61.44
Finance	512,054	598,880	1,082,000	483,120	44.65
Finance Cost Allocation	(465,000)	(465,000)	(465,000)	-	-
Fiscal Expenditures	2,030,319	2,306,313	2,823,000	516,687	18.30
Governance	202,042	207,096	407,000	199,904	49.12
Grants	1,325,235	1,390,223	1,640,000	249,777	15.23
Information Technology	342,137	365,599	588,000	222,401	37.82
Parks	564,239	603,331	1,295,000	691,669	53.41
PW Engineering	292,480	299,048	723,000	423,952	58.64
PW Common Cost	2,636,968	2,677,763	4,859,000	2,181,237	44.89
Allocation of Common Cost	(2,472,087)	(2,429,581)	(4,719,000)	(2,289,419)	48.51
PW Vehicles	660,876	710,224	1,623,000	912,776	56.24
PW Vehicle Cost Allocation	(872,913)	(966,928)	(1,623,000)	(656,072)	40.42
RCMP	3,465,710	3,761,205	6,540,000	2,778,795	42.49
Rec. Centre Arena	223,522	257,118	441,000	183,882	41.70
Rec. Centre Civic Centre	865,021	1,013,984	1,802,000	788,016	43.73
Rec. Centre Community Services	5	531	3,000	2,469	82.30
Rec. Centre Pool	768,207	843,486	1,506,000	662,514	43.99
Roads	1,343,874	1,291,919	2,319,000	1,027,081	44.29
Transit	344,516	426,246	745,000	318,754	42.79
Victim Services	78,196	87,622	165,000	77,378	46.90
Watson Island	590,983	209,712	400,000	190,288	47.57
Transfer to Reserves	-	612,500	1,650,000	1,037,500	62.88
Special Projects	-	174,249	823,000	648,751	78.83
Capital Purchases	715,535	1,964,622	45,916,000	43,951,378	95.72
Capital Works	975,269	60,558	1,750,000	1,689,442	96.54
	19,579,909	22,277,257	83,274,000	60,996,743	73.25

CITY OF PRINCE RUPERT					
July 2022 Utilities Report					
Utilities	YTD 2021 Actual (\$)	YTD 2022 Actual (\$)	2022 Budget (\$)	Budgeted Amount Left (\$)	% Left
Water					
Operating Revenue	2,636,431	2,664,908	3,058,000	(393,092)	(12.85)
Funding from PR Legacy- Capital Works	-	3,328,919	5,300,000	(1,971,081)	(37.19)
Funding from PR Legacy- Debenture Debt Payment		61,293	560,000	(498,707)	(89.05)
Funding from LT Debt- MFA	4,191,508	790,306	850,000	(59,694)	(7.02)
Funding from Reserves- Capital Works	-	4,367,003	9,450,000	(5,082,997)	(53.79)
Funding from Appropriated Surplus- Capital Works	-	277,000	805,000	(528,000)	(65.59)
Less: Capital Works	(4,488,880)	(8,956,707)	(17,097,000)	8,140,293	47.61
Net Revenue	2,339,059	2,532,722	2,926,000	(393,278)	(13.44)
Operating Expenditure	1,431,738	1,489,069	2,926,000	1,436,931	49.11
Surplus /(Deficit)	907,321	1,043,653	-	1,043,653	-
Sewer					
Operating Revenue	2,402,527	2,404,840	2,715,000	(310,160)	(11.42)
Funding from Grants- Capital Works	87,000	-	400,000	(400,000)	100.00
Funding from App Surplus- Capital Works	288,368	193,313	1,261,000	(1,067,687)	100.00
Funding from Reserves- Capital Works	-	1,302	100,000	-	100.00
Less: Capital Works	(1,232,356)	(349,577)	(2,825,000)	2,475,423	87.63
Net Revenue	1,545,539	2,249,878	1,651,000	598,878	36.27
Operating Expenditure	908,340.54	788,178	1,651,000	862,822	52.26
Surplus/(Deficit)	637,198	1,461,700	-	1,461,700	-
Solid Waste					
Operating Revenue	2,747,008	3,514,532	4,599,000	(1,084,468)	(23.58)
Funding from Debenture Debt (MFA)- Capital Works	3,729,449	-	-	-	-
Funding from Accruals- Capital Works	55,316	1,862,248	3,675,000	(1,812,752)	100.00
Funding from Reserves- Capital Works	-	850,000	3,976,000	(3,126,000)	100.00
Funding from CWF (Gas Tax)- Capital Works	-	-	1,130,000	(1,130,000)	100.00
Less: Capital Purchases	-	-	(1,500,000)	1,500,000	100.00
Less: Capital Works	(3,784,765)	(2,712,248)	(7,381,000)	4,668,752	(63.25)
Net Revenue	2,747,008	3,514,532	4,499,000	(984,468)	(21.88)
Operating Expenditure	1,718,840	2,477,936	4,499,000	2,021,064	44.92
Surplus /(Deficit)	1,028,168	1,036,596	-	1,036,596	-

CITY OF PRINCE RUPERT July 2022 Capital Purchases Budget Variance Report	Budget	Actual	Variance
Special Projects	823,000	174,249	648,751
Waterfront Landing	10,900,000	25,394	10,874,606
Ferry Dock & Pontoons Repair	175,000	67,594	107,406
Recreation	200,000	-	200,000
RCMP Bulding	26,100,000	376,100	25,723,900
Civic Properties	6,500,000	1,417,952	5,082,048
Fire Department	1,381,000	-	1,381,000
Land Acquisition	50,000	47,165	2,835
Watson Island	185,000	-	185,000
Public Works	425,000	30,417	394,583
Solid Waste	1,500,000	-	1,500,000
Total	\$ 48,239,000	\$ 2,138,871	\$ 46,100,129

CITY OF PRINCE RUPERT July 2022 Capital Works Budget Variance Report	Budget	Actual	Variance
General Operating	\$ 1,750,000	\$ 60,558	\$ 1,689,442
Water Utility	\$ 17,097,000	\$ 8,956,706	\$ 8,140,294
Sewer Utility	\$ 2,825,000	\$ 349,577	\$ 2,475,423
Solid Waste Utility	\$ 7,381,000	\$ 2,712,248	\$ 4,668,752
Total	\$ 29,053,000	\$ 12,079,089	\$ 16,973,911

April 29, 2022

Lee Brain
Mayor, City of Prince Rupert
Sent via email

Dear Mayor Brain,

Re: Westcoast Connector Gas Transmission Project Environmental Assessment Certificate (“Certificate”) Extension Request

Westcoast Connector Gas Transmission Ltd. (WCGT), a wholly-owned subsidiary of Enbridge Inc. (Enbridge) has been advancing development of the WCGT Project (Project, described below). This letter describes WCGT intention to request a five-year extension to the British Columbia (BC) Environmental Assessment Certificate (Certificate) for the Project at the end of June 2022 and provides information on the reason for the extension request. This letter also provides background information on the Project and Certificate, and WCGT’s plans to continue engagement with local Indigenous groups, stakeholders and interested parties about the request.

