



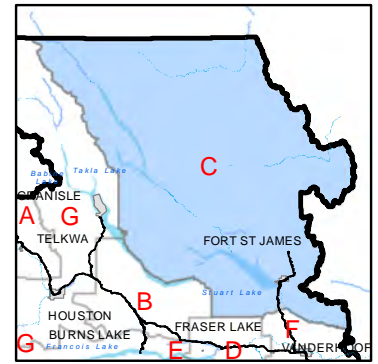
Regional District of Bulkley-Neuchako

INDUSTRIAL LAND USE INVENTORY OVERVIEW

Electoral Area 'C' (Fort St. James Rural)

Geographic Area/ Population

Electoral Area C includes the District of Fort St. James and surrounding rural areas. Industrial lands listed do not include lands within Fort St. James, but some are in close proximity to the local municipality.



Household Income

Median after-tax income of households in 2015: \$70,272

Population

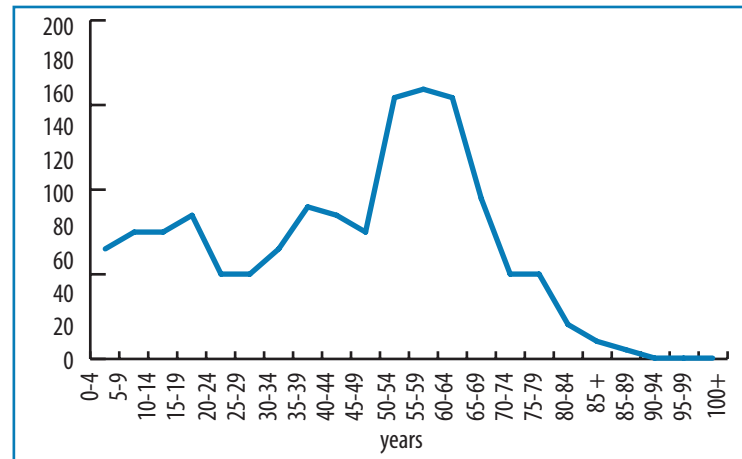
The population within the rural area of Electoral Area C has been relatively stable, but the District of Fort St. James is experiencing more of a decline.

Area or Municipality	Population (2016)	Population (2011)	% Change
Electoral Area C	1415	1429	-1.0%
Fort St. James	1598	1691	-5.5%
Total	3013	3120	-3.5%

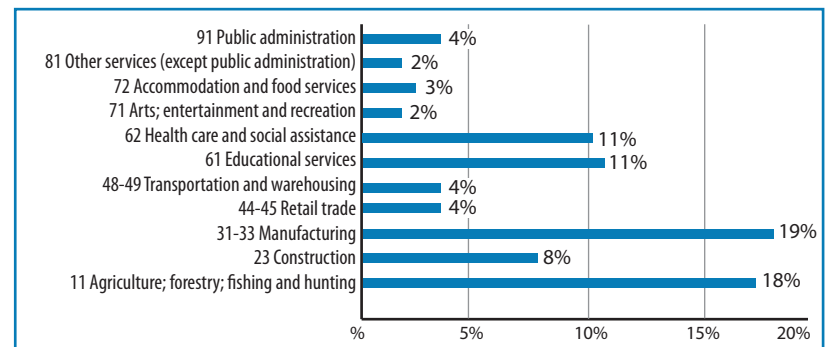
NOTE: There is a common acceptance by RDBN residents that there was a census undercount throughout the region. It is believed that the population has not decreased to the extent surveyed, and has remained relatively stable throughout the region.

Demographics

Electoral Area C: Population by Age Group (2016)



Electoral Area C: Labour Force by Industry (2011)





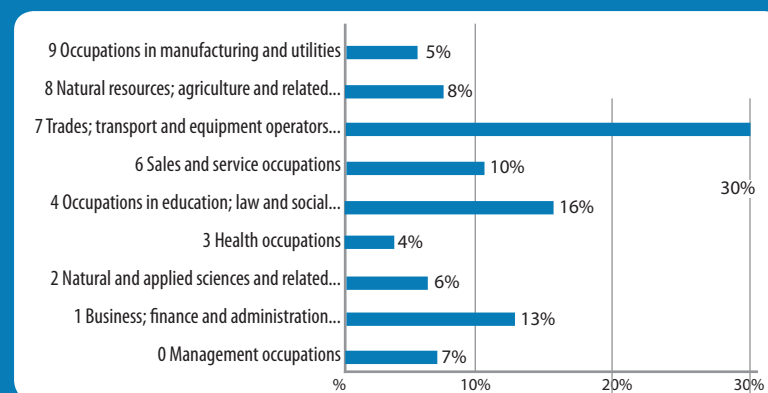
Labour Force by Occupation (2011)

Occupation	No. of Employees
0 Management occupations	55
1 Business; finance and administration occupations	100
2 Natural and applied sciences and related occupations	45
3 Health occupations	30
4 Occupations in education; law and social; community and government services	125
6 Sales and service occupations	80
7 Trades; transport and equipment operators and related occupations	240
8 Natural resources; agriculture and related production occupations	60
9 Occupations in manufacturing and utilities	40
All Occupations	775

