LAND USE PLAN

UPDATE

landuseplan@rupertport.com



We would like to hear from you! **Scan the QR code** to share your feedback or to learn more about the Land Use Plan.

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PRINCE RUPERT Port Authority
CANADA'S LEADING EDGE

LAND USE PLAN UPDATE

ABOUT PRPA'S LAND USE PLAN

The Prince Rupert Port Authority's Land Use Plan provides a long-term vision for the responsible use and development of the lands and waters under PRPA's jurisdiction.

PRPA is reviewing the Land Use Plan to ensure it continues to reflect the Port's current operating context, strategic direction and land portfolio. Since the Plan was adopted in 2020, new terminals, transportation infrastructure and trade-enabling projects have been completed or advanced, and planning for the Port's future land and infrastructure needs has continued to evolve.

The existing Land Use Plan provides a strong foundation. The current review is intended to bring the Plan up to date, clarify its long-term vision and policies, and make the document more concise and easier to understand and implement.

As part of the update, PRPA is also proposing a clearer planning framework consisting of three complementary documents: the Land Use Plan, the Environmental Plan & Report, and the Reconciliation Plan. Each document will have a distinct purpose while referencing and supporting the others where their subject areas overlap.

Although a significant portion of the detailed environmental content is proposed to be moved out of the Land Use Plan, no material environmental information will be lost. The information will instead be housed in the dedicated Environmental Plan & Report, where PRPA's environmental priorities, programs, monitoring, performance and actions can be presented more clearly and comprehensively. Land use-related environmental direction will remain in the Land Use Plan where appropriate.

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COMMUNITY ENGAGEMENT

The Land Use Plan review provides opportunities for input from First Nations, local governments, port operators, stakeholders and members of the public.

PRPA is seeking feedback on the proposed updates, including the Plan's long-term vision and goals, future land needs, land use designations, strategic policies and implementation priorities.

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Feedback received during this stage will help PRPA refine the proposed updates and prepare the draft Land Use Plan. Additional opportunities will be provided to review and comment on draft materials as the work progresses.

PRPA is committed to maintaining open and transparent communication throughout the review and ensuring the updated Plan continues to support responsible land stewardship, environmental protection, community interests and the long-term competitiveness of the Prince Rupert trade gateway.

PROPOSED CHANGES

• Update the Plan to reflect changes since 2020, including new terminals, infrastructure, projects and other changes across the Port.

• Refresh the long-term vision and goals to reflect current national, regional and local priorities and the Port's future direction.

• Strengthen marine, rail and gateway safety and security direction, including clearer information about the respective roles and responsibilities of PRPA and port operators.

• Plan for future land and infrastructure needs, including the efficient use of PRPA's existing land base and longer-term trade-enabling land requirements.

• Refine and simplify the land use designations. The proposed changes are not a major departure from the existing land use framework. Similar designations will be consolidated or clarified to make them more concise, easier to understand and easier to apply.

