

Industrial Land Strategy Project Outline



Purpose:

The intention of the Industrial Land 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.

Process and Timeline:

The Industrial Land Strategy is being developed in three phases as shown in Figure 1 and Table 1 below.

Figure 1 – Industrial Land Strategy Process



The first phase of the project (Pre-planning) began in September 2023 and is nearing completion. The presentation of this Project Outline and accompanying Baseline Report to Council will mark the conclusion of Phase 1. Phase 2 will begin once staff receives Council’s direction to proceed.

Upcoming work in Phases 2 and 3 will build on the findings of the Baseline Report. Staff will continue the work that has already been established, ensuring it is adequately addressed and considered in the recommendations that will be prepared and presented in Phase 2 and implemented in Phase 3.

Further detail regarding the three phases of work, including tasks, milestones, and timelines, is outlined in Table 1 on the following page.

Table 1 – Industrial Land Strategy Scope of Work

Phase and Timeline	Tasks	Key Milestones
Phase 1: Pre-Planning (Fall 2023 to Spring 2024)	• Gather and review relevant background material and identify information gaps • Prepare inventory of industrial properties • Prepare Project Outline • Prepare Baseline Report	• Present Project Outline and Baseline Report to Council for consideration of approval
Phase 2: Planning (Spring and Summer 2024)	• Conduct analysis of industrial property inventory with all District departments and identify constraints and opportunities • Review utilities and infrastructure capacities and potential upgrades needed • Review riparian and floodplain considerations • Identify properties that have immediate, short term, medium term, and long term potential for industrial development and seek Council feedback • Engage with Haisla Nation • Engage with stakeholders including relevant provincial and federal agencies and property owners • Prepare Industrial Land Strategy recommendations	• Present initial findings to Council and seek feedback on potential immediate, short term, medium term, and long term opportunities • Engage with Haisla Nation • Engage with stakeholders including relevant provincial and federal agencies and property owners • Present Strategy and recommendations to Council for consideration of approval
Phase 3: Implementation (Fall 2024 and beyond)	• Prepare implementation plan in collaboration with all District departments and Haisla Nation • Communicate with affected property owners • Obtain approvals from relevant provincial and federal agencies	• Recommend Implementation Plan to Council • Begin implementation process with an initial focus on properties identified as having immediate potential for industrial development.