About the Westcoast Connector Gas Transmission Project

The Project is a proposed natural gas transmission system with the potential to build two 48-inch pipelines within the same right-of-way along with accompanying compressor stations that could potentially service multiple Liquefied Natural Gas (LNG) terminal sites. The transmission system would run from northeastern B.C. to the north coast. The Project includes the flexibility to choose one of two routes to the Prince Rupert area – either through the Nass Valley (Nasoga Route) or north towards Kitsault (Kitsault Route).

On November 25, 2014, the BC Minister of Environment and the Minister of Natural Gas Development issued WCGT, which at that time was owned by Spectra Energy Transmission (Spectra), the Certificate for the Project. The WCGT Project was put on hold in October 2015 after Spectra’s partner, BG International Limited, announced a merger with Shell and paused its Prince Rupert LNG project planned for Ridley Island. When the Prince Rupert LNG Project was subsequently cancelled in March 2017, WCGT initiated discussions with possible commercial partners about other LNG or gas projects that could be supplied from the pipeline Project.

In 2017, Spectra merged with Enbridge making WCGT a wholly-owned subsidiary of Enbridge. On April 25, 2019, the BC Environmental Assessment Office (EAO) granted WCGT an extension of the Certificate to November 25, 2024, allowing WCGT to continue business development discussions with potential commercial partners.

Since then, WCGT has advanced discussions and worked closely with potential LNG terminal proponents. WCGT has been actively developing the Project to build one express, single-purpose natural gas pipeline from a compressor station near Willow Flats in northeast BC to a delivery point

at Wil Milit on the north coast to supply natural gas to a potential LNG terminal.¹ This has included conducting the work required to apply for permits and Certificate amendments to ready the Project for potential construction and reviewing the information gathered during the original environmental assessment to determine what additional field work is required. WCGT has also been engaging with local Indigenous groups, stakeholders and interested parties as Project development work occurs.

The Need for Certificate Extension

While WCGT has been working hard to engage with Indigenous groups, stakeholders and interested parties and with the progress it has made on Project development, two situations have caused significant delays and unpredictability making it difficult, if not impossible for WCGT to plan for and complete substantial construction work before the Certificate expires on November 25, 2024: (1) the COVID-19 pandemic; and (2) the need for time for the BC government to negotiate a new cumulative effects framework with Blueberry River First Nations (“BRFN”) and Treaty 8 First Nations as a result of the historic *Yahey*² decision.

WCGT will be asking the Minister of Environment and Climate Change Strategy (Minister) to use Section 46 of the *Environmental Assessment Act* (2018) (Act) to vary the Act to allow the Chief Executive Assessment Officer (CEAO) to grant a further Certificate extension under Section 31(4) of the Act. Section 46 allows the Minister to issue an order to vary the Act in response to an emergency or other comparable circumstance where the variance is in the public interest. The Minister has already deemed the global COVID-19 pandemic as such an emergency in one instance³ and the need for time for the BC government to negotiate a new cumulative effects framework with BRFN and Treaty 8 First Nations has created another comparable circumstance similar to an emergency where from WCGT’s perspective, a variance would be in the public interest.

The global COVID-19 pandemic, the resulting provincial and national state of emergency, and the associated health orders issued by the Province of BC impacted, and continue to impact, WCGT’s ability to meet in person with Indigenous groups, stakeholders and interested parties and made planning the required field work difficult. While WCGT employed technological solutions such as video meetings, conference calls and virtual open houses, the inability to meet in person or define timing for field work has hindered WCGT’s ability to advance the Project as it would have, but for the COVID-19 pandemic. The COVID-19 pandemic also impacted commercial markets and the timing and productiveness of discussions with potential commercial partners. The COVID-19 pandemic has also impacted the timing of development of WCGT’s potential commercial partner’s LNG project, which is needed to proceed with the Project. The COVID-19 pandemic and emergency has impacted development of the Project.

Secondly, on June 29, 2021, the BC Supreme Court released a historic ruling in *Yahey* that determined the Treaty 8 rights of the BRFN have been breached by development authorized by the provincial government over many years. As a result of the *Yahey* Decision, on October 7, 2021, the BC government and BRFN reached an initial agreement to work together to develop land management processes in BRFN’s territory that will restore and protect the ability of the land to support Indigenous ways of life and ensure future development authorizations manage cumulative effects on land and wildlife and their impact on BRFN’s treaty rights. An interim approach and long-

¹ The Certificate allows WCGT to extend the pipeline to Ridley Island and/or build a second pipeline at a later time.

² See *Yahey v. British Columbia*, 2021 BCCS 1287 issued on June 29, 2021 (*Yahey* or *Yahey* Decision).

³ See the November 16, 2021 order of the Minister of Environment under section 46 of the Act in relation to the KSM Mining ULC application for an extension of the Environmental Assessment Certificate for the KSM Project.

term solutions still need to be negotiated. WCGT understands the BC government has also been negotiating a similar framework with other Treaty 8 First Nations as a result of the Yahey Decision.

WCGT understands that while these negotiations proceed, the EAO and BC Oil and Gas Commission (OGC) have been and continue to be unable to issue certain approvals. To proceed with Project development, WCGT must undertake certain non-intrusive geophysical and intrusive geotechnical investigative field work that require Investigative Use Permits (IUP) from the OGC. The intrusive geotechnical investigative field work also requires approval by the EAO of an amendment to the definition of construction in the Certificate. Since the issuance of the Yahey Decision, WCGT has applied for certain approvals (i.e. IUPs and Certificate amendment), but has been unable to obtain them, since the negotiations between the BC government, BRFN and Treaty 8 First Nations have been ongoing. WCGT could not have accounted for this permitting delay in its Project plans; in WCGT's view, it is in the public interest to allow time for the necessary negotiations before the EAO and OGC issue certain permits for the Project. This has created a situation comparable to an emergency.

Extension Timing

While WCGT is proud of the advances it has made in commercial discussions and its engagement with Indigenous groups, stakeholders and interested parties, which has largely been virtual, the COVID-19 pandemic has resulted in a delay of approximately two years in development of the Project and the underlying LNG terminal project.

The delays in receiving permits resulted in deferral of much of WCGT's planned field work for 2021 and WCGT expects it will have to defer a significant portion if not all of its planned 2022 field program. WCGT understands and respects that time and space must be created for the negotiations between the BC government, BRFN and Treaty 8 First Nations and that timing on long-term solutions is unknown. At this point, it is foreseeable that WCGT's field work could be delayed by three years.

