



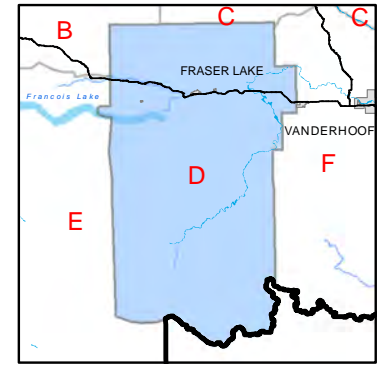
Regional District of Bulkley-Nechako

INDUSTRIAL LAND USE INVENTORY OVERVIEW

Electoral Area 'D' (Fraser Lake Rural)

Geographic Area/Population

Electoral Area D of the Regional District of Bulkley-Nechako includes the Village of Fraser Lake and surrounding rural areas. Industrial lands listed do not include lands within Fraser Lake, but some are in close proximity to the local municipality.



Household Income

Median after-tax income of households in 2015: \$60,032

Population

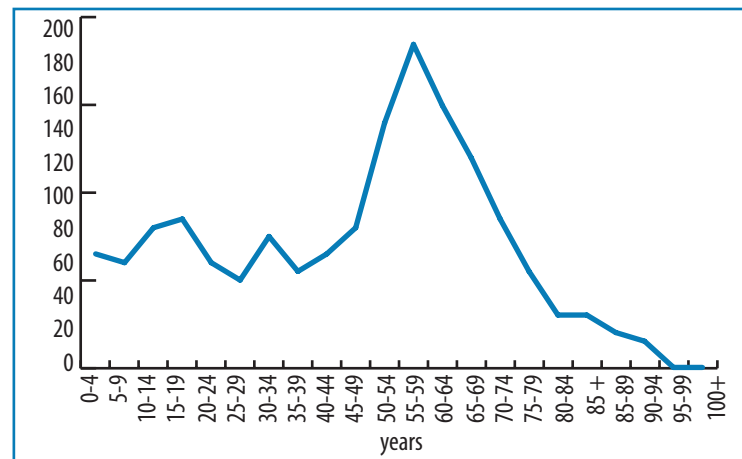
The population of municipalities within Electoral Area D has declined significantly from 2011.

Area or Municipality	Population (2016)	Population (2011)	% Change
Electoral Area D	1472	1734	-15.1%
Fraser Lake	988	1167	-15.3%
Total	2460	2901	-17.9%

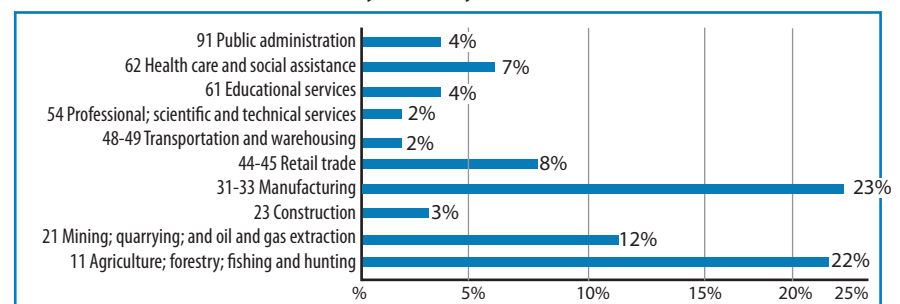
NOTE: There is a common acceptance by RDBN residents that there was a census undercount throughout the region. It is believed that the population has not decreased to the extent surveyed, and has remained relatively stable throughout the region.

Demographics

Electoral Area D: Population by Age Group (2016)



Electoral Area D: Labour Force by Industry (2011)





