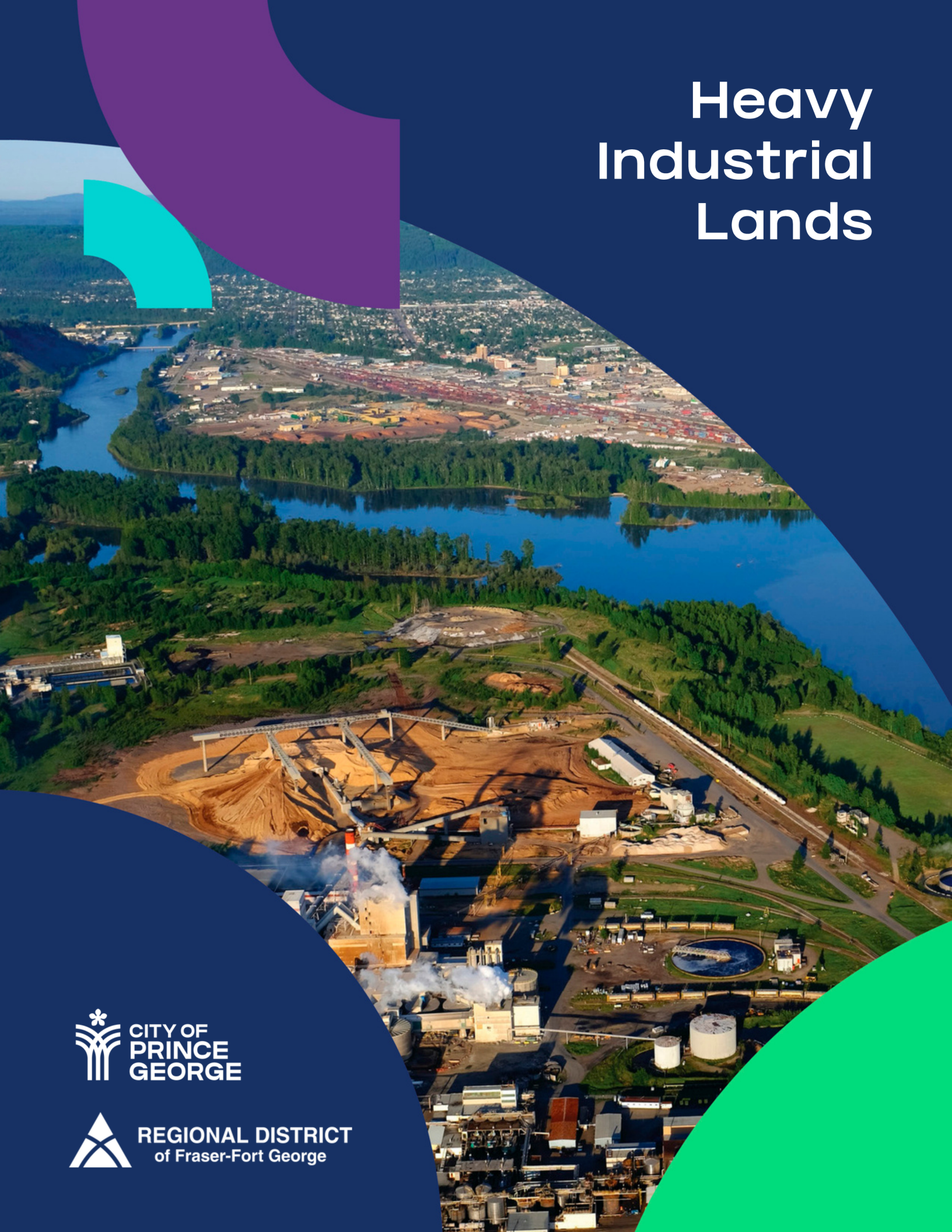


Heavy Industrial Lands



Heavy Industrial Lands



Prince George, British Columbia is the largest city in the fastest growing development region in Canada.

It is also the largest municipality within the Regional District of Fraser-Fort George and Northern B.C. The province's rich forest and mining resources have supported Prince George's development as a service and supply hub for natural resource, construction and other sector activities throughout Northern BC. Factors driving the continued expansion of the regional economy include new Asian markets for traditional forest products, the development of a forest-based bioenergy sector with strong export ties to Europe, the continued growth of mining and oil & gas operations across Northern BC, and a strong public sector including education, health care and government services. The Regional District of Fraser-Fort George has an abundance of industrial land available for development for manufacturers looking to establish along the Northwest Transportation Corridor

HART NORTH

Green Field Development

Location from Prince George: 30 km north
Size: 400 ha +
OCP: Heavy Industrial & Agriculture/Resource
Zoning: Ru2, Ru3
Ownership: Crown
Provincial Hydro: Yes
Natural gas: Yes
Water: Yes
Rail: Yes
ALR: Approximately 20% within ALR

ISLE PIERRE

Brown Field Development

Location from Prince George: 45 km west
Size: 400 ha
OCP: Heavy Industrial
Zoning: Ru1, Ru2, Ru3, SH, M3, M4
Ownership: Crown & Private
Provincial Hydro: Yes
Natural gas: No
Water: Yes
Rail: Yes
ALR: Approximately 20% within ALR

