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## **EXECUTIVE SUMMARY**

On behalf of Mr. Henry Rempel and the City of Prince George, L&M Engineering Limited is pleased to present the proposed Airport Light Industrial Plan (ALIP) for consideration by Prince George City Council. This Plan was initiated in October of 2007 by Prince George City Council's decision to consider the area as the future Light Industrial land base for the City of Prince George in recognition of the lack of light industrial land available within the City. The Industrial Land Strategy identifies the area as the potential, future light industrial land base for the City of Prince George pending the outcome of the technical reports and land use recommendations contained within this plan. The ALIP is reflective of the City of Prince George's goal to maximize the economic potential associated with the expansion of the Prince George Airport, as well as to position itself as the regional transportation and distribution centre for the region. In addition, this planning document is a proactive approach to ensuring that long range land use and infrastructure planning is in place to facilitate the growth and economic diversification of the city while promoting the protection of the environment and air quality, respect for existing surrounding development, as well as fiscal responsibility with regard to infrastructure expenditures.

We would like to thank the City of Prince George for their technical support with respect to existing policy and infrastructure considerations, as well as Triton Environmental Consultants Ltd, Geonorth Engineering Ltd, RWDI Consulting Engineers and Scientists, and Ecofor Natural and Cultural Resource Consultants for their professional contributions to this land use plan.

## **THE VISION**

The vision of the Airport Light Industrial Plan is to create the future light industrial land base and a significant employment node within the City of Prince George while demonstrating environmental leadership and providing an integral component of the future diversification of the city's and region's economy as the Province of British Columbia's northern transportation centre. The Airport Light Industrial Lands will be designed with: natural systems; respect for surrounding existing and historical land uses; consideration of transit and alternative transportation options; and consideration of Best Management Practices with respect to on site landscaping and building design. The vision of the Airport Light Industrial Plan recognizes that Prince George has the opportunity to create a world class logistics and light industrial area and that design within the plan boundary is to reflect that world class opportunity.

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## **THE PROCESS**

The Airport Light Industrial Plan is intended to be a holistic document that establishes broad land use, transportation, infrastructure, and implementation policies to guide development over time. It is intended to provide surety for the public, decision makers, and developers regarding how the land can be developed and, accordingly, the technical investigations informing the ALIP include:

- Environmental Overview,
- Geotechnical Overview,
- Air Quality Analysis,
- Archaeological Overview,
- Transportation Network Analysis,
- Land Use Analysis, and
- Servicing Overview.

In addition, the planning process has also included consultation with government agencies, including: the Regional District of Fraser Fort George; the Ministries of Environment; Transportation; and Tourism, Sport and the Arts; the Department of Fisheries and Oceans; as well as the Lheidli T'enneh and the Nazko First Nations. In addition, consultation with identifiable interest groups, such as PACHA, PGAIR, the Prince George Airport Authority, and residents of Gunn Road was also conducted. The opinion of the public was sought through one city-wide public meeting held on July 3, 2008, as well as through survey forms available at the meeting, and on the City's, as well as L&M Engineering's web sites.

## **THE PLAN**

The Airport Light Industrial Plan integrates the policies of the Official Community Plan, the Major Street Network Plan, the Trails Master Plan, and the Industrial Land Strategy. Based on the technical evaluations described above, the Airport Light Industrial Lands can be developed as the future, fully serviced light industrial land base for the City while respecting the environment, air quality, and surrounding land uses.

The plan permanently protects 324 hectares of land or 28% of the area for environmental, geotechnical, and habitat considerations and its location minimizes impacts to the community's sensitive air shed. In addition, the location of the property creates the opportunity to improve the City's overall transportation network by connecting Highway 16 East to Highway 97 South. The improved transportation network will reduce the amount of heavy traffic traveling through the community further reducing pollutants within the "bowl" area of the City. Finally, development within the Airport Light Industrial Lands is the catalyst for the exploration of alternative development standards for roads and storm water management; green building design; alternative energy systems; and enhanced Development Permit Design guidelines.

**CONCLUSION**

On behalf of Mr. Rempel and the City of Prince George, L&M Engineering Limited is very pleased to present the Airport Light Industrial Plan to Prince George City Council and appreciates Council's consideration.

Sincerely,  
**L&M ENGINEERING LIMITED**

  
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