

McWalter Consulting Limited

2665 Ridgeview Drive

PRINCE GEORGE, BC

V2K 4C8

16th August 2024

Via Email

City of Prince George

Planning and Development Services Division

1100 Patricia Boulevard

Prince George, BC

Attention: Kali Holahan

Reference: Lakewood Electric and 1279841 BC LTD.

Rezoning Application for 4636 Hart Highway and 2262 Knell Road

1279841 BC LTD (Property Owner) and Lakewood Electric (Tenant) have developed a business plan to expand their growing business operations to an additional location at 4636 Hart Highway and 2262 Knell Road. Please see the attached Aerial Site Plan of the adjacent properties located at 4636 Hart Highway and 2262 Knell Road.

APPLICANT

McWalter Consulting Limited on behalf of 121279841 BC LTD and Lakewood Electric.

PROPERTY IDENTIFICATION NUMBERS

006413919 and 006413927

LEGAL DESCRIPTIONS

LOTS 16 and 17, DISTRICT LOT 4039, PLAN 27675

STREET ADDRESSES

4636 Hart Highway and 2262 Knell Road, Prince George, BC

PROJECT INFORMATION

The proposed rezoning of the noted properties represents a major expansion opportunity for Lakewood Electric.

Lakewood Electric is a long-established Prince George company specializing in all things electrical. Lakewood Electric presently have 5 partners and 115 employees. Although based exclusively in Prince George, Lakewood Electric have multiple construction and servicing projects throughout British Columbia.

Lakewood Electric are presently located at 2007 Ogilvie Street. Please refer to the map entitled “Lakewood Electric – 2007 Ogilvie Street”. This map illustrates the cramped conditions of their existing location. Lakewood Electric occupy the entire building and have limited room for staff/client parking and no space for any kind of specialized equipment storage. The existing cramped conditions have encouraged Lakewood Electric to locate and purchase another industrial property in the City of Prince George. In 2023 the adjacent industrial properties located at 4636 Hart Highway and 2262 Knell Road were acquired. The properties both have M3 Business Industrial zoning designations.

The existing property at 2007 Ogilvie Street is owned by 1279841 BC LTD. and is fully occupied by Lakewood Electric. There is a commonality of shareholders

for both 1279841 BC LTD and Lakewood Electric. The newly purchased properties located at 4636 Hart Highway and 2262 Knell Road is also owned by 1279841 BC LTD. and the properties will again be leased to Lakewood Electric.

Should the rezoning proposal be approved by the City of Prince George, it is anticipated that the construction of the additional office and storage facilities will be commenced in 2025. When the new construction is completed, Lakewood Electric will operate from both properties.

REZONING APPLICATION

This rezoning application is to rezone both properties from M3 (Business Industrial) to M2 (General Industrial). It has been determined that the proposed M2 (General Industrial) zoning designation is better suited to the expanded operations of Lakewood Electric. Specifically, the M2 (General Industrial) zoning designation permits the following additional Principal Uses

1. Contractor Service, Major,
2. Consulting, Scientific and Technical,
3. Emergency Service,
4. Outdoor Storage.

Generally, the Principal Uses permitted within both zones are very consistent, however, the inclusion of the noted additional Principal Uses will permit Lakewood Electric to expand their operations as a major electrical contractor and have sufficient space for the parking of specialized company vehicles (bucket trucks, etc) and also have limited outdoor storage for electrical equipment.

PROPERTY CHARACTERISTICS

Presently the properties consist of two distinct legal lots. It is assumed that the City of Prince George will require that the adjacent lots be consolidated into a single legal parcel. This work is already in progress, and Heather Sadler

Jenkins will coordinate the cancelation of the interior lot line to create the required single legal parcel.

The subject properties are generally flat, with a slight slope from the north of the properties towards Knell Road. Both properties are serviced from Knell Road with a 25.4mm water service, a 100mm sanitary sewer service and a 1500mm storm sewer service. Knell Road is an existing Industrial standard road with a paved surface, concrete curb and gutter and overhead utilities. No further offsite improvements are anticipated. Please refer to the map entitled “4636 Hart Highway and 2262 Knell Road – Utilities”. Access to the consolidated property will be from Knell Road.