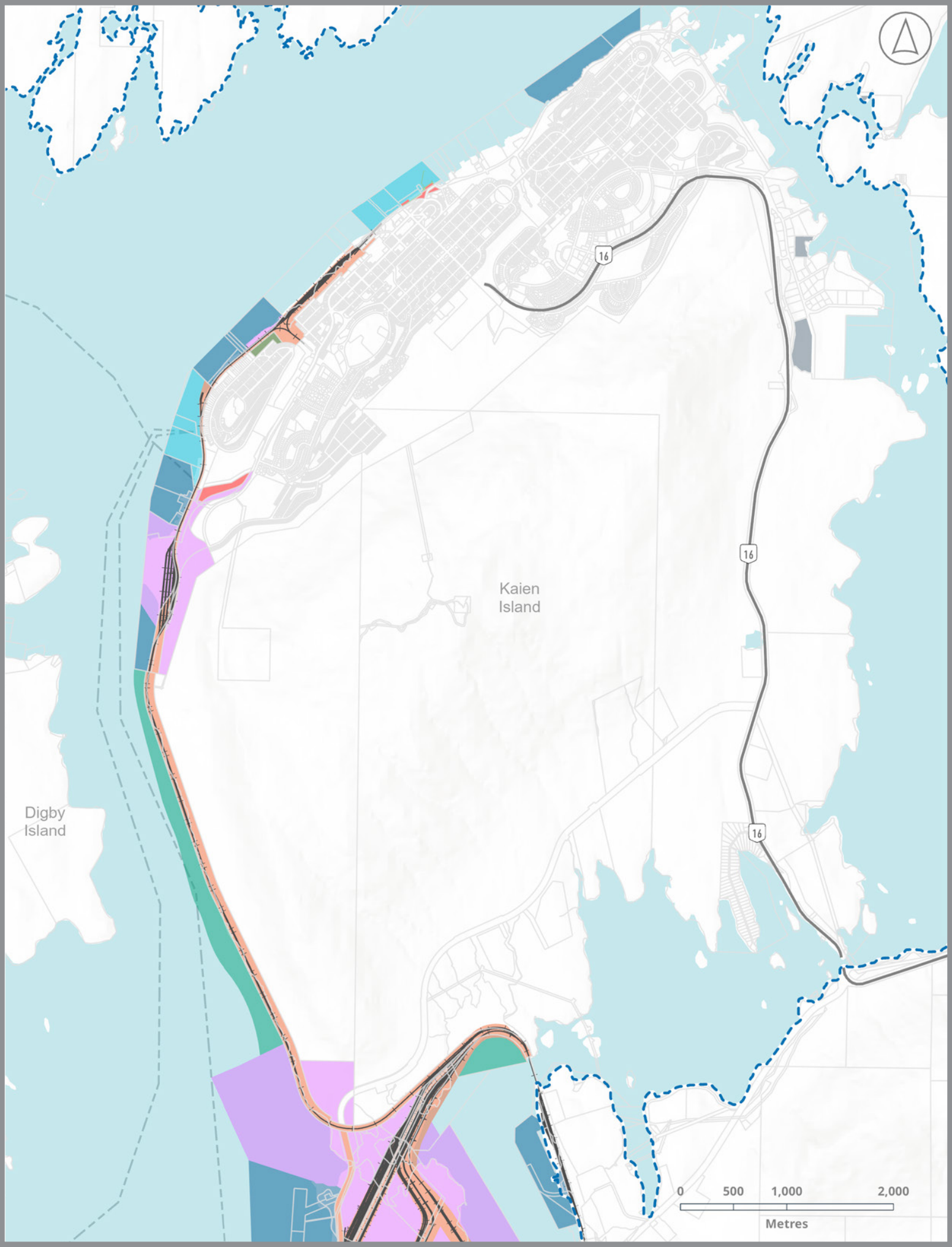
• Simplify the Plan's strategic policies by using clearer, more concise objectives and policy directions.

