



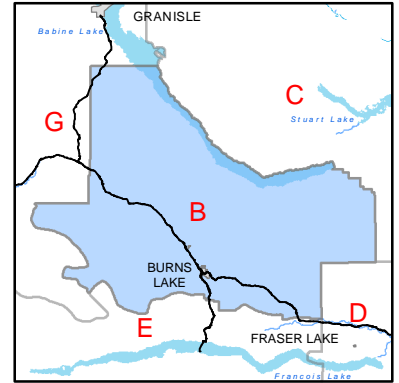
Regional District of Bulkley-Nechako

INDUSTRIAL LAND USE INVENTORY OVERVIEW

Electoral Area 'B' (Burns Lake Rural)

Geographic Area/Population

Electoral Area B (Burns Lake Rural) is the rural area surrounding the Village of Burns Lake. The unincorporated communities within the area are Decker Lake, Donalds Landing, Palling, Rose Lake, Sheraton, and Tintagel.



Household Income

Median after-tax income of households in 2015: \$70,437

Population

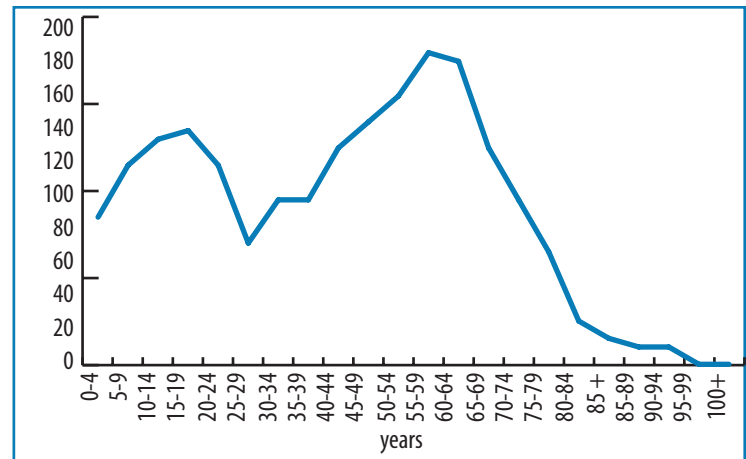
The population of Electoral Area B has seen a decline between 2011 and 2016, with a greater decline found within the Village of Burns Lake.

Area or Municipality	Population (2016)	Population (2011)	% Change
Electoral 'B' Rural	1938	2102	-7.8%
Burns Lake	1779	2029	-12.3%
Total	3717	4131	-11.1%

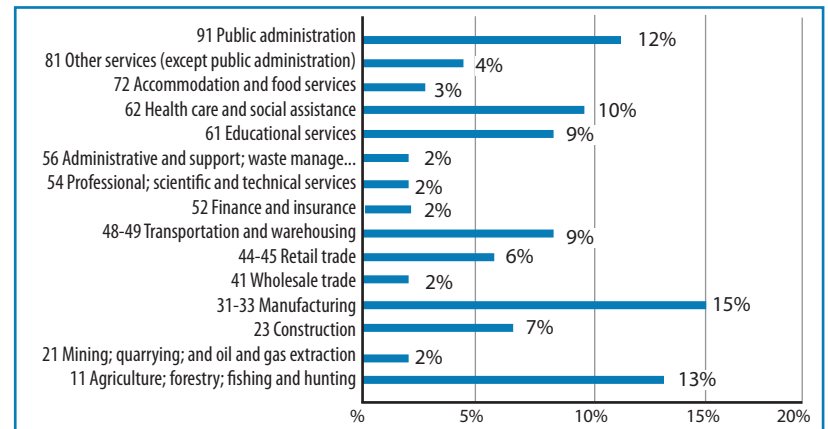
NOTE: There is a common acceptance by RDBN residents that there was a census undercount throughout the region. It is believed that the population has not decreased to the extent surveyed, and has remained relatively stable throughout the region.

Demographics

Electoral Area B: Population by Age Group (2016)



Electoral Area B: Labour Force by Industry (2011)

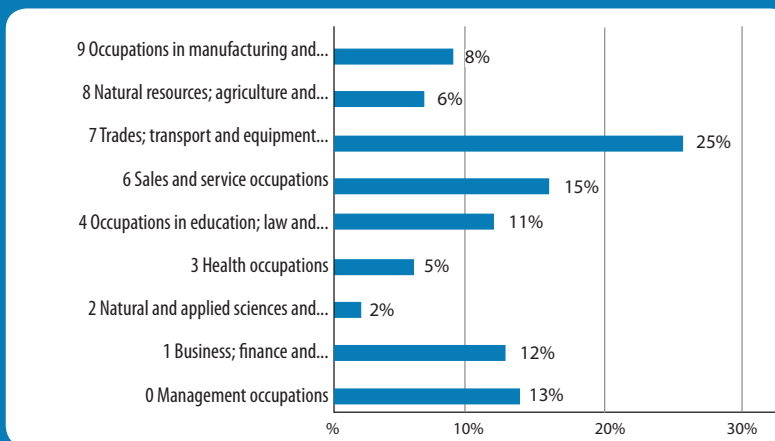




Labour Force by Occupation (2011)

