



**SUPPLEMENTAL INFORMATION
FOR THE REGULAR MEETING OF COUNCIL
MONDAY, MAY 6, 2024**

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KITIMAT

A Marvel of Nature and Industry

Industrial Land Strategy

Purpose

The intention of the Industrial Strategy is to ensure that the District of Kitimat has an appropriate amount of light industrial and service commercial land in appropriate locations to address current and future needs while supporting economic growth.



Land Analysis

- Light Industrial and Service Commercial lands within Kitimat
- No heavy industrial lands will be considered



Relevant Documents

- Kitimat OCP
- Kitimat Municipal Code
- Community Energy and Emissions Plan
- Active Transportation Plan
- Water Conservation Plan
- Solid Waste Management Plan
- Flood Mapping
- Sanitary Infrastructure Plan
- Integrated Stormwater Plan
- Economic Development Strategic Plan



Key Stakeholders

- Haisla Nation
- DOK Departments
- Federal Departments
- Provincial Ministries
- Property Owners
- Kitimat-Stikine Regional District



Timeline

- Immediate
- Short-term
- Medium-term
- Long-term



Timeline

Immediate (Short – Term Lease)

- Land is already zoned for the use intended
- Temporary Use Permit can authorize uses
- 0-3 year tenure
- Approving Officer is not involved
- Legal Agreement between Land Owner and Lessee
- Kitimat subdivision requirements do not apply



Timeline

Short-term (No Lease)

- Land may or may not already be zoned (OCP) for the use intended
- Temporary Use Permit can authorize uses
- 0-3 year years
- Approving Officer is involved in subdivision
- Owner applies for a subdivision
- Kitimat subdivision requirements apply



Timeline

Medium-term (Lands to be Determined)

- Land likely requires an OCP and Zoning Amendment
- Temporary Use Permit can authorize uses
- 3-5 years
- Approving Officer is involved in subdivision
- Owner applies for a subdivision
- Kitimat subdivision requirements apply



Timeline

Long-Term (Lands to be determined)

- Land will require an OCP and Zoning Amendment
- 5-10 years
- Approving Officer is involved in subdivision
- Owner applies for a subdivision
- Kitimat subdivision requirements apply
- Road network upgrades may be necessary
- Municipal services may need extension and upgrades



Key Considerations

- Zoning
- Floodplain
- Riparian/Environmental
- Hazard Lands
- Geotechnical
- Road design and road grades
- Municipal services capacity
- Air Quality/Water Quality



Industrial Land Strategy Project Outline

- Phases and Timelines
- Tasks
- Milestones





Finlay Sinclair
Interim Director of Planning
District of Kitimat



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