

Industrial Land Strategy Implementation Plan

Short Term – Within the next 2 years

- **Action 1 - Redevelopment Support for Brownfield Sites**
 - Provide information on the site disclosure statements and potential remediation process by creating an online site readiness checklist for brownfield sites with general information for people who are looking to sell, lease, or redevelop a brownfield site.
- **Action 2 - Redevelopment Tax Exemption for Brownfield Sites**
 - Create a tax exemption program that exempts brownfield sites that meet certain criteria from all or a part of the municipal portion of property taxes for up to 10 years following the redevelopment of the site, including the construction of new buildings.
- **Action 3 – Reinstate the Demolition Program**
 - Reinstate the Demolition of Vacant and Derelict Properties (DVDP) program with additional incentives added, such as:
 - Increase the rebate percentage.
 - Increase the maximum rebate amount.
 - Wave tipping fees at the municipal landfill for the demolished building materials.
 - Wave the demolition building permit application fee.
 - Commit to an expediated application approvals process for demolished and proposed buildings in Service Centre.
- **Action 4 – Disposition Strategy for Vacant and Underutilized District of Kitimat-Owned Parcels**
 - Undergo a Disposition Strategy for the ten vacant and underutilized District of Kitimat-owned parcels in Service Centre as outlined in the Industrial Land Strategy.
 - Identify criteria to help guide future acquisition of well-priced properties in Service Centre and Forest Avenue that can be redeveloped for light industrial purposes.
- **Action 5 – Undergo a Light Industrial Focused OCP Update**
 - Review and update the Kitimat OCP in regard to its light industrial related policies, statements and strategic direction for Service Centre and Forest Avenue, as well as related housekeeping items.
 - Explore a light industrial development permit area addressing such items as stormwater management, riparian considerations and others.
- **Action 6 - Review and Update Light Industrial Zoning**
 - Undergo a comprehensive review and update of the District's light industrial zoning, including the three zones in Service Centre as well as the zone for Forest Avenue.
 - Amend the Heavy Industrial zone (M1) to allow the light industrial uses permitted in Service Centre's zoning.

Medium Term – Within the next 2 – 4 years

- **Action 7 - Review and Update Home-Based Business Regulations to Clarify Permissions that are Light Industrial and Service Commercial in Nature for Residential Locations Across the District**
 - Identify where light industrial related businesses may be permitted to operate under a Home Occupation business license. As part of this work, consider introducing tiered home-based business regulations based on property size, location and potential impact on surrounding neighbourhood.
 - Prepare a zoning amendment bylaw for Council's consideration.

Long Term – Within the next 4+ years

- **Action 8 - Expand Service Centre to the South and West**
 - Continue to work with existing landowners to bring undeveloped lands currently zoned and designated for light industrial development to market.
 - Consider a staff-led OCP and zoning amendment for the disturbed lands south of Service Centre zoned G5, in conjunction with reviewing access, servicing, and infrastructure capacity in this area.