CLEAR LAKE

Green & Brown Field Development

Location from Prince George: 20 km south
Size: 800 ha
OCP: Heavy Industrial & Agriculture/Resource
Zoning: Ru2, Ru3, M4, RR7
Ownership: Crown & Private
Provincial & Private Hydro: Yes
Natural gas: No
Water: No
Rail: No
ALR: Approximately 20% within ALR

WILLOW CALE

Green & Brown Field Development

Location from Prince George: 2 km south
Size: 340 ha
OCP: Intermediate Industrial
Zoning: Ru3
Ownership: Private
Provincial Hydro: Yes
Natural gas: Yes
Water: Yes
Rail: Yes
ALR: Entire site within ALR

Heavy Industrial Lands



The City of Prince George and the Regional District of Fraser-Fort George's superior transportation connectivity to provincial, national and global markets through an international airport (YXS), a CN rail distribution centre, Highways 16 and 97 and connections to the Ports of Prince Rupert and Vancouver make the city a preferred location for expanding or establishing operations.

ALL REGIONAL DISTRICT INDUSTRIAL SITES HAVE CLOSE PROXIMITY TO:

Highway 16

- Two-lane paved highway suitable for hauling loads up to a maximum of 85 tonnes
- Connects Prince George with Prince Rupert and Edmonton, Alberta

Highway 97

- Two and four-lane paved highway suitable for hauling loads up to a maximum of 85 tonnes
- Connects Prince George to Vancouver/USA and north to the Peace River and Alaska

CN Rail Intermodal sort facility in Prince George and rail lines

- 20 railcar spots
- 84,000 square feet of warehouse space
- 15 acres of outside storage
- Security fenced
- Rail connectivity to the Ports of Prince Rupert, Vancouver and the American Midwest

Prince George International Airport

- 5th longest runway in Canada (11,450 ft./3,490 m)
- 700 acres of commercial airside and groundside land for lease
- 25,000 square feet of warehouse space
- Adjacent to Prince George Global Logistics Park

Port of Prince Rupert

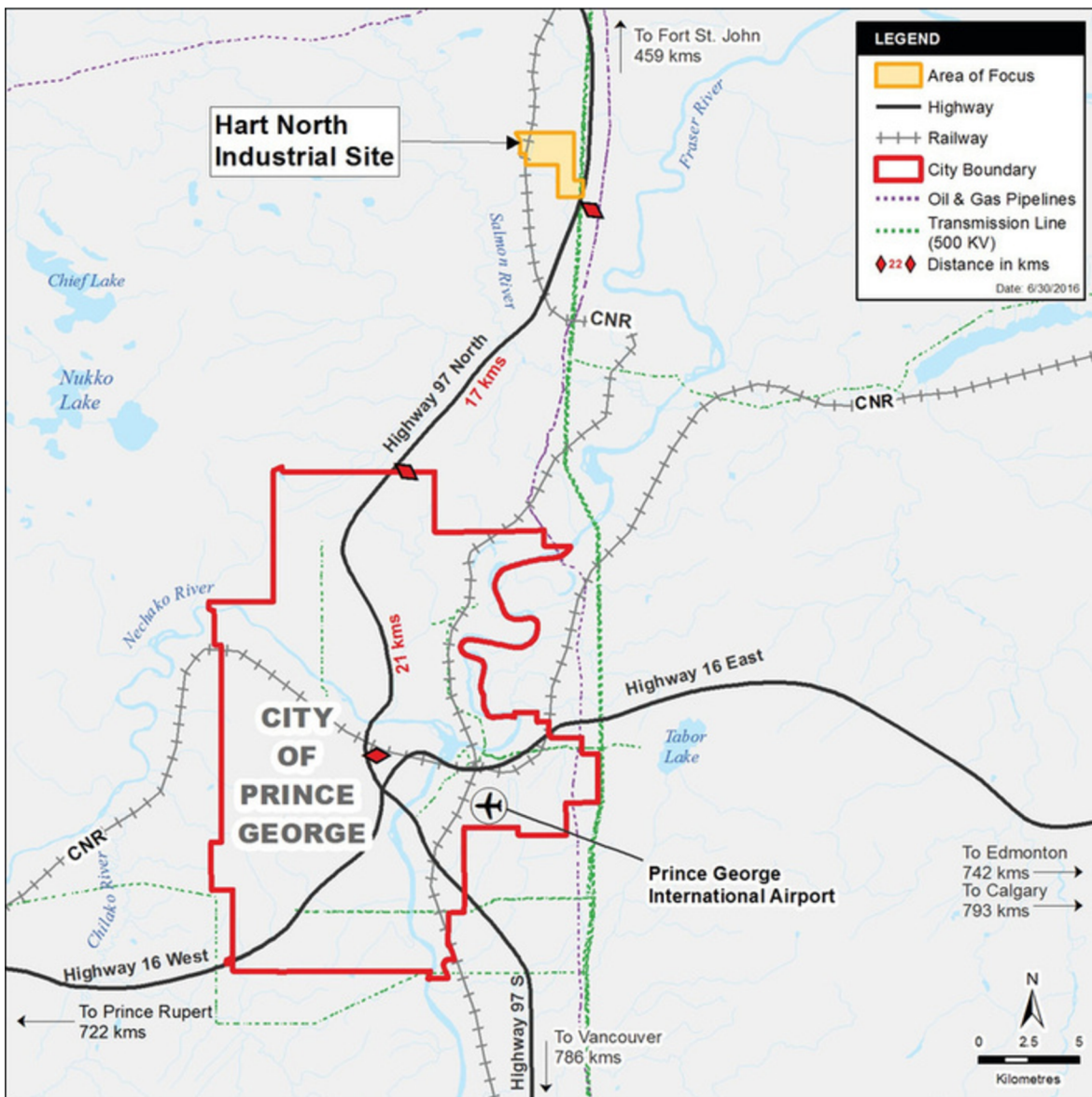
- 722 km west of Prince George - accessible via Highway 16 and CN Rail
- Up to 3 days closer to Asia than other traditional ports in North America
- Deepest natural port in North America
- Container, coal, grain, propane, and wood pellet terminals
- Future LNG terminal

