



May 19, 2023

City of Prince George
1100 Patricia Boulevard
Prince George, BC
V2L3V9

Attention: Development Services

Subject: (BP042513) Development Variance Permit for 5055 Continental Way

FortisBC Energy Inc. ("FortisBC") is planning to upgrade the heaters at its HWY 97 & Terminal Station located at 5055 Continental Way in Prince George ("Project"). This pressure control station reduces inlet transmission pressure ("TP") to separate intermediate pressure ("IP") and distribution pressure ("DP") outlets. The Project was identified as a priority as the existing line heater fails to meet capacity on a design degree day in Prince George. Without replacement, the capacity issue may result in interruption of natural gas service to many FortisBC's customers during a period of extreme cold weather.

The scope of the Project includes replacement of the existing line heater with two new heaters housed in a new prefabricated, skid mounted, steel building. The Project will provide individual heaters for the TP/IP line and IP/DP line. The new building structure will be supported by the existing accessory building foundation. The existing foundation will be extended by 1.115 meters to the east and 0.5 meters to the south. The existing station and accessory building were built in 1999 and 2004 respectively and conformed to the zoning bylaw in place at the time. The zoning of the property has since changed to U2: Major Utilities under Zoning Bylaw No. 7850, 2007 ("Bylaw") which increased the minimum side yard setback to 7.5 meters. FortisBC is, therefore, applying for a development variance permit to reduce the required side yard setback as described in section 14.2.5.3 of the Bylaw from 7.5 meters to 4 meters.

The station must have an operating heater in cold conditions and, therefore, the project must be completed before colder temperatures are experienced in early fall. Work at the station was scheduled to commence May 15, 2023. The requirement for the development variance permit has delayed the start and has put completion of the project this year at risk. FortisBC requests that the City review this development variance permit application in an efficient manner to provide an opportunity for this project to proceed this year.

Sincerely,

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