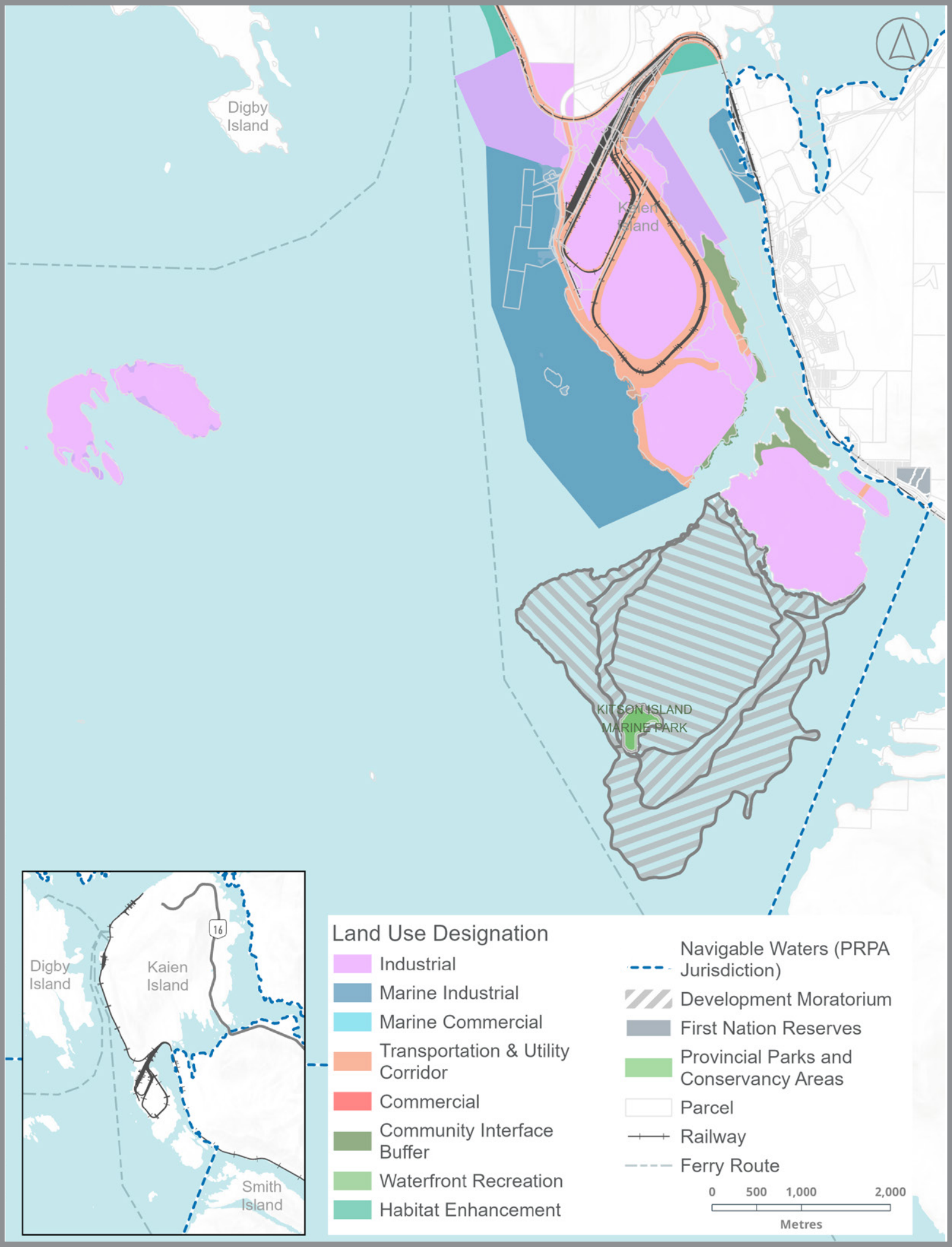
• Update implementation actions to show progress on the commitments established in 2020 and identify current priorities and outstanding work.

• Retain the Flora, Agnew and Horsey Banks industrial development moratorium within the Land Use Plan.

• Continue engagement with First Nations, local governments, stakeholders and the broader community as the updated Plan is developed.

• Establish three complementary planning documents; Land Use Plan, Environmental Plan & Report and Reconciliation Plan


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16
16
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500
1,000
2,000
Metres



* Please refer to the matrix for the land use designation uses

LAND USE MATRIX (2026)

Use*

	Industrial	Marine Industrial	Marine Commercial	Transportation & Utility Corridors	Commercial	Habitat Enhancement	Community Interface Buffer	Waterfront Recreation
Import/Export Terminal & Deep-Water Berths		■						
Liquid Bulk	■	■						
Material Storage (overburden, laydown, etc.)	■	▪						
Manufacturing, Fabrication and Processing	■	■	▪					
Intermodal/Container Yards & Warehousing	■							
Transload Facilities & Crossdocks	■			▪				
Breakbulk		▪						
Moorage and Anchorages		■						
Marine Storage (e.g., logs and barges)		■	▪					
Docks, Piers & Marinas		▪	■	▪				■
Transportation & Staging Areas (e.g., highways, railways)	▪	▪	▪	■				
Utilities	▪	▪	▪	■				
Office (e.g., port offices and services)	▪	▪	▪	■	■			
Retail & Food Services			▪		■			
Conservation and Protection (e.g., habitat, buffering, shoreline)						■	▪	▪
Public Space & Recreation (e.g., trails, viewing areas, picnic areas, public art)					■	▪	■	■
Commercial Tourism (e.g., cultural tours, museum)					■			▪
Passenger Terminals (e.g., cruise, ferries, customs facilities and loading)			▪		▪			▪
Heritage Conservation					■	▪	▪	■

**All primary and secondary uses are subject to the applicable general land use policies for Port Waters and Navigation, Safety and Security, Environmental Stewardship, Cultural Values and Uses, Water Lots and Leasing, and Ancillary Uses.*

Primary Use: ■ Secondary Use: ▪



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To learn more about the Land Use Plan review and provide feedback, visit the Land Use Plan webpage and complete the survey.

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