The Certificate was originally issued for a period of five-years under the *Environmental Assessment Act* (2002) and an extension was granted in 2018 for an additional five-years. Granting an additional extension of five-years would make the Certificate valid for a period of 15 years. The *Environmental Assessment Act* (2018) allows environmental assessment certificates to now be issued for a ten-year period (subsection 31(1)) with up to a five-year extension (subsection 31(4)), for a total of 15 years. This 15-year allowance in the *Environmental Assessment Act* (2018) suggests the policy direction of the BC government supports a 15-year period for the Certificate. The request for a five-year extension is not only justified given the potential for total delay of four to five years (still unknown as negotiations and delay continues today), but is also justified given the new timing for environmental certificates allowed under the *Environmental Assessment Act* (2018).

Additional Changes to the Certificate

When granting an extension, the CEAO may attach any additional conditions to the Certificate (subsection 31(4)). As noted above, WCGT has requested a change to the definition of construction in its Certificate. The requested wording is consistent with the wording in environmental assessment certificates issued to other natural gas pipeline project proponents since the Certificate was issued for this Project. WCGT understands it is a standard definition used in environmental assessment certificates issued more recently. The proposed change in wording would therefore improve consistency across environmental assessment certificates for natural gas pipeline projects. WCGT will ask the CEAO to change this definition in the Certificate if the extension is granted.

The Certificate was issued under the *Environmental Assessment Act* (2002). Some of the terms and conditions in the Certificate do not align with the new *Environmental Assessment Act* (2018) so WCGT will also ask the CEAO to revise these terms and conditions to modernize the Certificate and ensure it aligns with the *Environmental Assessment Act* (2018).

Engagement Plans

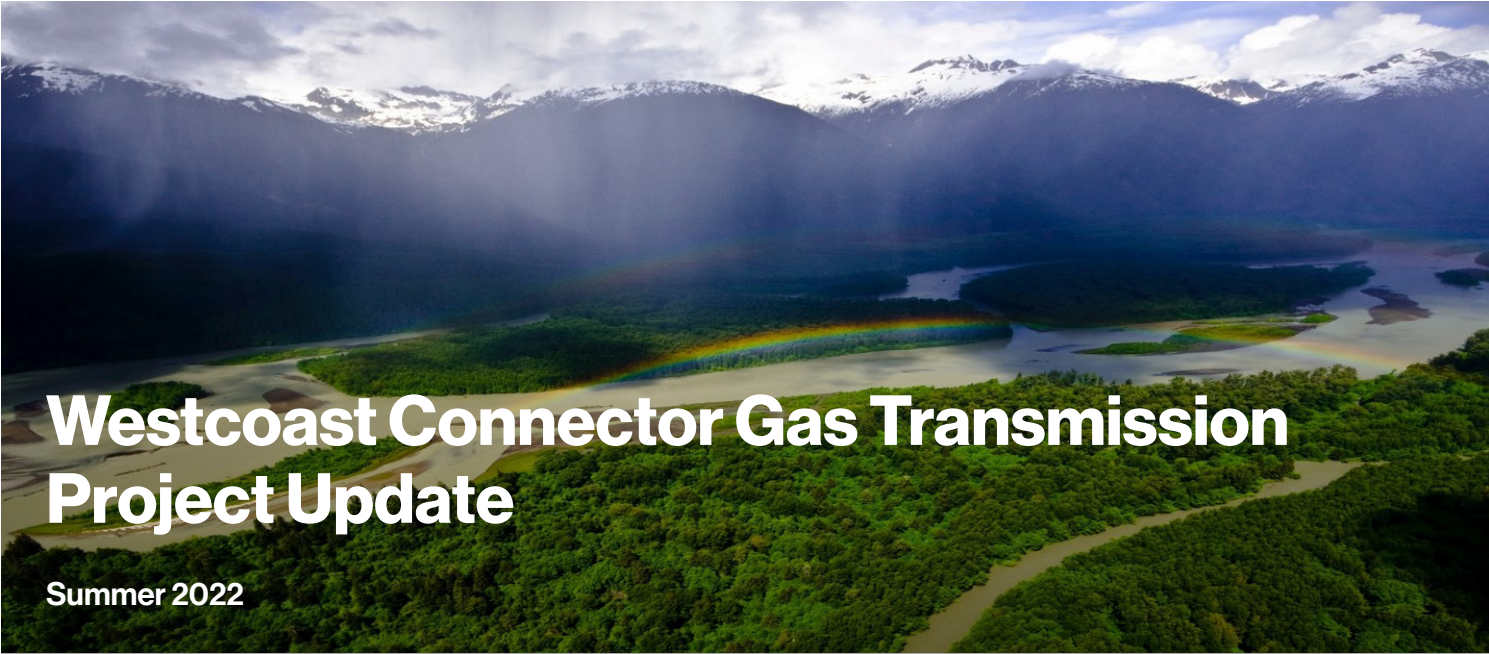
We have prepared this letter to provide you with a summary of the reasons why WCGT is seeking an extension to its Certificate. We have begun discussions with Indigenous groups about our intent to pursue the extension and will continue to reach out and offer to meet to answer any questions about the extension request in the coming weeks, if we have not already. Our hope is to address any comments or concerns in the draft extension request application before it is submitted at the end of June. We will also offer to provide you with a copy of our draft extension request application for a two- or three-week review period before we submit it. This will enable us to obtain your feedback on the application and incorporate it, as appropriate, in the final application.

We are committed to continued engagement with you to address specific concerns and interests related to this extension request and the Project generally. We hope you will support the extension request to allow additional time for meaningful engagement, including advancing our discussions regarding partnership models for the Project. Please contact us any time if you have questions or concerns.

Sincerely,



Michaela Bjorseth
Manager, BC, Community and Indigenous Engagement
Ph: 250-793-0740



Westcoast Connector Gas Transmission Project Update

Summer 2022

The Westcoast Connector Gas Transmission Project (the Project) is a proposed, single-purpose express natural gas pipeline with the potential to service multiple downstream Liquefied Natural Gas (LNG) facilities on British Columbia's north coast. With this project, there is the potential to build two 48-inch pipelines within the same right-of-way, along with accompanying compressor stations. The Project would run from northeastern B.C. to the north coast, and is currently approved to include the flexibility to choose one of two routes to the Prince Rupert area – either through the Nass Valley (Nasoga Route) or north towards Kitsault (Kitsault Route).

The British Columbia Environmental Assessment Office (BC EAO) issued an Environmental Assessment Certificate (Certificate) for the Project on November 25, 2014, and later granted a 5-year extension to the Certificate on April 25, 2019.

Advancing the opportunity

Spectra Energy was the proponent who conducted the original Environmental Assessment. With the merger of Spectra Energy and Enbridge in 2017, Westcoast Connector Gas Transmission Ltd. (WCGT Ltd.) became an Enbridge company. We have been working closely with potential terminal proponents on developing a LNG project concept that would receive natural gas from the Project. While we continue to develop these opportunities, we are conducting the work required to apply for permits and Certificate amendments to ready the Project for potential construction. At this time, we do not have an update on timing or whether the Project will proceed to a final investment decision.