Occupation	No. of Employees
0 Management occupations	145
1 Business; finance and administration occupations	135
2 Natural and applied sciences and related occupations	20
3 Health occupations	60
4 Occupations in education; law and social; community and government services	125
6 Sales and service occupations	170
7 Trades; transport and equipment operators and related occupations	275
8 Natural resources; agriculture and related production occupations	70
9 Occupations in manufacturing and utilities	90
Total	1090

Electoral Area B: Labour Force by Occupation (2011)



Labour Force by Industry

Industry (2-digit NAICS)	No. of Employees
11 Agriculture; forestry; fishing and hunting	150
21 Mining; quarrying; and oil and gas extraction	20
23 Construction	75
31-33 Manufacturing	170
41 Wholesale trade	25
44-45 Retail trade	65
48-49 Transportation and warehousing	95
52 Finance and insurance	25
54 Professional; scientific and technical services	20
56 Administrative and support; waste management and remediation services	25
61 Educational services	95
62 Health care and social assistance	110
72 Accommodation and food services	30
81 Other services (except public administration)	50
91 Public administration	130
Total	1085

Industrial Land Use Planning

Burns Lake Rural and François Lake (North Shore) Official Community Plan

Industrial (I) Designation

Light industrial development has been limited within the rural areas in an attempt to focus this industrial activity into the Village of Burns Lake. New industrial development may be accommodated within the Plan area subject to the following objectives and policies.

3.3.1 Objectives

- (1) To provide opportunities for limited light industrial uses in suitable locations.
- (2) To minimize land use incompatibility and conflicts between industry and surrounding land uses.
- (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 Village of Burns Lake and on lands within the Industrial (I) designation, subject to the successful rezoning of the property, if required.
- (2) The Regional Board may consider designating additional areas for industrial uses subject to certain criteria.
- (3) The Regional Board may consider designating limited highway industrial developments along the Highway 16 corridor around the Village of Burns Lake in close consultation with the municipality.
- (4) The Regional Board may consider designating additional areas for light industrial use near the Burns Lake Airport where those uses benefit from proximity to an airport.
- (5) Land along Highway 16 east of the Stearns Subdivision may be considered for rezoning to allow industrial uses without an Industrial designation subject to certain criteria.
- (6) The small properties along Nash Rd, just west of the Village of Burns Lake boundary, have been designated Industrial to encourage their redevelopment for limited light industrial uses.
- (7) The area commonly known as ByTown west of the Village of Burns Lake, along Railway Avenue is designated Rural Residential in the Plan. The area contains numerous small residential lots not adequately serviced by on site sewer systems. To encourage lot consolidation and redevelopment of the area, a floating Industrial designation has been applied. This designation indicates that certain lands may be considered for rezoning to accommodate limited light industrial uses of a type that will not conflict with the existing residential development or tourist commercial uses established in the area.
- (8) Areas along the Babine Lake Road may be considered for rezoning to allow industrial uses where appropriate, without an Industrial designation subject certain criteria.

RDBN 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)

Usable Vacant Industrial Lands

Existing Rural Industrial Land Area in Hectares

Parcel #	Property Area	Total Existing Industrial Land	Developed	Vacant	Usable Vacant
1	53.0	4.7	4.7	0	0
2	19.7	12.4	0	12.4	7
3	170.4	89.3	57.7	31.5	22
4	9.4	4.4	0.1	4.3	4.4
5	60.0	28.5	11.3	17.1	14
6	10.7	10.7	10.7	0	0
7	28.7	28.7	11.6	17.1	8
8	49.8	49.8	49.8	0	0
9	16.0	16.0	16.0	0	0
10	74.4	63.3	63.3	0	0
11	28.2	28.2	28.2	0	0
12	62.3	2.3	2.3	0	0
Total	582.5	338.1	255.7	82.4	55.4

Infrastructure and Utilities

Hydro

Overhead hydro (500 kV and 138 kV) runs along the Highway 16 corridor from Prince George through to Prince Rupert. Industry-related power consumption, and 3 phase power, is mainly located along the Highway corridor and north along Babine Road.

Rail Access

The CN Rail line follows the Highway 16 corridor from Prince George to Prince Rupert, through the study area. Siding access points are located at Babine Sawmills, the Village of Burns Lake, Decker Lake Sawmills, and two other private parcels.

Telecommunications

Public telecommunications infrastructure in the study area is provided by companies such as Telus, Navigata Communications, Lakes Communications, and Omineca Cable. Other communication networks, mainly towers, have been built in the study area to support local private businesses and educational institutions, such as BC Hydro, the Canada Broadcasting Corporation, and School District No. 91 (Nechako-Lakes).

Natural Gas

Natural gas in the study area is provided by Pacific Natural Gas (PNG). Natural gas infrastructure runs west up to Decker Lake Forest Products, east to Fraser Lake up to and along Tintagel Road (to Bailey Road), and south along Highway 35.

