

**APPENDIX H**

**Airport Light Industrial Plan  
L&M Engineering Limited**

**PUBLIC PARTICIPATION MAIL-OUT PACKAGE**



1210 Fourth Avenue  
Prince George, BC  
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Tel. (250) 562-1977  
Fax (250) 562-1967

Date: 16 June 2008  
File: 1282-07-00

Name  
Address  
Address

**Attention:**

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**Reference: DRAFT Airport Light Industrial Plan**

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Dear \_\_\_\_\_,

We are pleased to invite you to an upcoming public meeting regarding the development of an Airport Light Industrial Plan for the City of Prince George as shown on the enclosed Explanatory Plan. L&M Engineering Limited has been working closely with City of Prince George, property owners as well as other consultants, including: Triton Environmental Consultants Ltd., GeoNorth Engineering Ltd.(geotechnical engineers), RWDI AIR Inc.(air quality specialists), and Ecofor Consulting Ltd.(archaeologists) to develop the first draft of the Industrial Land Use Plan. This draft plan is now ready for presentation to the public in order to gain public comment into this important land use planning process for our community.

L&M Engineering Limited would like to invite you to attend the Airport Light Industrial Plan Public Meeting. This meeting is scheduled for **July 3<sup>rd</sup> 2008** from **7pm to 9pm** at the **Coast Inn of the North, 770 Brunswick, Summit Room.**

**Highlights of the Airport Light Industrial Plan**

The subject property is ideally situated to take advantage of the expansion of the Prince George Airport, as well as the development of Prince George as an intermodal centre. Furthermore, the Industrial Land Study of 2007 identified strategies for the management of the City's industrial land base, and discovered that the existing light industrial land base is insufficient to meet the demand for industrial land expected in the coming years. The study recommended that the most appropriate location for light industrial land use was west of the Prince George Airport. In addition, the Prince George Regional Airport has identified the need for light industrial land uses adjacent to their property within their Airport Master Plan in order to support the development of private sector aviation related and logistics facilities.

The City of Prince George requires the development of a comprehensive land use plans for land greater in size than 40 hectares in order that the land may be developed

comprehensively. Accordingly, the scope of work for the development of the Airport Light Industrial Plan included the following:

- Current and Surrounding Land Use;
- Transportation Network;
- Environmentally Sensitive Areas;
- Geotechnical considerations;
- Air Quality considerations;
- Archaeological considerations;
- Infrastructure and Servicing; and
- Proposed Land Uses.

During the Public Meeting, scheduled for July 3<sup>rd</sup>, the professional reports will be presented to the public with the opportunity for the public to ask questions of the presenters. In addition, public comment forms will be distributed in order that public comments can be included within the plan.

Following the receipt of public comments, L&M Engineering will integrate the public comments with review and analysis of the professional reports into a draft version of the Airport Light Industrial Plan. Once the first draft of the Airport Light Industrial Plan is completed, it will be submitted to the City of Prince George for review. It is anticipated that Council will consider the adoption of the Airport Light Industrial Plan in September of 2008.

The Airport Light Industrial Plan will not be finalized until public consultation and input occurs. The public meeting is scheduled for July 3<sup>rd</sup>, 2008 and is an opportunity to provide input into the formulation of the Airport Light Industrial Plan.

Please take the time to review the draft Airport Light Industrial Plan as posted on the City's website ([www.city.pg.bc.ca/](http://www.city.pg.bc.ca/)), and do not hesitate to contact the undersigned directly should you have any questions. We look forward to hearing from you regarding this exciting project.

Sincerely,  
**L&M Engineering Limited**

Heather Oland BA, MSc, MCIP.  
Director of Planning

Enclosures: Explanatory Plan: Airport Light Industrial Plan  
Survey

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## Airport Light Industrial Plan – Community Survey

For each statement, please check the box that best describes your agreement or disagreement and provide any additional comments. You will be best able to respond after attending the **Public Meeting to be held on July 3rd 2008 at the Coast Inn of the North, 770 Brunswick, Summit Room between 7 and 9pm** or by reviewing the complete set of plans available on the City's website ([www.city.pg.bc.ca](http://www.city.pg.bc.ca)).

1. The proposed Airport Light Industrial Plan is an appropriate location for a light industrial land base for the City of Prince George.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
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2. The proposed road network, including the extension of Boundary Road, provides the necessary road linkages to promote safe and effective transportation through this and adjacent land uses.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
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3. The proposed uses of the Airport Light Industrial Plan lands, such as a logistics facility, warehousing, distribution centre and manufacturing centres are appropriate in this location.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
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4. The proposed Airport Light Industrial Plan will benefit the community by providing economic opportunities and employment to local residents.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
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5. Environmentally sensitive areas and their protection are adequately incorporated into the proposed Airport Light Industrial Plan.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
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6. The proposed pedestrian, cyclist links, and public transit (road, sidewalk, greenspace, trail network, and connections to neighbouring areas) are sufficient to promote alternative transportation choices.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
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7. Are there any issues or concerns not covered above that you want to make sure are addressed as part of the planning process for the Airport Light Industrial Plan?

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Thank you for taking the time to respond.

Please mail, hand deliver, or fax (250-562-1967) your completed four-page survey to Heather Oland at L&M Engineering Limited – Planning Centre.  
1210 Fourth Avenue

OR

Dan Milburn at City of Prince George (250-561-7614) – Long Range Planning Division  
1100 Patricia Boulevard  
fax (250-561-7721)