Labour Force by Industry

Industry (2-digit NAICS)	No. of Employees
11 Agriculture; forestry; fishing and hunting	145
23 Construction	65
31-33 Manufacturing	150
44-45 Retail trade	30
48-49 Transportation and warehousing	30
61 Educational services	90
62 Health care and social assistance	85
71 Arts; entertainment and recreation	15
72 Accommodation and food services	20
81 Other services (except public administration)	15
91 Public administration	30
All industries	675

Electoral Area C: Labour Force by Occupation (2011)



Industrial Land Use Planning

Fort St. James Rural Official Community Plan

Industrial development has been limited within the rural areas in an attempt to focus industrial activity in the municipality of Fort St. James. 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 Fort St. James and existing concentrations of population.
- (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.
 - (e) The proposed industrial use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).
- (3) To support agricultural industry in appropriate locations throughout the Plan area.
- (4) Rezoning to allow increased residential development to the north east of Sandhu Road will be discouraged as this area is reserved for future industrial development.
- (5) The areas along Takla Road, Tachie Road and Germansen Landing Road may be rezoned to allow industrial uses without an Industrial designation. Rezoning applications must consider:
 - (a) how traffic, noise, or other impact associated with the proposed industrial development will affect the rural character of the area;
 - (b) if the proposed industrial development will be developed in a manner that will not have notable negative impacts on the environment; and
 - (c) if there will be notable negative impacts on neighbouring land uses or property owners.
- (6) To encourage the establishment of permanent greenbelt buffers along parcel boundaries to provide a physical separation between industrial uses of land and adjacent agricultural lands.

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 Fort St. James Official Community Plan

The District's Official Community Plan notes that coordination of planning activities with the Regional District (along with other agencies) is required to accomplish the objectives and policies of the Official Community Plan.

Usable Vacant Industrial Lands

Existing Rural Industrial Land Area in Hectares

Parcel #	Zoning	Site Size	Industrial Lands				
			Total	Developed	Vacant	Usable Vacant	
1	M1	2.9	2.9	2.9	0	0	
2	M1	5.4	5.4	2.9	2.5	1.6	
3	M1	7.1	7.1	2.4	4.7	4.7	
4	M2	6.2	6.2	0	6.1	6.1	
5	M2	53.0	53.0	0.1	52.8	43.3	
6	M2	82.5	82.5	unknown	unknown	unknown	
7	M2	15.3	1.5	0	1.5	1.5	
Total			172.4	158.6	8.4	67.7	57.3

Infrastructure and Utilities

Hydro

Existing infrastructure in the area roughly follows the Highway 27 Corridor, which runs directly into Fort St. James. Overhead hydro lines (69 kV) meet substations within Fort St. James, and substations located at Canfor's Fort St. James Division and Apollo Forest Products. Given this, there is potential to support large industrial customers in the rural area close to the municipality with some minor infrastructure improvements. 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 to the South of the study area, from Prince George to Prince Rupert. A branch of the previous B.C. Rail line moves through the Electoral Area along the northwest corner of the District of Fort St. James. This branch is now operated by CN Rail and functions as a collector for the mainline, with a connection in Prince George at the CN yard.

Telecommunications

Public telecommunications coverage in Electoral Area C 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 lease fibre-optics, or operate wireless access points/towers. In the remote areas of the Regional District, some industries rely on 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). Natural gas infrastructure within the Electoral Area is provided by a lateral line running from the mainline into Fort St. James along Highway 27. There are several large industrial clients within the Fort St. James District including Apollo Forest Products, Canfor, and Stuart Lake Lumber.

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 27, which connects with Highway 16 west 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 adverse 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 (MoTI) 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 the 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 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

Mining

There are also numerous exploration sites and considerable mineral showings in Electoral Area C, including the Lustdust site, and others in close proximity, such as the Morrison site. In addition, Vancouver-based Serengeti Resources is exploring areas within the Electoral Area. If mining activity begins in the area, it will present significant new opportunities for existing skilled trade workers and other support businesses in the area, including new industrial operations.

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

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 & Garvie Rd.	M1	5.4	1.6
2	Hwy 27 & Woodbridge Rd	M1	7.1	4.7
3	Hwy 27 & Goetjen Rd.	M2	6.2	6.2
4	Hwy 27 & Tachie Rd.	M2	53.0	43.3
5	Beyond Conifex Mill on Takia Rd.	M2	82.5	unknown
6	8041 Hwy 27	M2	15.3	1.5
Total			169.5	57.3

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)
C1	Hwy 27 (Germansen Landing Rd.)	RR1	13.9	13.9
C2	Airport Rd.	RR1	20.6	20.6
C3	Hwy 27 & Airport Rd.	RR1	64.7	64.7
C4	Hwy 27 & Hanley Rd.	RR1	90.3	90.3

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

Conclusions

The study has identified a potential demand for up to:

- 15 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.)
- 150 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)
- 3 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 'C' Industrial Land Use Study at:
opportunities.rdbn.bc.ca/regional-information/industrial-land-inventories