



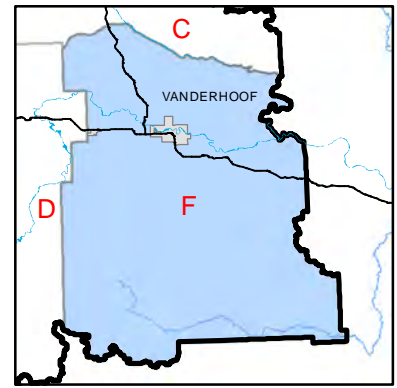
Regional District of Bulkley-Nechako

INDUSTRIAL LAND USE INVENTORY OVERVIEW

Electoral Area 'F' (Vanderhoof Rural)

Geographic Area/ Population

Electoral Area F includes the District of Vanderhoof and surrounding rural areas. Industrial lands listed do not include lands within Vanderhoof, but some are in close proximity to the municipality.



Household Income

Median after-tax income of households in 2015: \$69,274

Population

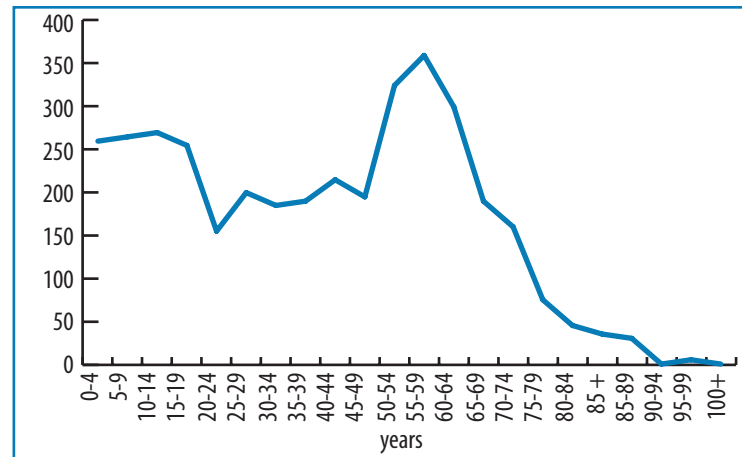
The population of Bulkley-Nechako Electoral Area F has been stable with slight declines noted in both the rural area and in Vanderhoof.

Area or Municipality	Population (2016)	Population (2011)	% Change
Electoral Area F	3665	3702	-1%
District of Vanderhoof	4439	4480	-0.9%
Total	8104	8182	-0.9%

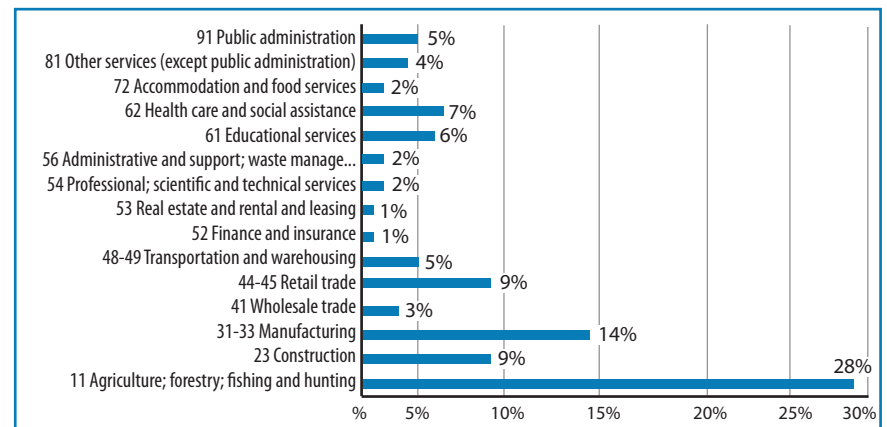
NOTE: There is a common acceptance by RDBN residents that there was a census undercount throughout the region. It is believed that the population has not decreased to the extent surveyed, and has remained relatively stable throughout the region.