To advance our planning, WCGT Ltd. is engaging with local Indigenous groups, stakeholders and interested parties and reviewing the information gathered during the original environmental assessment. Further environmental investigative field work is required to support detailed route planning.

2022 Certificate extension request

As discussions and planning have progressed, two situations have caused significant delays and unpredictability, making it impossible for WCGT Ltd. to plan for and complete substantial construction work before the Certificate expires on November 25, 2024:

- The COVID-19 pandemic.
- The need for time for the BC Government to negotiate a new cumulative effects framework with Blueberry River First Nations and Treaty 8 First Nations as a result of the historic *Yahey*¹ decision.

The delays in receiving permits have resulted in the deferral of WCGT Ltd.'s planned fieldwork programs in 2021 and 2022.

WCGT Ltd. will be seeking an additional extension to the Certificate and will submit an application to the BC EAO in Summer 2022.

WCGT Ltd. is committed to ongoing engagement to address any questions or concerns related to the emergency extension request.

Condition plans

Consultation with all potentially impacted parties is underway to ensure opportunities for input and participation in the design of the Project, including on the development of Condition Plans. These plans will be developed to meet conditions set out in the Certificate for the Project and to outline protection measures to avoid or mitigate potential impacts from the Project.

For more information about developing Condition Plans, visit our virtual open house at wcgtproject.com/VOH.

¹ See *Yahey v. British Columbia*, 2021 BCCS 1287 issued on June 29, 2021 (Yahey or Yahey Decision).



Westcoast Connector
Gas Transmission



Environmental and engineering field work programs

The following studies are anticipated to begin in 2023 to support the development of environmental mitigation plans, detailed engineering and route design, should the emergency Certificate extension be granted (timelines subject to change):

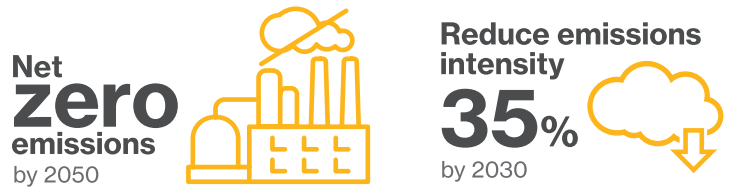
- Archaeology Impact Assessment to build on previous archaeology work conducted within the current routing
- Wildlife studies
- Wetlands and vegetation studies
- Geophysical surveys
- Geotechnical investigations
- Other, as required



Environment, Social and Governance Goals

Enbridge's environmental, social and governance (ESG) goals represent the next stage of our evolution as an ESG leader to ensure we're positioned to grow sustainably for decades to come.

Specifically on the environment, our goal is to achieve net zero greenhouse gas (GHG) emissions from our business by 2050 and reduce the intensity of GHG emissions from our operations by 35% by 2030. Our emission reduction targets include future projects we might develop, and anything we do will be assessed against our emission reduction commitments. To find out more about how we plan to meet these goals, please visit enbridge.com/esggoals.



General inquiries

BCLNG@enbridge.com

Media inquiries

media@enbridge.com
1-888-992-0997

Mail

WCGT Ltd.
8320 89A St.
Fort St. John, BC
V1J 0P1



Westcoast Connector
Gas Transmission

City of Prince Rupert Logo

Date

Michaela Bjorseth
BC Manager, Community and Indigenous Engagement
Enbridge

Via Email: Michaela.bjorseth@enbridge.com

Re: Westcoast Connector Gas Transmission Project Environmental Assessment Certificate Extension Request

Dear Michaela Bjorseth,

At **its September 20, 2022**, City of Prince Rupert Council Meeting, the Council resolved to support Enbridge in its request for a five-year extension to the BC Environmental Assessment Certificate for the Westcoast Connector Gas Transmission Project to be applied for to the BC Environmental Assessment Office in August 2022.

The City of Prince Rupert acknowledges the need for a five-year extension given the various delays that have made the completion of project outcomes impossible to achieve before the extension deadline of November 2024. The request for an extension seems reasonable considering the impacts of the COVID – 19 pandemic and permit delays that require additional time for the BC government to negotiate a long-term solution with Blueberry River First Nations and Treaty 8 First Nations.

Sincerely,

Mayor Brain

Cc:



REPORT TO COUNCIL

Regular Meeting of Council

DATE: September 19, 2022
TO: Robert Buchan, City Manager
FROM: Corinne Bomben, Chief Financial Officer/Deputy City Manager

SUBJECT: PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3501, 2022

RECOMMENDATION:

THAT Council repeal Permissive Property Tax Exemption Bylaw No. 3447, 2019 and its amendment, Bylaw No. 3477, 2021;

AND

THAT Council Introduce and give First, Second and Third Readings to the Permissive Property Tax Exemption Bylaw No. 3501, 2022.

REASON FOR REPORT:

One property included in Permissive Property Tax Exemption Bylaw No. 3447, 2019 has been sold and needs to be removed.

BACKGROUND:

Council has the authority under section 224 of the *Community Charter* to grant exemption from municipal property taxes. Council has done this according to policy under Permissive Property Tax Exemption Bylaw No. 3447, 2019 and its amendment, Bylaw No. 3477, 2021 which exempts certain lands and improvements from municipal taxation for years 2020-2027 (places of worship) and 2020 – 2023 (all other types of property). This new bylaw repeals these previous bylaws and integrates all changes to date.

Each year property owners/occupiers apply or confirm their continued eligibility for permissive property tax exemptions (PPTE). All confirmations have been received for the property tax year 2023.

The lands and improvements previously operated by the Prince Rupert Pentecostal Tabernacle at 1220 Portage Road (Folio 227 0091412.000) were sold and no application was made by the new owner for an exemption. Therefore, this property must be removed. The church has purchased another property but the relevant portions will be statutorily exempt, so no permissive exemption is required.

BUDGET IMPACT:

The effects of these changes are estimated to offset each other meaning no impact to the budget is expected.

The remaining impact of granting permissive tax exemptions reflects the opportunity cost in taxes foregone. The overall estimated value of all permissive exemptions is detailed in the attachment “Schedule of Expected Values of Exemptions in 2023 (estimated).”

CURRENT STATUS:

For the bylaw and exemptions to take effect for the following taxation year, it must be adopted and submitted to the BC Assessment Authority by October 31, 2022.

CONCLUSION:

That Council repeal Permissive Property Tax Exemption Bylaw No. 3447, 2019 and its amendment, Bylaw No. 3477, 2021 and replace it with Permissive Property Tax Exemption Bylaw No. 3501, 2022.