Costs to install natural gas is dependent upon where the industrial parcel is located, required load in BTU's (British Thermal Unit), and the distance the line has to run from PNG's current infrastructure. Differing industrial load requirements dictates the size of the line and pressure required to run natural gas to the parcel site.

Roads

In the Regional District the Ministry of Transportation (MoTI) is responsible for regulating the use and establishing and implementing road design and construction standards for public roads. The MoTI plays a role in ensuring that industrial activity does not have an unacceptable impact on the existing road infrastructure and that unsafe situations are not created. The MoTI typically becomes involved with industry at the subdivision, rezoning, and access approval stages.

Opportunities

Forestry

Some examples of new businesses that could capitalize on the available wood waste are listed below:

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

Mining and Sub-Surface Resource Sector

There are currently no operating mines in the study area, nor are there any mine sites in the environmental assessment phase. There are; however, extensive exploration sites and considerable mineral showings throughout the study area. Some of the support business opportunities include:

- Welding & Fabricating
- Transportation (Ore Hauling)
- Lab Analysis (Samples)
- Warehousing/Industrial Park Development

Agriculture

The beef cattle industry is a large part of the agricultural sector in the study area. Cereal/grain crop production also plays a role.

There may be some opportunity for large and small-scale agriculture industries such as greenhouses, an auction arena, and abattoir facilities. Many industrial uses closely related to agriculture do not require industrial zoning, and do not need to be accommodated in this strategy given the abundance of Agricultural Land Reserve (ALR) parcels throughout the region and abundant zoning that allows agricultural related industry. Only a limited number of agriculture related uses require industrial zoning.

With the future restructuring of the forest sector in the area, there is also potential for local farmers to secure more crown land for farming purposes. Also, collaboration with the local college (College of New Caledonia) for the purposes of offering agriculture training programs may assist in retaining youth locally to pursue farming opportunities.

Other Special Uses

There are opportunities that do not fit clearly within one single, or any traditional industrial sectors. These include:

- Business opportunities related to co-generation and/or bio-mass facilities and the energy sources created.
- Opportunities for the development of an industrial park in order to attract industrial uses.
- The development of the Prince Rupert Container Port and Prince George inland container facilities may provide opportunities for the development of transportation businesses to support future resource industries in and around the region.

Key Industrial Uses

The following key industrial uses have been selected as the most likely to locate in the area within the next 5 – 10 years.

Industry Type	Infrastructure Requirements	Zoning	Parcel Size Requirements
Pellet-Plant Facility	<ul style="list-style-type: none"> • 3 phase power • good road access • rail access 	M2	40 ha+
Bio-Energy/ Co-Generation Facility	<ul style="list-style-type: none"> • 3 phase power • good road access • water • high speed internet 	M2	40 ha+
Industrial Park	<ul style="list-style-type: none"> • 3 phase power • good road access • possibly rail access • high speed internet 	M2	20 ha+
Greenhouse Facility	<ul style="list-style-type: none"> • 3 phase power • good road access • possibly rail access • water 	M3 (with Bio-Mass) Ag1, H2, RR1 (without bio-mass)	2 ha+
Transportation (Industry Product Shipment)	<ul style="list-style-type: none"> • good road access • rail access 	M1	2 ha
Abattoir Facility	<ul style="list-style-type: none"> • good road access 	M3	4 ha
Welding/ Fabricating Businesses		M1	1 ha
Lab Analysis Facility	<ul style="list-style-type: none"> • high speed internet 	M1	.5 ha
Warehousing Facility	<ul style="list-style-type: none"> • good road access 	M1	2 ha

Vacant Industrial Land Inventory Overview*

Parcel No.	Address	Zoning	Site Size (ha)	Usable Vacant (ha)
1	Bedore Road	M2	20	7
2	Near Maxan FS Road	M2	60	22
3	Rowland Road	M1	8.5	4
4	Kissock Road	M1	0.4	0.4
5	Hwy 16	M1	46	12
6	Hwy 16	M1	2	2
7	Rod and Gun Frtg. Road	M1	0.3	0.3
8	Miller Road	M2	3.5	2.7
9	Railway Avenue	M2	13	5
Total			153.7	55.4

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 No.	Address	Zoning	Site Size (ha)	Usable Vacant (ha)
10	Lewis Road	H2 Ag1	65	40
11	Near Hwy 16	RR1 H2	65	20
12	Hwy 16	RR1 H2	53	15
13	Railway Avenue	H2 R5	29	10
14	26464-26458 Hwy 16	H2 M3	62	40
15	Hwy 16	H2	162	130
16	20975 Hwy 16	H2	40	30
17	Babine Lake Road	H2	547	500
18	Hwy 16	Ag1	29	29
Total			1052	814

*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.).
- 25 ha of land in parcels that are from 4 ha – 10 ha in size for heavy industrial use (abattoir and other agriculture industry, log home building, asphalt plant, etc.)
- 80 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.)

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