Demographics

Electoral Area F: Population by Age Group (2016)



Electoral Area F: Labour Force by Industry (2011)





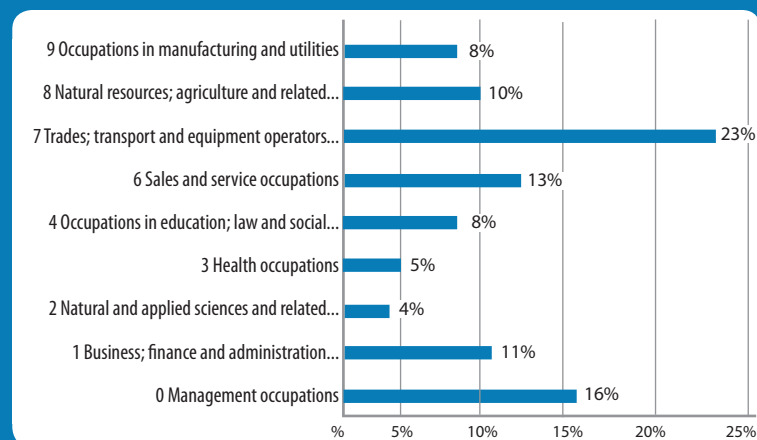
Labour Force by Occupation (2011)

Occupation	No. of Employees
0 Management occupations	310
1 Business; finance and administration occupations	205
2 Natural and applied sciences and related occupations	85
3 Health occupations	100
4 Occupations in education; law and social; community and government services	160
6 Sales and service occupations	240
7 Trades; transport and equipment operators and related occupations	450
8 Natural resources; agriculture and related production occupations	190
9 Occupations in manufacturing and utilities	160
All Occupations	1900

Labour Force by Industry

Industry (2-digit NAICS)	No. of Employees
11 Agriculture; forestry; fishing and hunting	545
23 Construction	175
31-33 Manufacturing	260
41 Wholesale trade	65
44-45 Retail trade	170
48-49 Transportation and warehousing	90
52 Finance and insurance	20
53 Real estate and rental and leasing	25
54 Professional; scientific and technical services	45
56 Administrative and support; waste management and remediation services	40
61 Educational services	115
62 Health care and social assistance	140
72 Accommodation and food services	30
81 Other services (except public administration)	70
91 Public administration	95
All industries	1885

Electoral Area F: Labour Force by Occupation (2011)



Industrial Land Use Planning

Vanderhoof Rural Official Community Plan

3.3 Industrial (I) Designation

Industrial development has been limited within the rural areas in an attempt to focus industrial activity in the municipality of Vanderhoof. Light industrial developments are permitted within the rural area within the Industrial (I) designation. Other areas may be considered for Industrial use subject to the following Industrial policies.

3.3.1 Objectives

- (1) To provide opportunities for limited light industrial uses in suitable locations.
- (2) To accommodate primary resource extraction and primary processing, as well as value added industry.
- (3) To support industrial uses that will not have any significant negative impact on the natural environment.

3.3.2 Policies

- (1) New light industrial uses will be encouraged to establish within the boundaries of the District of Vanderhoof and existing concentrations of population such as, but not limited to, Engen and Cluculz Lake.
- (2) The Regional District Board may consider designating additional areas for industrial uses subject to the following criteria:
 - (a) all existing industrial land is developed or it is demonstrated that the designated industrial areas are unsuitable for the proposed use;
 - (b) the proposed industrial development will not create an amount of traffic, noise, or other impact that will adversely affect the rural character of the area;
 - (c) the proposed industrial development will be developed in a manner that has minimal negative impacts on the environment;
 - (d) negative impacts on neighbouring land uses or property owners will be minimized; and,
 - (e) the proposed industrial use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).
 - (f) the proposed industrial development is in close proximity to an available workforce.
- (4) To support agricultural industry in appropriate locations throughout the Plan area.

Regional District of Bulkley-Nechako Zoning Bylaw

Five zones available for use: Light Industrial (M1), Heavy Industrial (M2), and Agricultural Industrial (M3), Special Light industrial (M1A), Light Industrial- Contracting Service (M1B)

District of Vanderhoof Official Community Plan

The District's Official Community Plan contains industrial policies, but do not reference complementary development within the Regional District.