Port Metro Vancouver

- 788 km south of Prince George - accessible via Highway 97 and CN Rail
- 4th largest tonnage port in North America
- 29 major marine cargo terminals

Hart North Green Field Development

The Hart North site is located 30 km north of Prince George, adjacent to the CN Rail line and Highway 97, which allows for easy access to the Prince George International Airport and the Ports of Prince Rupert and Vancouver. A well maintained Industrial Forest Service Road runs through the entire site. More than 400ha (1,000 acres) of prime industrial Crown land is currently available. Parcel sizes of 40ha (100 acres) or larger are available as needed.



Heavy Industrial Lands

Utility Infrastructure

- Substation within 1 km of site. 30" and 36" natural gas and oil pipelines located east of the site.
- Oil transmission pipeline within 1 km of site.
- Process water may be sourced from the Fraser River or Salmon River.
- On-site wastewater treatment and air emission control requirements are provincially regulated and are facility and industry specific.

Site Development Costs

- Dependent on facility design
- Will include clearing land
- May include: rail extension, access road, electricity and natural gas service, water supply and waste treatment infrastructure.

Communications

- Cellular and satellite internet coverage.

Land Use

OCP

Designated for Heavy Industrial and Agriculture/Resource uses

Zoning

Rural 2 (Ru2) and Rural 3 (Ru3)

Re-Zoning Process and Timeframe

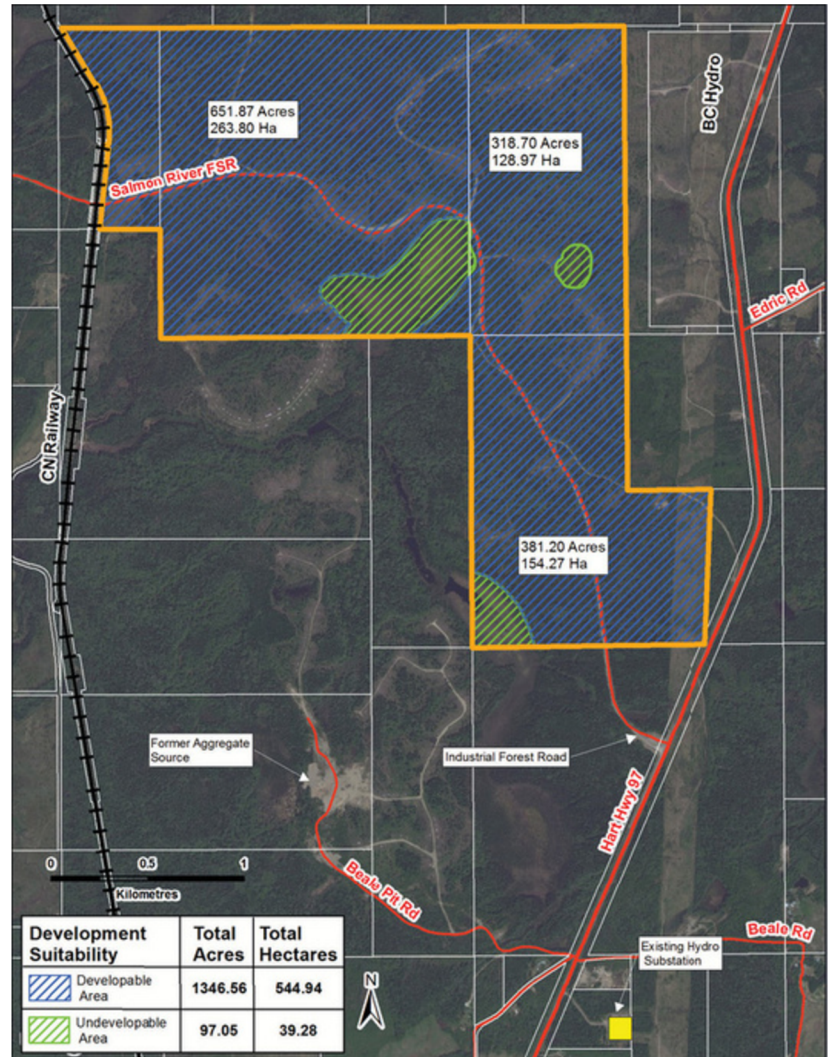
Application - Agency/Public Review - Decision
4 to 6 months - dependent on complexity