The surrounding properties have a mix of M2 (General Industrial) and M3 (Business Industrial) zoning designations. Please refer to the map entitled “4636 Hart Highway – Zoning and Street Addresses”. Thus, the proposed rezoning is consistent with the neighbouring properties.

The subject properties are generally cleared and graded. The original clearing occurred around 2010, and in recent years some vegetation growth has occurred on the property. The property has never contained any building or structures.

SUPPORTING DOCUMENTATION

Appointment of Agent Form – Appointing McWalter Consulting Limited

Zoning Bylaw Amendment Application Form

Aerial Map of 4636 Hart Highway and 2262 Knell Road

Aerial Map of 2007 Ogilvie Street (Existing Lakewood Electric Premises)

M2 (General Industrial) – Zoning description

M3 (Business Industrial) - Zoning description

4636 Hart Highway Lot History Sheet

2262 Knell Road Lot History Sheet

Utility Map of 4636 Hart Highway and 2262 Knell Road

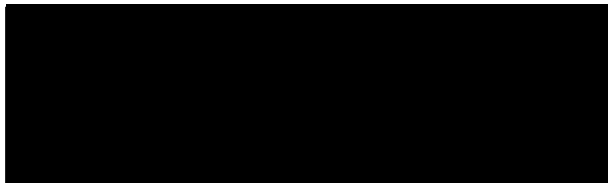
Zoning Map of surrounding Properties

Site Disclosure Statement

SUMMARY

No fees have been submitted with this application. When the City produces the Fee Slip, the appropriate fees will be paid promptly.

Sincere regards,



David McWalter

4636 Hart Highway and 2262 Knell Road



CITY OF
PRINCE GEORGE

Cadastre

Parcel Public View

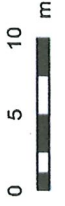


Transportation Infrastructure

Roads

Highway

Local



Notes:

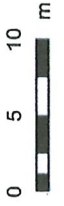
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Printed: August 9, 2024 16:52

Lakewood Electric - 2007 Ogilvie Street



- Cadastre
- Parcel Public View
- Transportation Infrastructure
 - Roads
 - Local
 - Alley



Notes:

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M2

M2n

Bylaw 8586	12.2	M2, M2n: General Industrial	M2
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12.2.1 Purpose

The purpose of this zone is to provide for a mix of business and light industrial uses.

Bylaw 9273	12.2.2	Principal Uses <ul style="list-style-type: none"> • animal shelter • auction, major • auction, minor • brewery & distillery, minor • building & garden supply • consulting, scientific and technical • contractor service, major • contractor service, minor • education, commercial • emergency service • equipment, major • equipment, minor • fleet service • industry, light • manufacturing, custom indoor • outdoor storage • medical marihuana production facility, only in M2n • parking, non-accessory • railway • recycling centre, intermediate • recycling centre, major • recycling centre, minor 	12.2.2	Principal Uses (Continued) <ul style="list-style-type: none"> • restaurant • retail, convenience only on Lots 3 and 5, District Lot 4039, Cariboo District, Plan EPP56988 • self-storage facility • service, household repair • service, industrial support • service station, major • service station, minor • transportation depot • truck or rail terminal, major • truck or rail terminal, minor • utility, major • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair, major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • vehicle wash, major • vehicle wash, minor • veterinary service, major • veterinary service, minor • warehousing • wholesale • wrecking yard
			12.2.3	Secondary Uses <ul style="list-style-type: none"> • Residential security / operator unit

12.2.4 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 1,000 m².

12.2.5 Development Regulations

1. The maximum site coverage is 80%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 3.0 m.
4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.
5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.

Bylaw 8256	12.2.6	Other Regulations
Bylaw 8119		<ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing. 2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3.0 m above the natural grade. 3. Note: In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

M3

M3n

12.3	M3, M3n: Business Industrial	M3
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12.3.1 Purpose

The purpose of this zone is to provide for a mix of business and light industrial uses, generally without outdoor storage.