Report Prepared By:

Report Reviewed By:

Corinne Bomben,
Chief Financial Officer/Deputy City Manager

Robert Buchan,
City Manager

Attachments:

- Schedule of Expected Values of Exemptions in 2023 (estimated)
- Permissive Property Tax Exemption Bylaw No. 3501, 2022

Schedule of Expected Values of Exemptions in 2023 (estimated)

Registered Owner/ Occupier Identity/ Facility	No. of years exemption may be provided	Estimated 2023 Permissive Tax Exemption based on 2022 Rates/Values	Roll Number	Legal Description
<u>Places of Worship (Exclude Statutory Exempt Portion)</u>				
Bishop of New Caledonia (Anglican Cathedral)	5	\$ 434.97	0001839.000	Lots 38-42, Blk 1, Range 5, Plan 923, DL1992, LD 14
Prince Rupert Congregation of Jehovah's Witnesses	5	466.84	0002772.050	Lot 1, Plan EPP104623, DL 251, LD 14
Church of Jesus Christ of Latter Day Saints Church	5	545.96	0091420.000	Lot 1, Range 5, Plan 10626, DL 251, LD 14
Cornerstone Mennonite Brethren Church	5	255.36	0002000.000	Lot 20-22, Blk 9, Sec 5, Range 5, Plan 923, DL 251, LD 14
Fellowship Baptist Church	5	325.48	0003323.000	Lot A, Range 5, Plan 7641, DL 251, LD 14
The Salvation Army	5	1,387.40	0001041.000	Parcel B, Blk 36, Sec 1, Range 5, Plan 923, DL 251, LD 14
Harvest Time United Pentecostal Church	5	140.24	0003175.000	Lot 16, W ½ 15, Blk 11, Sec 6, Range 5, Plan 923, DL 251, LD 14
Indo-Canadian Sikh Association Temple	5	137.99	0002980.000	Parcel A (PP23125), Blk 3, Sec 6, Range 5, Plan 923, DL 1992, LD 14
Prince Rupert Church of Christ Church	5	775.07	0009855.000	Parcel A (TG4443), Range 5, Plan 10602, DL 251, LD 14
Prince Rupert Native Pentecostal Revival Church	5	301.85	0001038.000	Lot 13-14, Blk 36, Sec 1, Range 5, Plan 923, DL 251, LD 14
Prince Rupert Sikh Missionary Society Temple	5	654.70	0006391.000	Parcel A, Blk 39, Sec 8, Range 5, Plan 923, DL 251, LD 14
First United Church	5	28.87	0002099.000	Lots 23 & 24, Blk 12, Sec 5, Range 5, Plan 923, DL 251, LD 14
First United Church (parking lot)	5	798.13	0002098.000	Lot 22, Blk 12, Sec 5, Range 5, Plan 923, DL 251, LD 14
First United Church (parking lot)	5	798.13	0002097.000	Lot 21, Blk 12, Sec 5, Range 5, Plan 923, DL 251, LD 14
St. Paul's Lutheran Church of Prince Rupert	5	149.99	0001958.000	Lot 25, Blk 7, Sec 5, Range 5, Plan 923, DL 251, LD 14
Sub-total Places of Worship		\$ 7,200.97		

Schedule of Expected Values of Exemptions in 2023 (estimated), cont.

Other Properties				
School District No. 52 (Prince Rupert) (Pacific Coast School)	1	\$ 7,290.80	0000525.000	Part of Lot A, Range 5, Plan 8288, DL251, LD 14
School District No. 52 (Prince Rupert) (Pacific Coast School)	1	116.58	0000300.000	Part of Lot 16 & 17, Blk 12, Sec 1, Range 5, Plan 923, DL251, LD 14
Prince Rupert Senior Citizen's Housing Society	1	2,002.63	9000089.000	Lot 1, Range 5, Plan 4083, DL 251, LD14
Kaien Senior Citizen's Housing	1	58.46	0003150.000	Lots 7-10, Blk 10, Sec 6, Range 5, Plan 923, DL 251, LD 14
Prince Rupert Loyal Order of Moose/Moose Lodge	1	614.58	0000261.000	Lot 1-2, Blk 11, Sec 1, Range 5, Plan 923, DL 1992, LD 14
Prince Rupert Salmon Enhancement Society	1	1,679.21	9000323.001	Block PT 4, Range 5, Plan 1594, DL 251, LD 14
BC Society for the Prevention of Cruelty to Animals	1	2,376.46	0093225.000	Lot 1, Sec 9, Range 5, Plan PRP43463, DL 251, LD 14
BC Society for the Prevention of Cruelty to Animals	1	13,294.72	0093227.000	Lot A, Sec 9, Range 5, Plan PRP43462, DL 251, LD 14
BC Society for the Prevention of Cruelty to Animals	1	1,455.02	0093230.000	Lot 1, Sec 9, Range 5, Plan PRP43461, DL 251, LD 14
Prince Rupert Curling Club	1	12,577.29	9000299.000	Lot C, Range 5, Plan 4693, Except Plan PRP44107, DL 251, LD 14
Prince Rupert Racquet Association	1	5,426.01	9000322.002	Lot A, Range 5, Plan 9409, DL 251, LD 14
Prince Rupert Performing Arts Centre Society	1	135,547.81	9000363.000	Parcel Assign 28, Range 5, Plan 5631, Except Plan 6006, DL 251, LD 14
Prince Rupert Rod & Gun Club	1	1,690.42	9000416.000	License# 705501 & B06202, Range 5, Plan 1456, DL 251, LD 14
Cultural Dance Centre & Carving House	1	13,720.69	0000382.000	Lot A, Blk 16, Sec 1, Range 5, Plan 923, DL 251, LD 14
Museum of Northern BC	1	43,090.13	9000165.002	Lot 1, Range 5, Plan EPS64, DL 251, LD 14
Prince Rupert Golf Club	1	24,404.20	9000322.000	Blk 4, Range 5, Plan 1594, DL 251, LD 14 Except Plan 3908 & Part of DL 1992 7&1994, Except Plans 5535, 6006, 8407, 9409
Prince Rupert Golf Club	1	5,606.19	9000322.001	
Prince Rupert Golf Club	1	450.63	9000322.003	
Prince Rupert Golf Club	1	309.39	9000322.004	
Jim Pattison Ind. Ltd (Canfisco Municipal Boat Launch Facility and building, 37.5% of the lands and improvements)	1	26,880.88	9000246.000	37.5% of Part of Lot 1, Waterfront Block G, DL 251, Range 5, LD14, Plan 7176, Except Plan PRP 42647, and any portion of Waterlot in front of Waterfront Block G included in the lease
North Coast Community Services Society (Previously Prince Rupert Community Enrichment Society)	1	6,344.70	0000906.000	Lots 15-16, Blk 32, Sec 1, Range 5, Plan 923, DL 251, LD 14
Friendship House Association of Prince Rupert	1	20,150.18	0000914.000	Parcel A (PN24367), Blk 32, Sec 1, Range 5, Plan 923, DL 251, LD 14
Prince Rupert Senior Centre Association	1	890.93	0001044.000	Lot 19, Blk 36, Sec 1, Range 5, Plan 923, DL 251, LD 14
Kaien Island Daycare Services Family Resource Centre	1	1,051.93	0005167.002	Lot A, Range 5, Plan 8006, DL 251, LD 14
Prince Rupert Aboriginal Community Services Society	1	2,612.15	0009504.000	Lot 4, Range 5, Plan 9689, DL 251, LD 14
The Royal Canadian Legion Branch 27 (Only area used by Legion)	1	825.69	0000641.000	Lot 16, Blk 24, Sec 1, Range 5, Plan PRP923, DL 251, LD 14
Navy League Prince Rupert Branch	1	646.83	9000299.001	Lot C, Range 5, Plan 4693, DL 251, LD 14
Prince Rupert Rowing & Yachting Club (Only area assessed as "Recreation/Non-Profit")	1	1,957.35	9000214.100	Lot 1, Range 5, Plan 42708, DL 251, LD 14
Cedar Village Housing Society (Only area assessed as "Residential/Not-for-profit")	1	15,702.54	0003411.000	Blk G3, Range 5, Plan 923, DL 251, LD 14
Prince Rupert Indigenous Housing Society (Only area assessed as "Residential/Not-for-profit")	1	10,274.94	0040511.050	Lot A, Range 5, Plan BCP13581, DL 1992, LD 14
Sub-total other Properties		\$ 359,049.35		
Estimated Annual Total Permissive Property Tax Exemptions		\$ 366,250.32		