ALR

Approximately 20% of land base within ALR

2026 Tax Rates

- Class 4 Major Industry- \$15.5167/\$1,000 Assessed Value
- Class 5 Light Industry- \$12.5561/\$1,000 Assessed Value



CONTACT

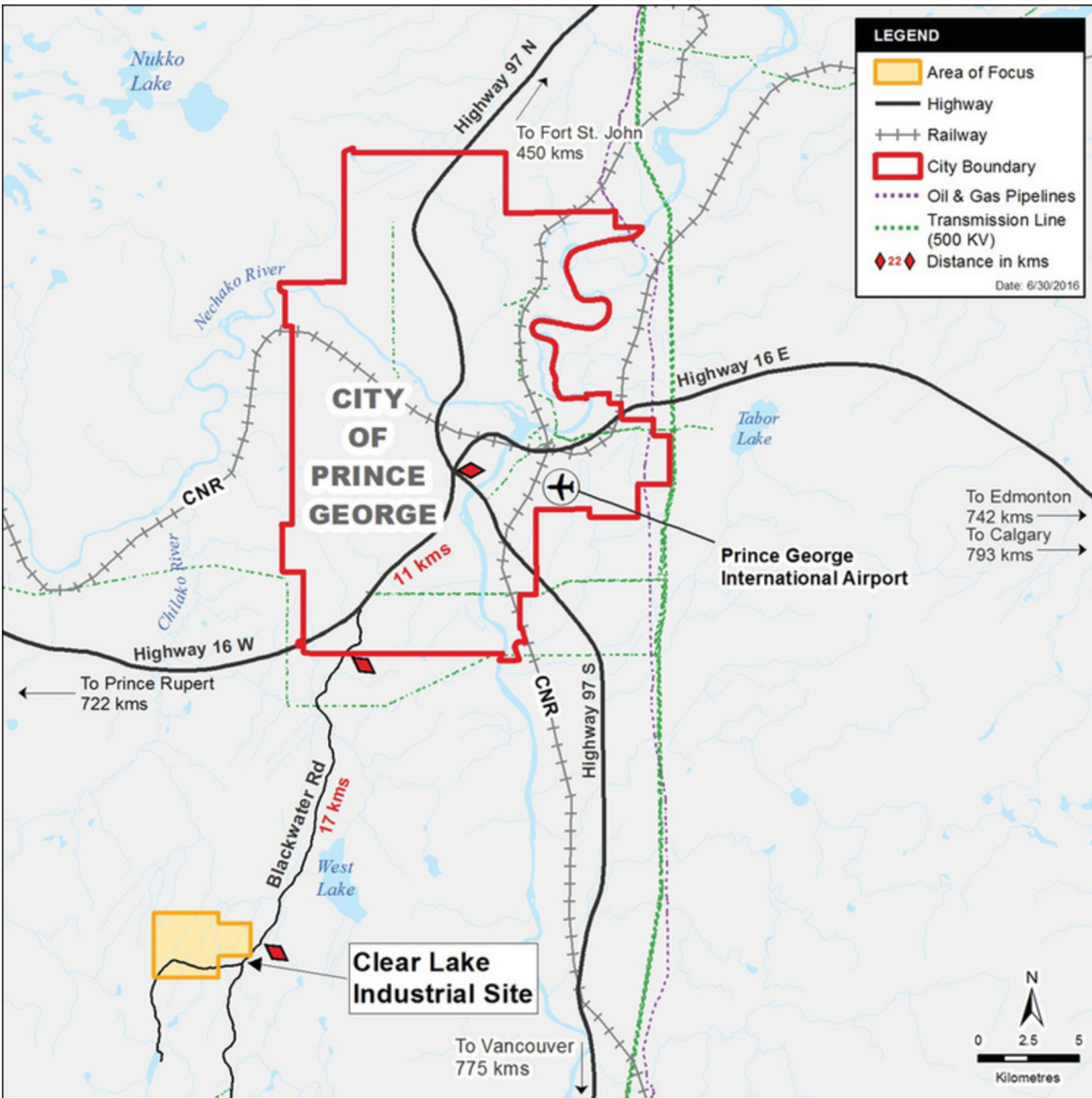
Planning and Servicing: Development Services at
1.800.667.1959 or district@rdffg.bc.ca

Land Acquisition: Crown Land Opportunities and
Restoration at 1.250.565.6435

Clear Lake

Green and Brown Field Development

Located 20 km south of Prince George, the Clear Lake site is in close proximity to major transportation networks and utility corridors. The site has good access to Highway 16 and hydro electrical infrastructure. It is partially developed with a shutdown sawmill. It offers approximately 800 ha (2,000 acres) of prime industrial Crown and private land. Parcel sizes are available as needed.



Heavy Industrial Lands

Utility Infrastructure

- BC Hydro 3 phase transmission line to former sawmill on site.
- Natural gas transmission is not available. Fortis BC is able to review the site in the context of client requirements.
- No known access to large-scale water source.
- On-site wastewater treatment and air emission control requirements are provincially regulated and are industry specific.