Bylaw 9273	12.3.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • auction, minor • broadcasting studio • building & garden supply • consulting, scientific and technical • contractor service, major only on Lot 6, District Lot 4039, Cariboo District, Plan EPP56988 • contractor service, minor • education, commercial • equipment, major • equipment, minor • greenhouse & plant nursery • industry, light • manufacturing, custom indoor • medical marihuana production facility, only in M3n • parking, non-accessory • recreation, indoor • recycling centre, intermediate • recycling centre, minor • restaurant • retail, convenience • retail, flea market 	12.3.2	<p>Principal Uses (Continued)</p> <ul style="list-style-type: none"> • retail, general of only business or office supplies; and home furnishings only on Lot 1, DL 2508, Cariboo District, Plan 19210 • self-storage facility • service, business support • service, industrial support • service, household repair • service, pet grooming & daycare • service station, major • service station, minor • transportation depot • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • vehicle wash, major • vehicle wash minor • veterinary service, minor • warehousing • wholesale
			12.3.3	<p>Secondary Uses</p> <ul style="list-style-type: none"> • residential security/operator unit • outdoor storage

12.3.4 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 600 m².

12.3.5 Development Regulations

1. The maximum site coverage is 80%.
2. The maximum floor area ratio is 1.6.
3. The maximum height is 12.0 m.
4. The minimum front yard is 3.0 m.
5. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.

6. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.

Bylaw 8256	12.3.6	Other Regulations
Bylaw 8330		<ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing. 2. Outdoor use is not permitted except for auction; building & garden supply; equipment, minor; restaurant; greenhouse & plant nursery; recycling centre; service station; utility, contractor service; industry; vehicle sale; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
		<ol style="list-style-type: none"> 3. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