CITY OF PRINCE RUPERT

PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3501, 2022

BEING A BYLAW TO REPEAL AND REPLACE PERMISSIVE PROPERTY
TAX EXEMPTION BYLAW NO. 3447, 2019 AND ITS AMENDMENT BYLAW
NO. 3477, 2021

WHEREAS Section 220 of the *Community Charter* exempts certain lands and improvements from municipal taxation and the Council of the City of Prince Rupert deems that the lands and improvements described within this Bylaw to be eligible for exemption from municipal taxation as they meet the qualifications of Section 224 of the *Community Charter*;

AND WHEREAS changes have occurred since the passage of PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3447, 2019

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

THAT PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3447, 2019 is hereby repealed

AND THAT PERMISSIVE PROPERTY TAX EXEMPTION AMENDMENT BYLAW NO. 3477, 2021 is hereby repealed

AND

A. That the following lands (other than the land encompassing the building footprint and improvements identified as the society's building - which are statutorily exempt pursuant to Section 220 of the *Community Charter*) shown with the respective Places of Worship shall be exempt from municipal taxation for the Year 2023 through 2027, pursuant to Section 224 of the *Community Charter*:

1. Lands and improvements operated by the Cathedral Church of St Andrew (Bishop of New Caledonia): Lot 38-42, Block 1, Section 5, District Lot 1992, Range 5, Plan 923, Roll 0001839.000
2. Lands and improvements operated by the Jehovah's Witnesses: Lot 1, Plan EPP 104623, District Lot 251, LD 14, Roll 0002772.050
3. Lands and improvements operated by the Church of Jesus Christ of Latter Day Saints: Lot 1, District Lot 251, Range 5, Plan 10626, Roll 0091420.000
4. Lands and improvements operated by the Cornerstone Mennonite Brethren Church: Lots 20, 21, & 22, Block 9, Section 5, District Lot 251, Range 5, Plan 923, Roll 0002000.000
5. Lands and improvements operated by the Fellowship Baptist Church: Lot A, District Lot 251, Range 5, Plan 7641, Roll 0003323.000
6. Lands and improvements operated by the Salvation Army: Block 36, Section 1, District Lot 251, Range 5, Plan 923, Roll 0001041.000

7. Lands and improvements operated by the Harvest Time United Pentecostal Church: Lot 16, and West 1/2 of Lot 15, Block 11, Section 6, District Lot 251, Range 5, Plan 923, Roll 0003175.000
 8. Lands and improvements operated by the Indo-Canadian Sikh Association of Prince Rupert: Parcel A (PP23125), Block 3, Section 6, District Lot 1992, Range 5, Plan 923, Roll 0002980.000
 9. Lands and improvements operated by the Prince Rupert Church of Christ: Parcel A, District Lot 251, Range 5, Plan 10602 Roll 0009855.000
 10. Lands and improvements operated by the Prince Rupert Native Revival Centre: Lots 13 & 14, Block 36, Section 1, District Lot 251, Range 5, Plan 923, Roll 0001038.000
 11. Lands and improvements operated by the Prince Rupert Sikh Missionary Society: Parcel A, Block 39, Section 8, District Lot 251, Range 5, Plan 923 Roll 0006391.000
 12. Lands and improvements operated by the First United Church: Lots 23 & 24, Block 12, Section 5, District Lot 251, Range 5, Plan 923, Roll 0002099.000 (*Church*); Lots 21 & 22, Block 12, Section 5, District Lot 251, Range 5, Plan 923, Roll 0002097.000 & 0002098.000 (*Church vacant property*)
 13. Lands and improvements operated by St. Paul's Lutheran Church of Prince Rupert: Lot 25, Block 7, Section 5, District Lot 251, Range 5, Plan 923, Roll 0001958.000
- B. That the following lands and improvements shown with the respective Public School shall be exempt from municipal taxation for the Year 2023, pursuant to Section 220, & 224 of the *Community Charter*:
14. The portion of lands and improvements leased by School District No. 52 (Prince Rupert), which comprises of 4.46% of the total assessed value owned by FJM Ocean Centre ULC: Lot A, Range 5, Plan 8288, District Lot 251, PID 007-461-402 Roll 0000525.000 & Lot 16 & 17, Block 12, Section 1, Range 5, Plan 923, District Lot 251, PID 014-777-568 & PID 014-786-613 Roll 0000300.000(*Space leased by School District No. 52 (Prince Rupert) for Pacific Coast School*);
- C. That the following lands and improvements shown with the respective Social Service Groups owners or occupiers, Senior & Specified housing, Cultural & Recreational Facilities, or Municipal Facilities, shall be exempt from municipal taxation for the Year 2023, pursuant to Section 224 of the *Community Charter*:
15. Lands and Improvements operated by the Prince Rupert Senior Citizens Housing Society: Lot 1, Range 5, Plan 4083, District Lot 251 PID 011-646-608, Roll 9000089.000 (*630 Wayne Place*).
 16. Lands and Improvements operated by the Kaien Senior Citizens' Housing Society: Lot 7-10, Block 10, Section 6, Range 5, Plan 923, District Lot 251, PIDs 014-562-405, 014-562-413, 014-562-421, 014-562-430, 014-562-448, 014-562-588 014-562-596, Roll 0003150.000 (*550 5th Avenue E*)
 17. A portion of the lands and improvements operated by Prince Rupert Loyal Order of Moose: Lot 1 & 2 Section 1, Block 11, Range 5, Plan 923, District Lot 1992, Roll 0000261.000. (*Portion of land and building that is assessed as Recreational/not-for-profit use only - 111 7th St.*)