Site Development Costs

- Dependent on facility design
- May include clearing land
- May include: extensions to rail, access road, electricity and natural gas service, water supply and waste treatment infrastructure.

Communications

- Telephone, cellular and satellite internet coverage.

Land Use

OCP

Designated for Heavy Industrial and Agriculture/Resource uses

Zoning

Rural 2 (Ru2), Rural 3 (Ru3), Heavy Industrial (M4), and Rural Residential 7 (RS7)

Re-Zoning Process and Timeframe

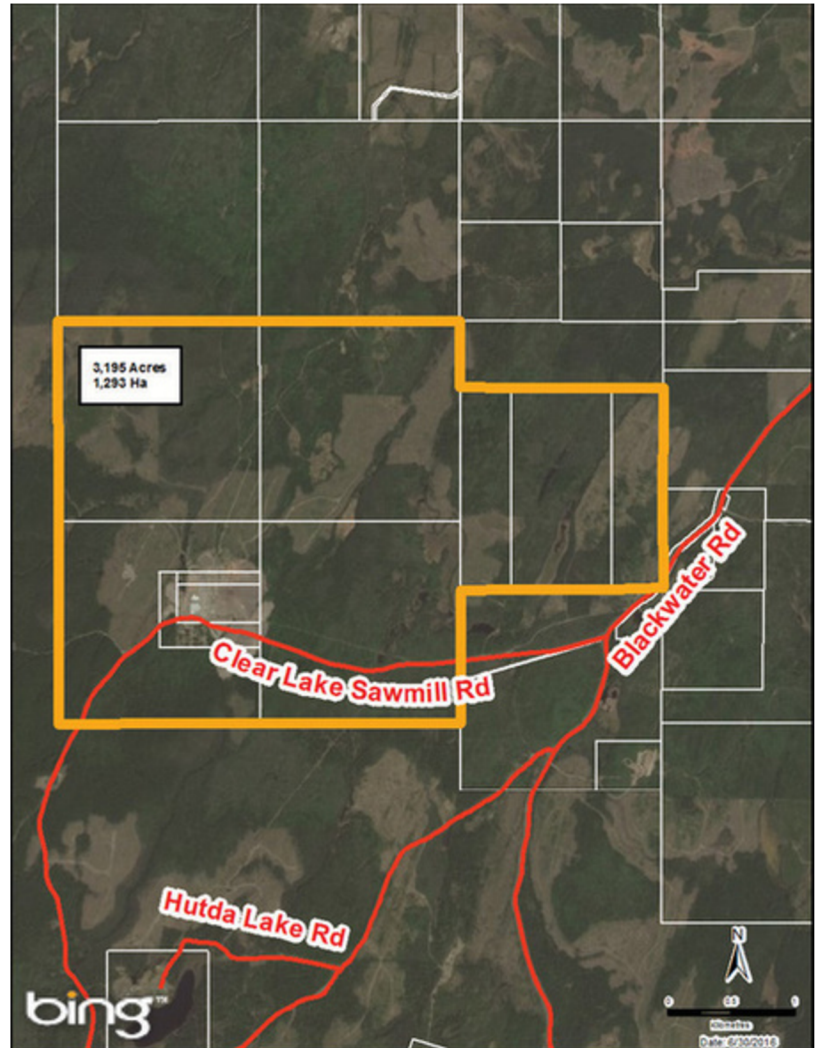
Application - Agency/Public Review - Decision *4 to 6 months - dependent on complexity*

ALR

Approximately 20% of land base within ALR

2026 Tax Rates

- Class 4 Major Industry- \$16.2892/\$1,000 Assessed Value
- Class 5 Light Industry- \$13.3286/\$1,000 Assessed Value