**City of Prince George
HISTORY SHEET**

006413919

SHEET NUMBER

Roll Number

Legal: LOT'S 16 BLOCK _____ D.L. 4039 PLAN 27675

Address: 2294 KNELL ROAD

Sanitary Connection: # _____ SIZE 100 mm MATERIAL P.V.C. INV. 656.01 M CONNECTED

Water Connection # _____ SIZE 25.4 mm MATERIAL COPPER METER _____ CONNECTED

Storm Connection: # _____ SIZE 150 mm MATERIAL PVC INV. 656.60 M CONNECTED

Cash Receipt No's: WATER _____ SANITARY _____ STORM _____

CURB FROM PROPERTY LINE 3.5 m (ERECT CURB) PAVEMENT WIDTH 13.0 m

B.C. HYDRO OVERHEAD UNDERGROUND CONNECTION _____

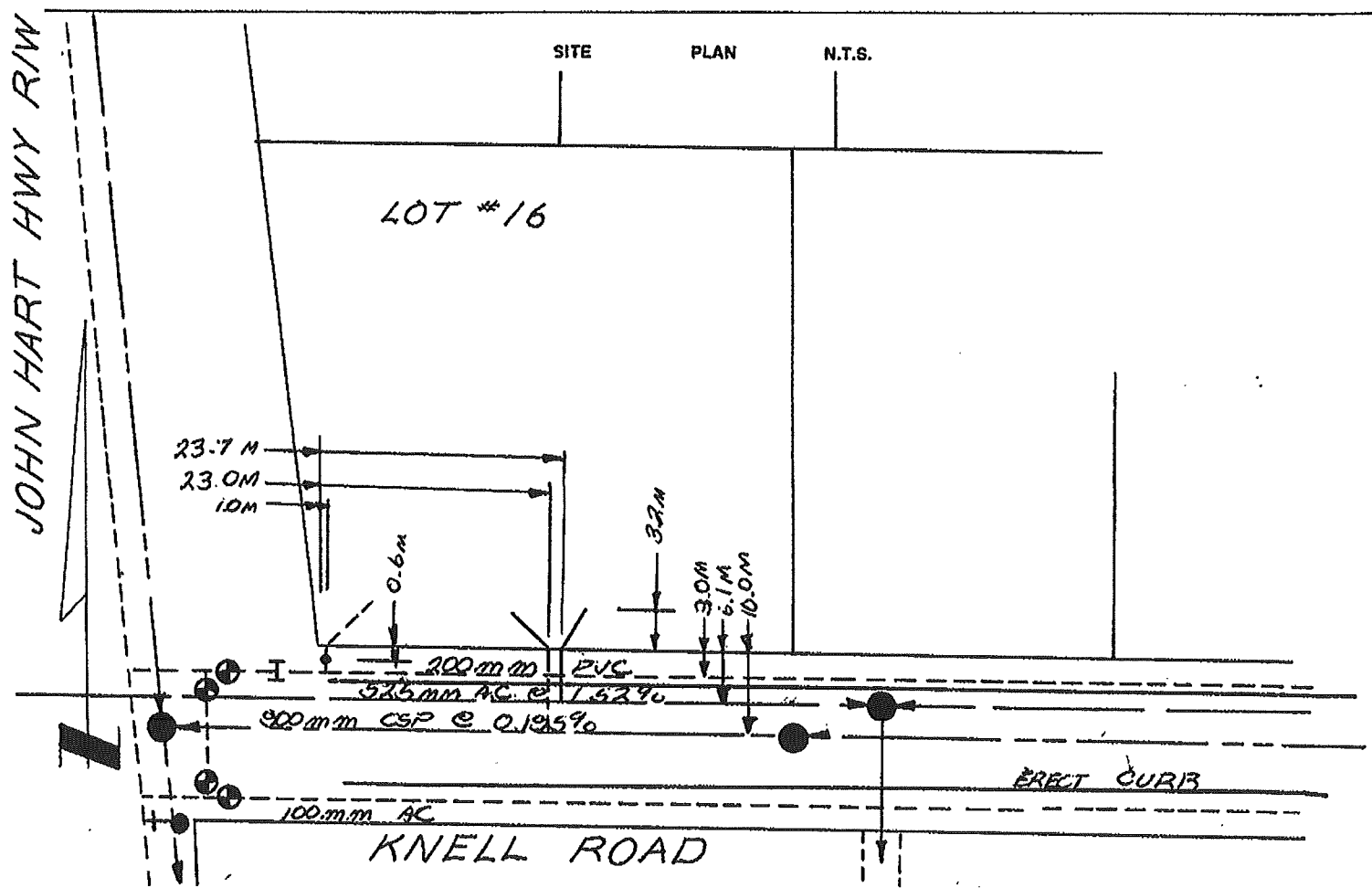
B.C. TELEPHONE OVERHEAD UNDERGROUND CONNECTION _____

INLAND GAS _____

Information Sheets: _____

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Comments: _____



**City of Prince George
HISTORY SHEET**

006413927

SHEET NUMBER

Roll Number

Legal: LOT'S 17 BLOCK _____ D.L. 4039 PLAN 27675