18. Lands and improvements operated by the Prince Rupert Salmon Enhancement Society: Block 4, District Lot 251, Range 5, LD 14, Plan 1594, Except Plan 3908, & DL'S 1992 & 1994 & EXC PLANS 3908, 5535, 6006, 8407 & 9409, Roll 9000323.001 (*Salmon Hatchery Facility – Wantage Road*)
19. Lands and improvements operated by the BC Society for the Prevention of Cruelty to Animals: Lot 1, Plan PRP43461, PID 024-362-638, Roll 0093230.000; Lot A, Plan PRP43462, PID 024-362-646, Roll 0093227.000; and Lot 1, Plan PRP43463, Roll 0093225.000; all in Section 9, District Lot 251, Range 5, (*SPCA Facility*)
20. Lands and improvements operated by the Prince Rupert Curling Club: Lot C, Plan 4693, District Lot 251, Range 5, except Plan PRP44107, Roll 9000299.000 (*Curling Rink - Seal Cove*)
21. Lands and improvements operated by Prince Rupert Racquet Association: Lot A, District Lot 251, Range 5, Plan 9409, Roll 9000322.002 (*Prince Rupert Racquet Centre-525 9th Avenue West*)
22. Lands and improvements operated by the Prince Rupert Performing Arts Centre Society: Plan 5631, all in District Lot 251, Range 5, Parcel Assigned 28, Except Plan 6006, Roll 9000363.000 (*Performing Arts Centre -1100 McBride St.*)
23. Lands and improvements operated by the Prince Rupert Rod & Gun Club: District Lot 251, Range 5, Plan 1456, Lease/Permit/License # 705501, for Trap Shooting and Recreation Site Purposes, Roll 9000416.000 (*Club House, Facilities, and Grounds-High Way 16*)
24. Lands and improvements operated by the Northern BC Museum Association: Lot A, Block 16, Section 1, District Lot 251, Range 5, Plan 923, Roll 0000382.000 (*Cultural Dance Centre and Carving Shed*)
25. Lands and improvements operated by the Northern BC Museum Association: Lot 1, Range 5, Plan EPS64, District Lot 251, PID 027-913-139 Roll 9000165.002 (*Museum of Northern BC*).
26. Lands and improvements operated by the Prince Rupert Golf Club: Block 4, Plan 1594, District Lot 251, except Plan 3908, & Southerly Portion DL'S 1992 & 1994 & Except Plans 5535, 6006, 8407, 9409, Roll 9000322.000, Roll 9000322.001, 9000322.003, & 9000322.004 (*Prince Rupert Golf Club*)
27. A portion equal to 37.5% of the following lands and improvements that are leased by the City from the Owner Jim Pattison Enterprises Ltd for Municipal purposes and for sub-lease to the Prince Rupert Gymnastics Association to operate a recreational facility, less the value of the land and improvements equal to 5,600 square feet of the leased building as shown in Schedule A – Plan of Premises: Part of Lot 1, Waterfront Block G, District Lot 251, Range 5, LD14, Plan 7176, Except Plan PRP 42647, Roll 9000246.000 and any portion of Waterlot in front of Waterfront Block G included in the lease. (*Canfisco Municipal Boat Launch Facility – George Hills Way*)
28. Lands and improvements operated by the North Coast Community Services Society (previously the Prince Rupert Community Enrichment Society): Lots 15 & 16, Block 32, Section 1, District Lot 251, Range 5, Plan 923, Roll 0000906.000 (*North Coast Community Services Society- 708 and 710 Fraser St.*)
29. Lands and improvements operated by the Friendship House Association of Prince Rupert: Parcel A, Block 32, Section 1, District Lot 251, Range 5, Plan 923 (See PN24367), Roll 0000914.000 (*Friendship House- 744 Fraser St.*)

30. Lands and improvements operated by the Prince Rupert Senior's Centre Association:
Lot 19, Block 36, Section 1, District Lot 251, Range 5, Plan 923, DL 10, Roll
0001044.000 (*Prince Rupert Senior's Centre – 21 Grenville Court*)
31. Lands and improvements operated by the Kaien Island Daycare Services Family
Resource Centre: Lot A, District Lot 251, Range 5, Plan 8006. Roll 0005167.002
(*1200 Hays Cove Avenue*)
32. Lands and improvements operated by Prince Rupert Aboriginal Community Services
Society: Lot 4, Range 5, Plan 9689, District Lot 251, Roll 0009504.000 (*Aboriginal
Head Start Program - 313 Prince Rupert BLVD*)
33. A portion of the lands and improvements operated by The Royal Canadian Legion
Branch 27: Lot 16, Block 24, Section 1, Range 5, Plan PRP923, District Lot 251,
LD14, PID 014-777-215, 014-777-223 & 014-777-231, Roll 0000641.000 (*Portion of
land and building that is assessed as Recreational/non-profit use only - 800 3rd
Avenue W*)
34. Lands and improvements operated by The Navy League- Prince Rupert Branch: Lot
C, Range 5, Plan PRP4693, District Lot 251, LD14, PID 011-174-749, Roll
9000299.001 (*2333 Seal Cove Road*)
35. A portion of the lands and improvements operated by Prince Rupert Rowing &
Yachting Club: Lot 1, range 5, Plan 42708, District Lot 251, LD 14, PID 024-201-642,
Roll 9000214.100 (*Portion of land and building that is assessed as Recreational/non-
profit use only-121 George Hills Way*)
36. A portion of the lands and improvements operated by Cedar Village Housing Society:
Block G3, Section 6, Range 5, Plan 923, District Lot 251, LD14, PID 014-672-201 Roll
0003411.000 (*Portion of land and building that is assessed as Residential/not-for-
profit - 700 Green St.*)
37. A portion of the lands and improvements operated by Prince Rupert Indigenous
Society: Lot A, Range 5, Plan BCP13581, District Lot 1992, LD 14, Roll 0040511.050
(*Portion of land and building that is assessed as Residential/not-for-profit - 1600 Park
Avenue*)

This Bylaw may be cited as the “**PERMISSIVE PROPERTY TAX EXEMPTION BYLAW
NO. 3501, 2022.**”

Read a First time this ____ day of September, 2022

Read a Second time this ____ day of September, 2022

Read a Third time this ____ day of September, 2022

Notice given in accordance with Sections 94 and 227 of the *Community Charter* by way
of posting in the posting locations on the ____ day of ____, 2022 and by publication in
the Northern View newspaper on the ____ day of ____, 2022 and the ____ day of
September, 2022

Finally considered and Adopted this ____ day of ____, 2022.

MAYOR

CORPORATE ADMINISTRATOR

Attachment: Schedule A – Plan of Premises





REPORT TO COUNCIL

Regular Meeting of Council

DATE: September 19, 2022

TO: Robert Buchan, City Manager

FROM: Myfannwy Pope, Planner

SUBJECT: Zoning Amendment Bylaw No. 3503, 2022 – RCMP Detachment Rezoning

RECOMMENDATION:

THAT Council introduce first and second readings to Zoning Amendment Bylaw No. 3503, 2022.