CONTACT

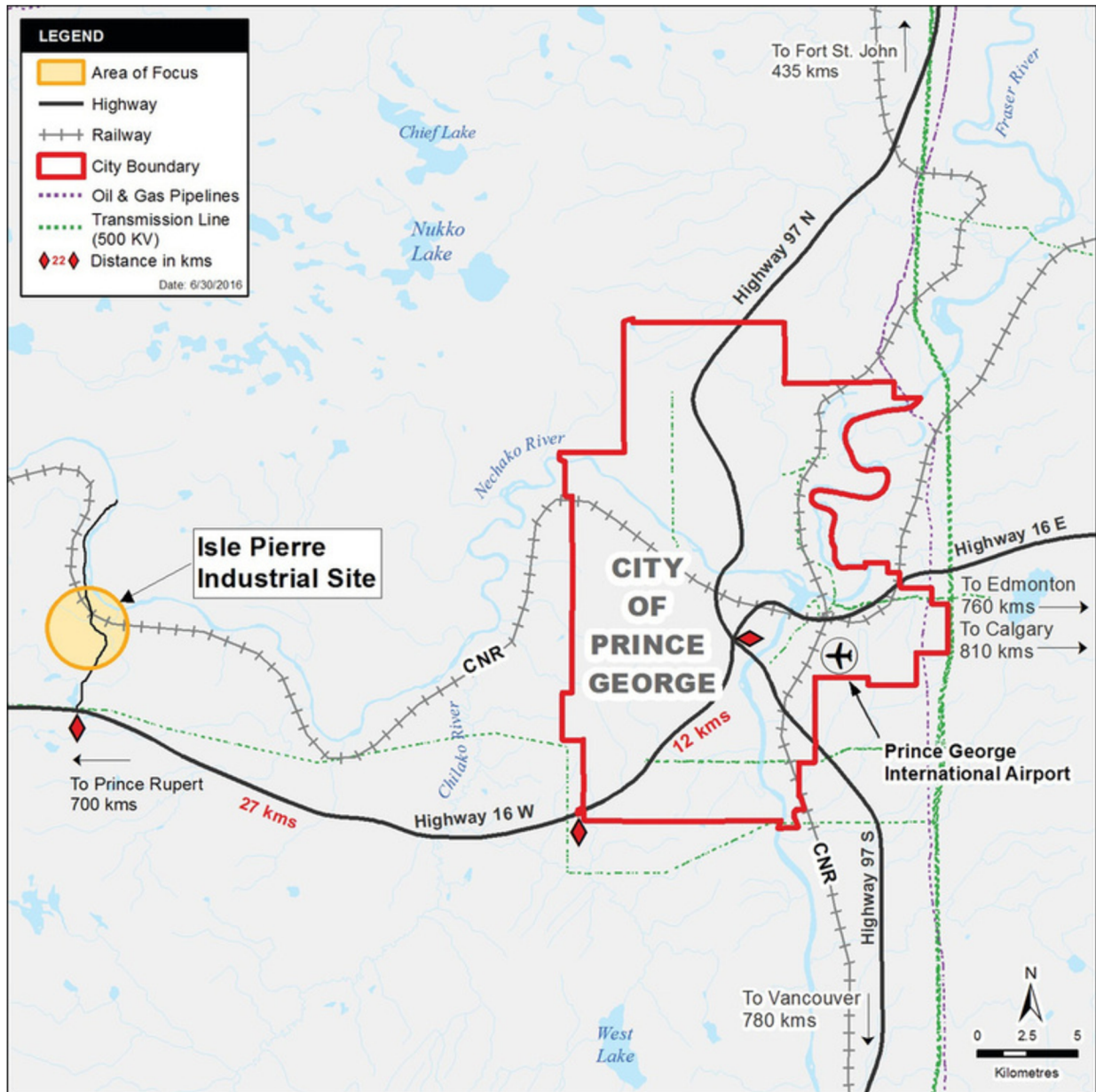
Planning and Servicing: Development Services at
1.800.667.1959 or district@rdffg.bc.ca

Land Acquisition: Crown Land Opportunities and
Restoration at 1.250.565.6435

Isle Pierre

Green and Brown Field Development

The Isle Pierre Industrial Site is located 45 km west of Prince George and is in close proximity to major transportation networks and utility corridors. The CN Rail line runs 0.5 km to the north of the site. There is currently an operating sawmill on site. The site offers over 400 ha (1,000 acres) of prime industrial private and Crown land. Parcel sizes are available as needed.



Heavy Industrial Lands

Utility Infrastructure

- BC Hydro 3 phase transmission line to former sawmill on site.
- Natural gas transmission is not available. Fortis BC is able to review the site in the context of client requirements.
- Process water may be sourced from the Nechako River 1-2 km from the site.
- On-site wastewater treatment and air emission control requirements are provincially regulated and are industry specific.

Site Development Costs

- Dependent on facility design
- May include clearing land
- May include: extensions to rail, access road, electricity and natural gas service, water supply and waste treatment infrastructure.

Communications

- Telephone, cellular and satellite internet coverage.

Land Use

OCP

Designated for Heavy Industrial, Rural Holding, and Agriculture/Resource uses.

Zoning

Rural 1 (Ru1), Rural 2 (Ru2), Rural 3 (Ru3), Small Holding (SH), Industrial 3 (M3), and Industrial 4 (M4)