Address: 2262 KNELL ROAD

Sanitary Connection: # SIZE 100 mm MATERIAL P.V.C. INV. 656.74 CONNECTED

Water Connection # SIZE 25.4 mm MATERIAL COPPER METER CONNECTED

Storm Connection: # SIZE 150 mm MATERIAL P.V.C. INV. 656.62 CONNECTED

Cash Receipt No's: WATER _____ SANITARY _____ STORM _____

CURB FROM PROPERTY LINE 3.5 M (ERECT CURB) PAVEMENT WIDTH 13.0 M

B.C. HYDRO OVER HEAD ~~UNDERGROUND CONNECTION~~

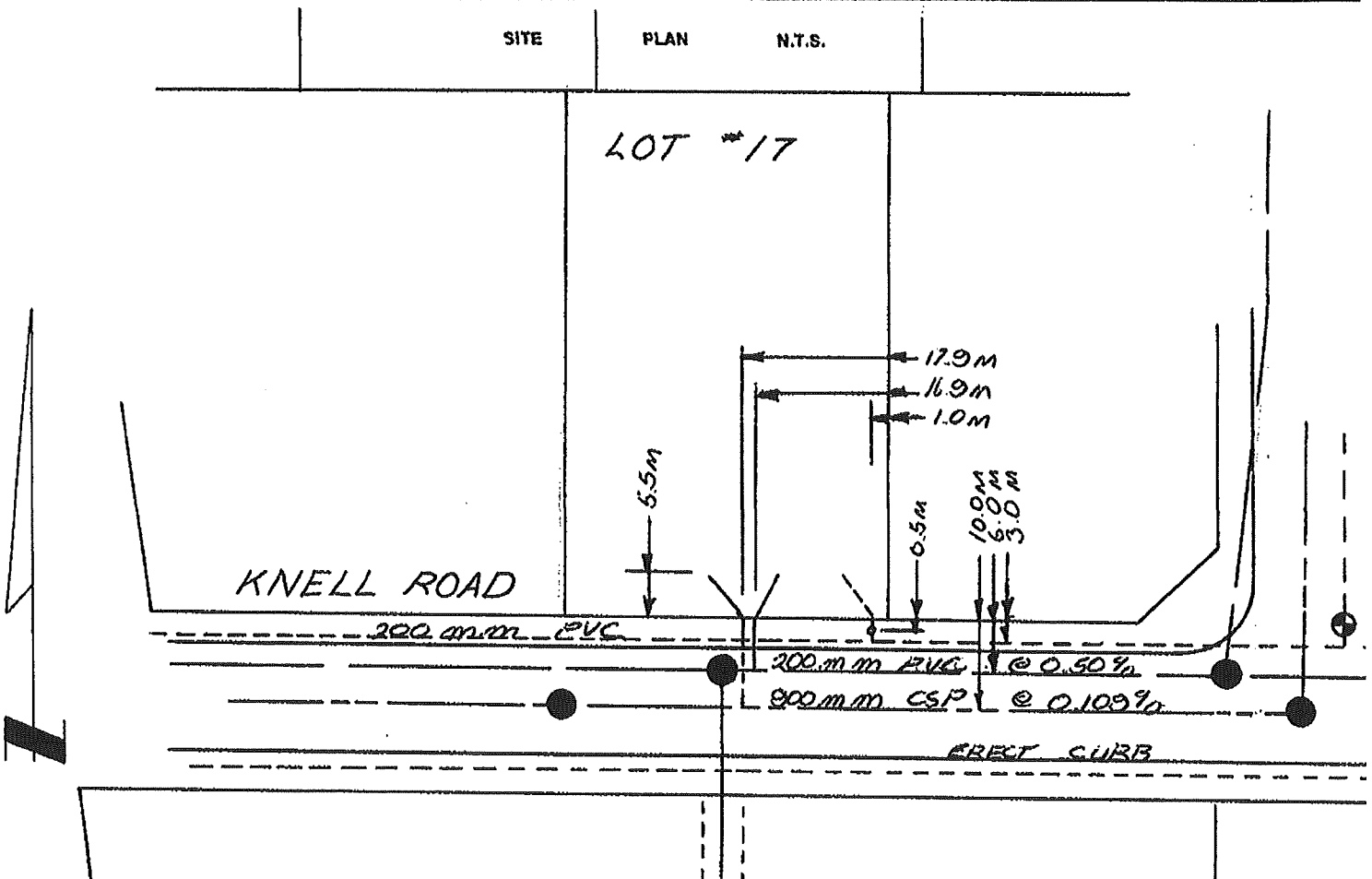
B.C. TELEPHONE OVER HEAD ~~UNDERGROUND CONNECTION~~

INLAND GAS _____

Information Sheets: _____

Comments: _____

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4636 Hart Highway - Zoning and Street Address



CITY OF
PRINCE GEORGE

Cadastre

Parcel Public View



Transportation Infrastructure

Roads

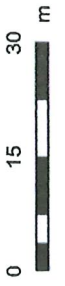
Highway

Local

Land Use Planning

Zoning Bylaw 7850, 2007

Bylaw 7850



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