Usable Vacant Industrial Lands

Existing Rural Industrial Land Area in Hectares

Parcel #	Zoning	Site Size	Industrial Lands			
			Total	Developed	Vacant	Usable Vacant
1	M2	1.5	1.5	1.5	0	0
2	M1	12.6	12.6	0	12.6	12.6
3	M2	19.3	19.5	0	19.3	19.3
4	M2	64.8	3.5	3.5	0	0

Parcel #	Zoning	Site Size	Industrial Lands				
			Total	Developed	Vacant	Usable Vacant	
5	M1	0.4	0.4	0	0.4	0.4	
6	M3	60.1	1.7	1.7	0	0	
7	M3	16.2	2.1	0	2.1	2.1	
8	M3	59.2	0.8	0	0.8	0.8	
Total			234.0	41.9	6.7	35.2	35.2

Infrastructure and Utilities

Hydro

Existing infrastructure in the area roughly follows the Highway 16 and Highway 27 corridors. Along the Highway 16 corridor through Vanderhoof, there are existing 500 kV and 69 kV overhead lines passing through the Electoral Area from the Williston Substation. Overhead 69 kV lines pass through the District along Highway 16, and run north along Highway 27 to Fort St. James. There are 69 kV substations in Vanderhoof, as well as substations servicing Nechako Lumber and Canfor's Plateau Mill. A 230 kV line runs east from the Glenannan Substation to the Tachick Substation within the Electoral Area. Potentially all areas served by the public transmission network have access to three-phase power, including existing and future industrial areas within the Regional District.

Rail Access

The CN mainline follows the Highway 16 corridor through the study area, from Prince George to Prince Rupert. Siding access points are located in several locations across the Electoral Area, but most notably at Nechako Lumber/L&M Lumber and the Canfor Plateau mill. Track improvements along this line are being conducted with the intention of facilitating efficient intermodal service to and from the Port of Prince Rupert.

Telecommunications

Public telecommunications coverage in Electoral Area F includes a variety of digital cellular, as well as dial-up, wireless, DSL, and cable internet services. Communications infrastructure is mainly provided by Telus Communications and Navigata Communications, with each operating backbone fibre-optics and wireless infrastructure in the area. Additional communications services in the Electoral Area are provided by small ISPs or cable providers that have purchased or leased fibre-optics, or operate wireless access points/towers. In the remote areas of the Regional District, some industries employ satellite telecommunications technology where there is a lack of other infrastructure.

Cable and DSL internet is largely restricted to areas in close proximity to municipalities with fibre-optic availability. Telus' national IP network includes fibre-optics passing through the study area, between switching stations in Prince George and Prince Rupert. Navigata Communications also operates a national IP network that passes through the Regional District.

Natural Gas

Natural gas within the Electoral Area is provided by Pacific Northern Gas (PNG). Existing mainline infrastructure extends west from the compressor station at Summit Lake, and is delivered to the District of Vanderhoof via a lateral extending south. The largest customer within the district is the Canfor Plateau Mill, with a dedicated lateral extending from the mainline. In addition, one of the five compressor stations along the mainline is located within the District of Vanderhoof. It is currently inactive, but will continue to be maintained in the event that increases in demand warrant reactivation.

Costs to install natural gas connections are dependent upon the location of the parcel, distance between the new use and existing infrastructure, required loads, and the time of year that the line is being installed. Different industrial types require different sizes of gas lines and pressure required to deliver the gas, so PNG can only provide rough estimates regarding the installation of natural gas.

Roads

The main transportation corridor in the Electoral Area is Highway 16, which runs directly through Vanderhoof. As well, Highway 27 runs north to Fort St. James, and connects with Highway 16 within the District of Vanderhoof. In the rural areas of the Regional District, the Ministry of Transportation and Infrastructure (MoTI) is responsible for transportation planning and development for all public roads. Through its transportation planning activity, the Ministry ensures that industrial development does not have an unacceptable impact on the existing road infrastructure and that unsafe conditions are not created. Ministry involvement in industrial development is typically at the subdivision, rezoning, and access approval stages.