Re-Zoning Process and Timeframe

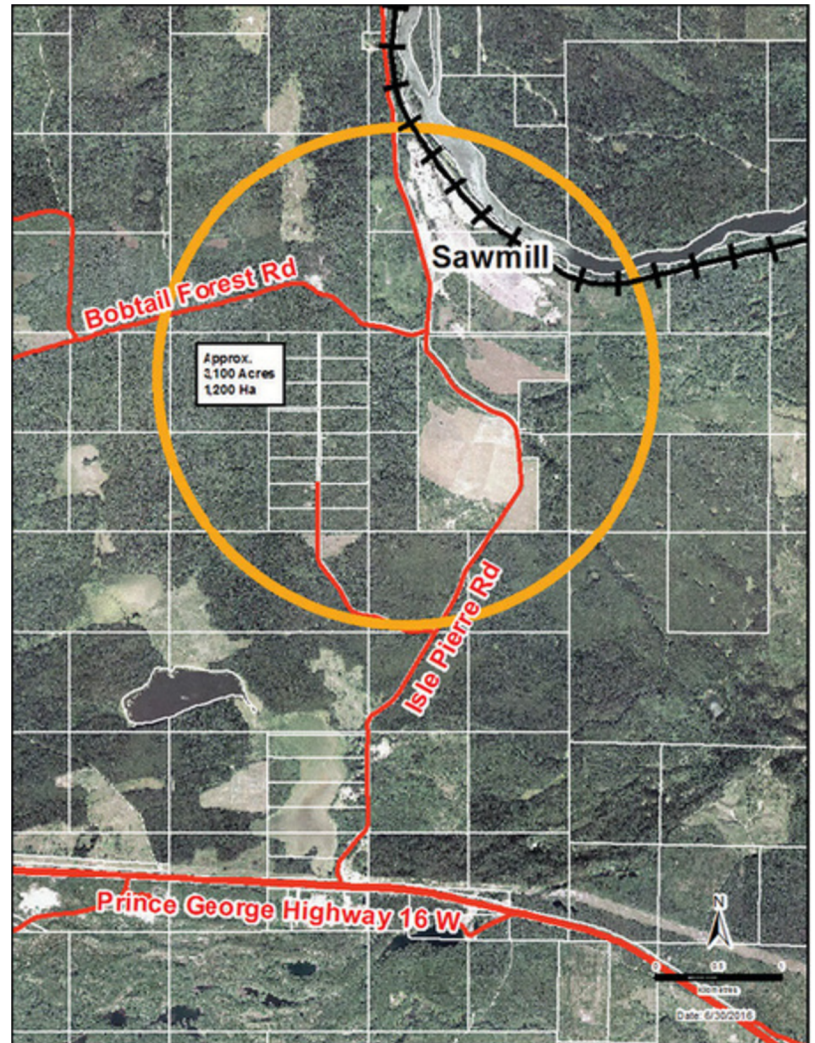
Application - Agency/Public Review - Decision *4 to 6 months - dependent on complexity*

ALR

Approximately 20% of land base within ALR

2026 Tax Rates

- Class 4 Major Industry- \$16.2892/\$1,000 Assessed Value
- Class 5 Light Industry- \$13.3286/\$1,000 Assessed Value



