
Subject: FW: Variance Permit - VP100687 - Fortis Property Referral 2024-1579
Attachments: FortisBC (GAS) Property Referral 2024-1579.pdf

From: Referrals <Referrals@fortisbc.com>
Sent: Wednesday, December 11, 2024 8:01 AM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Variance Permit - VP100687 - Fortis Property Referral 2024-1579

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Good Morning,

Please see comments below with regards to our High Pressure and Distribution Pipeline reviews:

For High Pressure Pipeline:

See Attached Form

For Distribution Pipeline:

There are no issues or concerns from a Distribution perspective.

Thank you,

Liz Dell
Lands Department, Property Services Assistant
16705 Fraser Highway | Surrey BC V4N 0E8
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FORTISBC ENERGY (GAS) TRANSMISSION PROPERTY REFERRAL RESPONSE

FEI File No:	2024-1579
Applicant's File No.:	DVP application No. VP100687
Date of Comment:	Dec 10, 2024
Respond By:	Before 12 noon Dec 16, 2024
Civic/Legal Description:	4919 Chief Lake Road, Prince George

FortisBC has reviewed the subject proposal and provides the following comments within the applicable sections below. Transmission Pressure pipeline that runs through one or more of the properties affected by this proposal. Please note any work done within 30m or crossing this pipeline, and/or within the right of way will require FortisBC Energy approval. You can apply for a permit at www.fortisbc.com/rightofway.

SUBDIVISION – NO ROAD DEDICATION

FortisBC strongly encourages that all subdivision proposals that affect a FortisBC Statutory Right of Way (SRW) give consideration to incorporating the FortisBC SRW into the design as a green belt or designated linier park. Additionally, FortisBC recommend that property lines terminate at the FortisBC SRW boundaries. Implementing these design guidelines mitigate the potential for future concerns for the property owner associated with unauthorized activities, encroachments as well access and maintenance activities by FortisBC within its SRW.

Please be advised that a fence will not be permitted to be constructed closer than 2.5 meters from a FortisBC pipeline when situated within a FortisBC SRW. This also applies to a fence running parallel to the pipeline. For this reason FortisBC encourages that property lines terminate at SRW boundaries.

Lot services should be designed not to run parallel within the FortisBC SRW.

Site Specific Comments:

ROAD DEDICATION / RELINQUISHMENT OF SRW

FortisBC **will not consider road dedication** requests to extinguish its statutory right of way for subdivision proposals where FBC was not consulted with respect to the design of the space. FortisBC encourages property lines to terminate at the FortisBC Statutory Right of Way boundary, and encourages its SRW to be utilized as linier green spaces. FortisBC will make available resources to support subdivision proposal requests.

If there will be any new road dedications or are any of the current road boundaries being widened, the very first step is to acquire the approval for any new road dedications over FortisBC right-of-way.

Therefore, it is FortisBC's suggestion to not proceed with any other works prior to obtaining an approval from FortisBC regarding any new road dedications.

Please note that prior to FortisBC relinquishing its Statutory Right of Way (SRW) and consenting to road dedication, the applicant will be required to provide FortisBC with a design drawing illustrating the proposed road dedication area over FortisBC's current right of way boundaries. Acceptance of all road dedication requests will be subject to FortisBC review and consideration as to its interests and operational requirements and not be approved in all instances.

Compensation for right of way value will be required from the proponent should FortisBC consent to relinquishing its SRW for road dedication.

Site Specific Comments:

DEVELOPMENT AND REZONING

If there are any proposed roads or driveways over the right of way or pipeline, detailed engineer drawings must be submitted for review. An engineering assessment will be required to establish the potential impact to the FortisBC pipeline to establish any potential upgrades to the pipeline required to address the change in land use. The applicant/proponent may be responsible for costs associated with the application and engineering assessment and any subsequent pipeline improvements required from the proposal.