The Ministry of Transportation and Infrastructure is the subdivision approval authority in the rural areas of the Regional District. As part of final approval, the Ministry ensures that all new lots are serviced by a road, and that the existing road network will not be adversely affected by the traffic generated from the new development. As a condition of final subdivision approval, the Ministry may require the construction of new roads or improvement of existing roads. If the subdivision is proposed for land adjacent to a municipality, the Ministry may refer the application to that municipality for comment, in order to facilitate cross-jurisdictional cooperation for factors like road networks. The Regional District is the approval authority where land requires a Rural Official Community Plan or Zoning Bylaw amendment for industrial development. Applications are referred to MoTI for comment on road related issues. As a condition of approval, the Ministry or the Regional District may require construction of new roads, or improvements to existing roads for Zoning Bylaw or Rural OCP amendments.

Opportunities

Forestry

Businesses that could capitalize on existing wood waste by product:

- Pulp/Paper Mill
- Large Scale Secondary Manufacturing
- Pellet Plant or Plywood Plant
- Fibreboard
- Log Home Building
- Fence Post Manufacturing
- Small Scale Secondary Manufacturing
- Furniture Manufacturing
- Flooring/Wainscoting Manufacturing
- Decking Manufacturing
- Bioenergy Plant

The proximity to the Prince Rupert Port will also assist in the sustainability of large and small scale manufacturing plants. It provides a close ground shipping point (500 km) for product export, as well as the shortest shipping route to Asia and decreased export costs in the utilization of empty backhaul containers. Small-scale manufacturing plants could include light manufacturing and treatment/processing of wood products.

Mining

Some of the support business opportunities in the mining sector include:

- Drilling & Blasting Support
- Welding & Fabricating
- Processing & Warehousing/Storage
- Transportation & Logistics (Ore Hauling)
- Lab Analysis (Samples)
- Environmental Remediation
- Industrial Park Development

There is good potential for growth within this sector in Electoral Area F, but based on current mining in the area, activities in this sector would likely be limited over the short-term. However, this could include support for exploratory operations like the storage and transportation of samples or explosives.

Agriculture

Some of the opportunities outlined for the region include:

- Green house operations
- Bio-energy
- Livestock, ranching and related slaughterhouse operations
- Food and beverage packaging and processing
- Warehousing
- Transportation and logistics

Vacant Industrial Land Inventory Overview*

Parcel No.	Address	Zoning	Site Size (ha)	Usable Vacant (ha)
1	Hwy 27 & Dog Creek Rd. (22km S. of Ft. St. James)	M1	12.6	12.6
2	Hwy 27 (24km S. of Ft. St. James)	M2	19.3	19.3
3	6900 Teichroeb Rd. (& Hwy 16), Vanderhoof	M3	16.2	2.1
Total			48.1	34.0

Potential Future Industrial Land Inventory*

The following parcels are not zoned by the Regional District for industrial use and are not yet developed for industrial use. Other lands may have potential for industrial use and if the proposed development is not permitted by the existing zoning, a rezoning application can be made to the RDBN. The lands are those identified as having the potential for industrial use, however, these lands may be found, upon further review and consultation with the public, to be unsuitable for a particular, or any industrial use. The following table provides an overview of the parcels identified.

Parcel	Address	Zoning	Property Area (ha)	Potential Usable (ha)
F1	Northside Rd.	AG1	104.6	104.6
F2	Hwy 16 between Raymond Pit Rd. & Hwy 27	AG1	122.9	122.9
F3	Hwy 16 & Hwy 27	AG1	57.6	57.6

*Details on each of the properties can be found in the full study.

Conclusions

The study has identified a potential demand for up to:

- 25 ha of land in parcels that are from 0.5 ha – 5 ha in size for light industrial use (warehousing, light manufacturing, transportation, etc.)
- 20 ha of land in parcels that are from 4 ha – 10 ha in size for heavy industrial use (abattoir and other agricultural industry, log home building, asphalt plant, etc.)
- 20 ha of land in parcels that are from 20 ha – 40 ha in size for large scale heavy industrial use (pellet plant, large wood products manufacturing, etc.)
- 5 ha of land in parcels that are 1 ha – 3 ha for agricultural industrial use (greenhouses, other large scale agricultural activities)

Download the Electoral Area 'F' Industrial Land Use Study at: opportunities.rdbn.bc.ca/regional-information/industrial-land-inventories