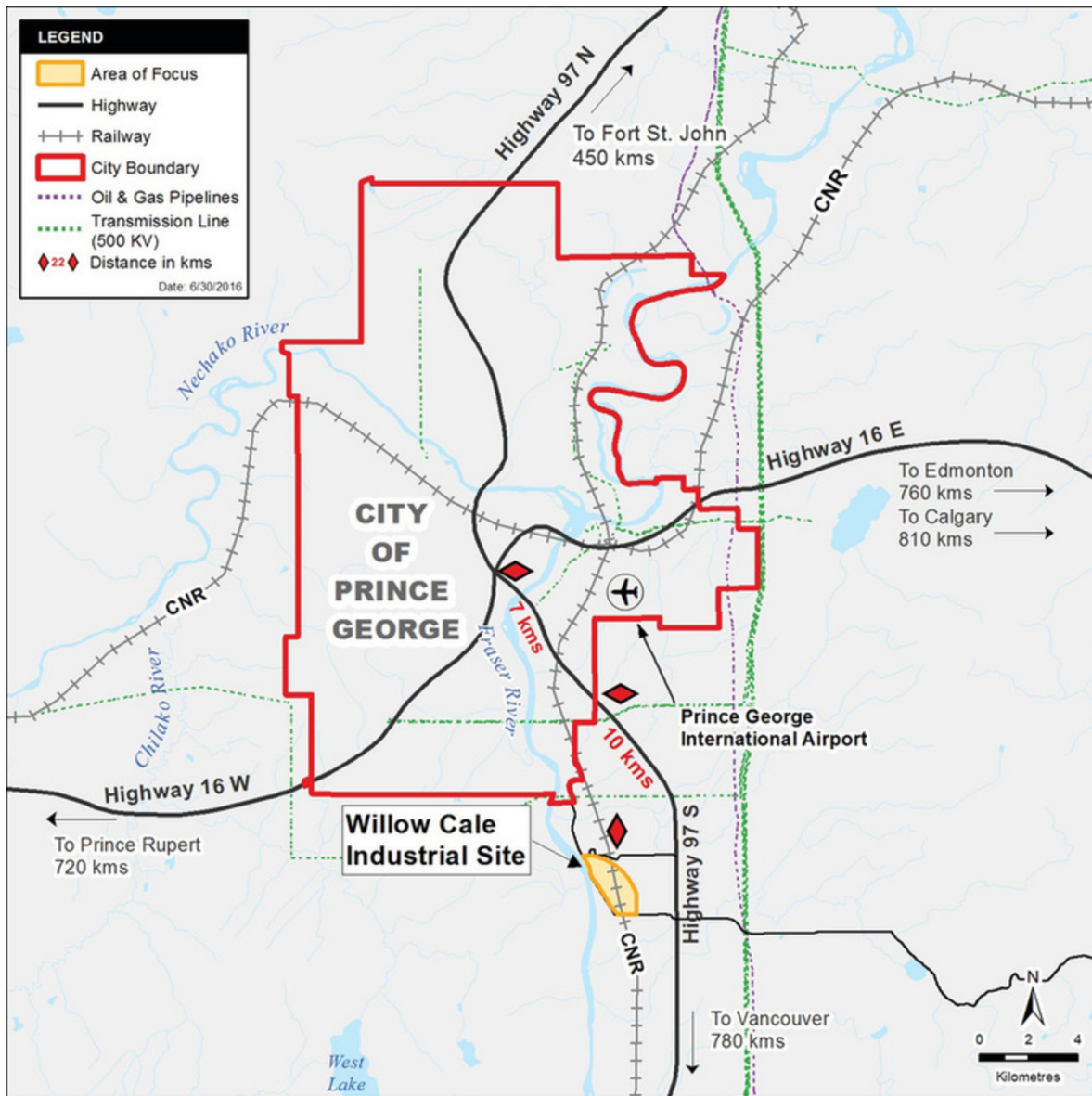
CONTACT

Planning and Servicing: Development Services at
1.800.667.1959 or district@rdffg.bc.ca

Land Acquisition: Crown Land Opportunities and
Restoration at 1.250.565.6435

Willow Cale Green Field Development

The Willow Cale Industrial Site is located 2 km south of Prince George and is in close proximity to existing industrial development and utility corridors. The site is next to the trans-continental CN Rail line and hydro infrastructure, is connected to Highway 97 and has easy access to the Prince George International Airport, as well as the Ports of Prince Rupert and Vancouver. The site offers up to 340 ha (840 acres) of prime industrial private land. Parcel sizes ranging from 32 ha to 160 ha are available.



Heavy Industrial Lands

Utility Infrastructure

- BC Hydro transmission line on site.
- Fortis BC Natural gas transmission on eastern portion of site.
- Process water may be sourced from the Fraser River 1 km from the site.
- On-site wastewater treatment and air emission control requirements are provincially regulated and are facility and industry specific.

Site Development Costs

- Dependent on facility design
- Will include clearing land
- May include: extensions to rail, access road, electricity and natural gas service, water supply and waste treatment infrastructure.

Communications

- Telephone, cellular and satellite internet coverage.

Land Use

OCP

Designated for intermediate industrial use.

Zoning

Rural 3 (Ru3)

Re-Zoning Process and Timeframe

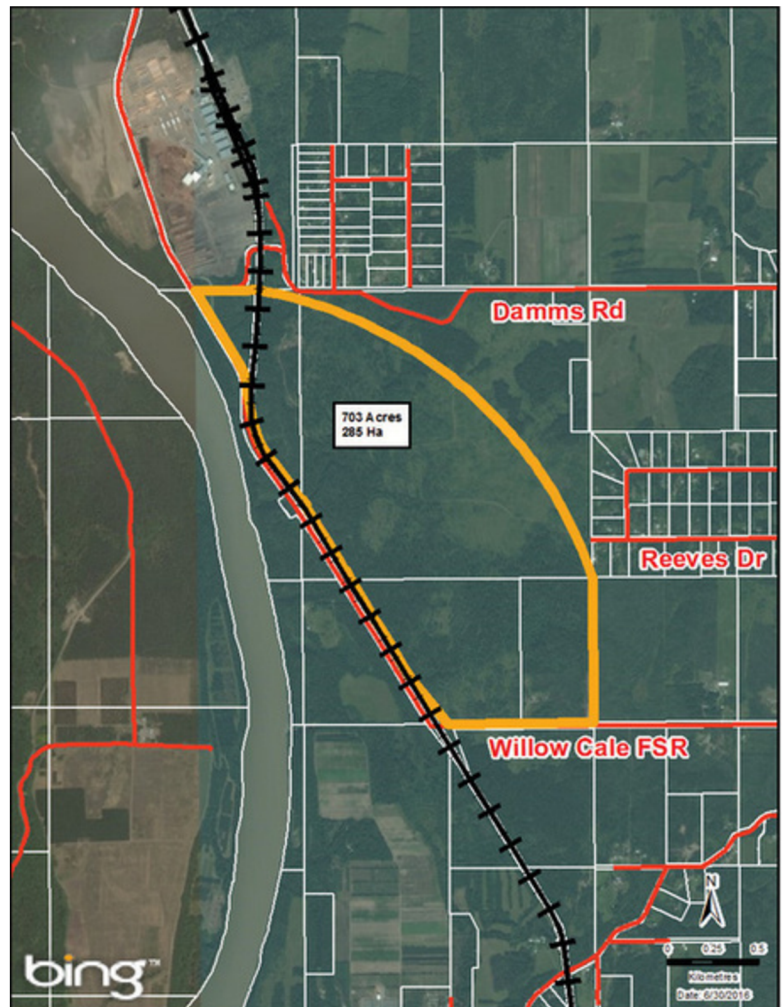
Application - Agency/Public Review - Decision *4 to 6 months - dependent on complexity*

ALR

Entire land base within ALR

2026 Tax Rates

- Class 4 Major Industry- \$16.4360/\$1,000 Assessed Value
- Class 5 Light Industry- \$13.4754/\$1,000 Assessed Value



CONTACT

Planning and Servicing: Development Services at
1.800.667.1959 or district@rdffg.bc.ca

Land Acquisition: Crown Land Opportunities and
Restoration at 1.250.565.6435



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