There is to be no deterioration of soil stability or drainage patterns within or adjacent to the right of way. Any preloading within or adjacent to the right of way requires an engineering review. No buildings foundations or structures within the right of way. This includes overhanging roofs, tree canopies, decks, etc. Storage of any kind is prohibited within the right of way. If any heavy machinery will be crossing over the pipeline or in the right of way, a permit is required.

Any work done within 30m or crossing this pipeline, and/or within the right of way may require FortisBC approval. If you are crossing the Transmission Pressure pipeline with any heavy machinery a temporary equipment crossing permit will be required. FortisBC prohibits the storage of materials in the right of way. This will include any trees, soil and other debris or vegetation that need to be removed for your investigation. You can apply for a permit at www.fortisbc.com/rightofway.

Site Specific Comments:

The City of Prince George received a Development Variance Permit application to vary Table 3A of "City of Prince George Sign Bylaw No. 7202, 2001" on the mentioned property by increasing the maximum area of a freestanding sign from 5.0 sqm to 12.0 sqm; increasing the maximum height of a freestanding sign from 1.5m to 2.4m; and increasing the total maximum number of freestanding signs per site from 1 to 2.

The Applicant must submit a Permit application to start the review process of any work within 10m of a high pressure pipeline or within the FortisBC Right of Way. This includes any temporary or permanent crossing over the TP pipeline.

The Applicant will also require a letter of authorization from FortisBC if any proposed works are within 30m of a high pressure pipeline.

Please note that permit review and issuance could take 4-6 months. Here is the link to online permit application - [Pipeline and right of way permits \(fortisbc.com\)](https://www.fortisbc.com/permits)

Kindly note the following:

- The applicant is responsible for ensuring that their proposed works, will not damage, impair the usefulness or safety of, or interfere with the existing FortisBC facilities and, prior to commencing the work under this permit, the applicant shall undertake the necessary due diligence and engineering assessment to ensure its proposed facilities will not damage, impair the usefulness or safety of, or interfere with the existing FortisBC facilities. The applicant shall provide copies of all reports and assessments to FortisBC upon request.
- The activities in question must not be in problematic or marginally stable soil areas such as soft peat or burns bog, swamp soil areas, potentially unstable slopes.
- No blasting activity shall be done within 400m of all FortisBC assets.
- Rock breaking / Rock hammering activities must operate a minimum 2m away from FortisBC gas pipeline.
- Prior to all proposed works, the location of FortisBC assets shall be determined accurately with visible marking to ensure that the proposed activities do not physically disturb or damage any FortisBC assets.
- The applicant must ensure that the whole operation is cautiously executed and at no times the FortisBC assets are subject to risk.
- Exact location of gas pipeline shall be determined by hand excavation. Machine excavation is not permitted within 1m of gas pipeline.
- The stockpiling of excavated, building or other materials is prohibited within FortisBC right-of-way.
- There is to be no deterioration of soil stability or drainage patterns within FortisBC right-of-way.
- All fill material placed, if any, must be clean and free of any hazardous substances within FortisBC right-of-way.
- No building, structure or foundation or portions thereof are permitted within the FortisBC right-of-way.
- No spoil, material or equipment shall be placed/stored over top of the transmission pressure gas pipeline at any time.
- Access for FortisBC representative must be maintained at all times.
- FortisBC onsite representative must be present at all times during all works covered under the permit.
- No vehicles or equipment are permitted to cross the transmission pressure gas pipeline unless approved by the onsite FortisBC representative.
- The pipeline signs/markers displaced during the proposed works must be placed back making sure that the transmission pressure gas pipeline locations are well marked.

- The FortisBC representative shall have ultimate control of the job site as it relates to the safety of FortisBC facilities. The FortisBC representative may stop all activities near FortisBC facilities should he/she deem the work activities around the FortisBC transmission pressure gas pipeline are unsafe.
- The designed depth of cover over FortisBC transmission pressure gas pipeline must satisfy the following standard unless written consent has been provided by FortisBC:
 - Minimum Depth of Cover: 1.2 meters (4')
 - Maximum Depth of Cover: 1.8 meters (6')