



Prince Rupert Innovative Energy Hub

A Sustainable Vision for Our Future

Watson Island Opportunity

M3 Zoning

Marine industrial use:
Marine transportation use
Transportation terminal
General industrial use
(and more - see full [Zoning Bylaw](#) for details)

The Watson Island Industrial Park is a strategically located brownfield redevelopment site on the North Coast of British Columbia, Canada, serviced by rail, road and marine access. Watson island is situated adjacent to the fastest growing port in North America, and the 3rd largest port in Canada, with deep water shipping lane access. The site is also home to a private hydro substation, and the City has Agreements in Principle with BC Hydro to meet future need.

The City also works closely with the Province of British Columbia's regulatory and business arms, and has an Agreement in Principle on site to support efficient development processes. Additionally, the City has relationships with area Ts'msyen nations to coordinate collaboration on shared interests, including sustainable development opportunities. The site is owned by the City of Prince Rupert and leased to Prince Rupert Legacy Inc. to pursue development. It is well known for its industrial heritage, and well-suited for larger scale projects.

Quick facts

- ✓ Over 3m³/second throughrate water supply
- ✓ CN mainline bisects the site with spur options
- ✓ 3 days closer to Asian markets
- ✓ 75 free acres



See our Request for Expressions of Interest to develop innovative energy projects on select, pre-zoned City-owned lands ideal for large scale, sustainable operations. [Learn more.](#)



M5 Zoning

M5 Zoning: Marine Terminal Use

Marine terminal facility
Marine transportation
(and more - see full
[Zoning Bylaw for details](#))

Lot 444 Opportunity

Half a kilometre north of Prince Rupert, Lot 444 is a greenfield site with 2200 acres available for development. The property is located on the east shore of Tuck inlet, with direct waterfront access, deep moorage, and access to shipping lanes. The lot also lies to the north of a BC Hydro right of way, with varying elevations as you move away from the shoreline.

Lot 444 is zoned for industrial use and has been explored previously for development opportunities. Existing information about the site is available to support development plans. A greenfield area, Lot 444 offers a combination of accessibility and space ideal for a range of innovative energy initiatives.

Quick facts



2200 free acres for development



Direct waterfront access, with frontage of ~2,500+ square feet



3 days closer to Asian markets

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