THAT Council waives the Public Notice requirement.

REASON FOR REPORT:

The City of Prince Rupert is in the process of designing a new RCMP detachment. During this process, it has been identified that the chosen site is currently zoned for C5: Marine Commercial which does not permit institutional buildings. Rezoning this lot to P1: Public Facilities Zone will allow the RCMP building to be developed.

ANALYSIS:

The City of Prince Rupert purchased the former Kingdom Hall property intending to construct a new RCMP detachment for the community, which is obligated under the Municipal Police Agreement, 2012. Rezoning this property is required to align this use with our bylaws. The property is located beside the Civic Node character area and the courthouse which are located in a P1: Public Utilities Zone. This rezoning will extend this P1: Public Utilities Zone to include the site of the new RCMP detachment, whose use is complementary to these.

As the development of this detachment is obligatory under the Municipal Police Agreement, 2012, and the fact that the public have previously had various opportunities to provide comment on the development, staff are recommending that council waive the requirement for a Public Hearing. Additionally, staff have already undertaken public consultation steps related to the rezoning through online engagement and letters.

COST:

There is no impact on the Annual Budget or Strategic Priorities for the Staff.

CONCLUSION:

Staff recommend that council complete first and second readings to Zoning Bylaw Amendment No. 3503, 2022 and waive the requirement for a Public Hearing due to the obligatory nature of this requirement and the fact that that public has had various opportunities to express their input prior to this rezoning.

Report Prepared By:

Report Reviewed By:

Myfannwy Pope
Planner

Robert Buchan,
City Manager

Attachment(s):

- Schedule 1: Draft Bylaw Amendment

CITY OF PRINCE RUPERT

ZONING BYLAW AMENDMENT BYLAW NO. 3503, 2022

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

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

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

1. Amend "Schedule B" Zoning Map by rezoning lots legally described as LOT 44 BLOCK 16 SECTION 1 & LOT A DL 251 RANGE 5 COAST DISTRICT PLAN 923 & PLAN 11953 are rezoned from C5: Marine Commercial to P1: Public Facilities as indicated in Schedule A of this bylaw.
2. This Bylaw may be cited as "City of Prince Rupert Zoning Amendment Bylaw No. 3503, 2022".

Read a First time this ____ day of ____, 20__.

Read a Second time this ____ day of ____, 20__.

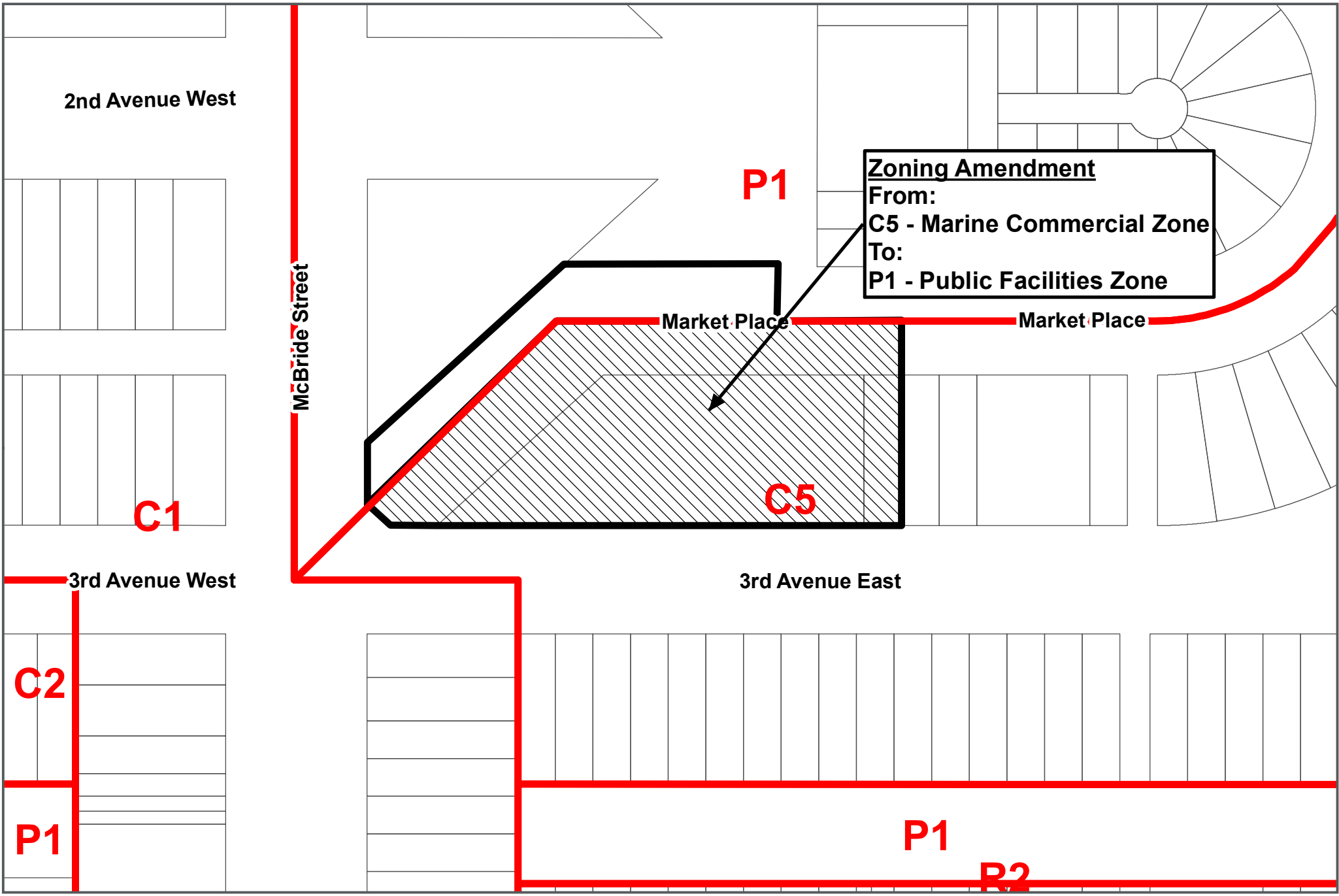
Public Hearing this ____ day of ____, 20__.

Read a Third time this ____ day of ____, 20__.

Final Consideration and Adopted this ____ day of ____, 20__.

MAYOR

CORPORATE ADMINISTRATOR



Project #:	ZBLA-22-03
Author:	RB
Checked:	-
Status:	FINAL
Revision:	B
Date:	2022 / 8 / 26
Scale:	1:1,000

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

LOT 44 BLOCK 16 SECTION 1 & LOT A DL 251
RANGE 5 COAST DISTRICT PLAN 923 & PLAN 11953
Schedule A - Zoning Amendment
Amendment Bylaw No. 3503, 2022

THE CITY OF
PRINCE RUPERT

OPERATIONS DEPARTMENT