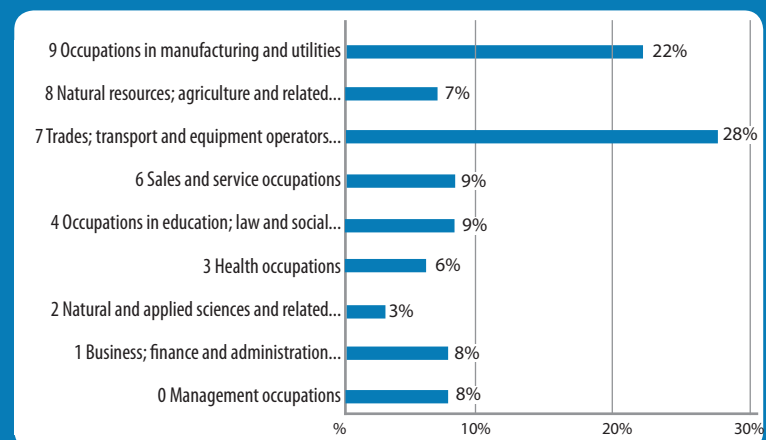
Labour Force by Occupation (2011)

Occupation	No. of Employees
0 Management occupations	65
1 Business; finance and administration occupations	65
2 Natural and applied sciences and related occupations	25
3 Health occupations	45
4 Occupations in education; law and social; community and government services	70
6 Sales and service occupations	75
7 Trades; transport and equipment operators and related occupations	220
8 Natural resources; agriculture and related production occupations	55
9 Occupations in manufacturing and utilities	170
All Occupations	790

Labour Force by Industry

Industry (2-digit NAICS)	No. of Employees
11 Agriculture; forestry; fishing and hunting	170
21 Mining; quarrying; and oil and gas extraction	95
23 Construction	25
31-33 Manufacturing	180
44-45 Retail trade	65
48-49 Transportation and warehousing	15
54 Professional; scientific and technical services	15
61 Educational services	30
62 Health care and social assistance	55
91 Public administration	35
All industries	685

Electoral Area D: Labour Force by Occupation (2011)



Industrial Land Use Planning

Endako, Fraser Lake, Fort Fraser Rural Official Community Plan

The Rural Official Community Plan which oversees development within the Rural Area Plan has the following goals, which have relevance to rural industrial development:

- Land use patterns and economic activities which do not compromise the rural character of the Plan area.
 - Land use patterns that maintain the rural character of the Plan area and that reflect a diversity of lifestyles, and economic and recreational activities.
 - Recognition of the unique natural characteristics of the Plan area and their protection from incompatible forms of development.
 - Protection and preservation of farm land and soil having agricultural capability, and the appropriate utilization of that land for agricultural purposes.
 - Appropriate and orderly rural growth with urban type development directed to the municipality of Fraser Lake and the town site of Fort Fraser.
 - Provision of opportunities for economic development and diversity
- Section 3.3 lists the Plan's policies with regards to industrial development:
- New light industrial uses will be encouraged to develop within the Boundaries of the Village of Fraser lake, and the Endako and Fort Fraser town sites
 - The Regional Board may consider designating additional areas for industrial uses subject to the following criteria:
 - all existing industrial land is developed or it is demonstrated that the designated industrial areas are unsuitable for the proposed land use;
 - 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;
 - the proposed industrial development will be developed in a manner that has minimal negative impacts on the environment;
 - negative impacts on neighbouring land uses or property owners will be minimized; and,
 - the proposed industrial use has the support of the Agricultural Land
 - Commission if the land is within the Agricultural Land Reserve (ALR).
 - The Regional Board may consider designating limited highway industrial developments along the highway corridor in the Fort Fraser and Endako town sites and around the Village of Fraser Lake, in close consultation with the municipality.

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)

Village of Fraser Lake Official Community Plan

The Village's Official Community Plan encourages support and expansion of the forest and mining industry in the region and in particular within the Village boundaries, in recognition of the importance of this sector to the economic stability of the community.

Usable Vacant Industrial Lands

Existing Rural Industrial Land Area in Hectares

Parcel #	Zoning	Site Size	Industrial Lands			
			Total	Developed	Vacant	Usable Vacant
1	M2	205.3	62.8	0	62.8	62.8
2	M2	18.2	18.2	0	18.2	0
3	M2	28.8	29.1	0	29.1	10.8
4	M1	1.3	1.3	1.3	0	0
5	M1	2.0	2.0	0	2.0	2.0
Total		255.7	113.5	1.3	112.2	75.6

Infrastructure and Utilities

Hydro

Existing infrastructure in the area roughly follows the Highway 16 corridor which runs through Fraser Lake, Fort Fraser, and Endako. Overhead hydro lines (500 kV, 230 kV, 138 kV, 69 kV) run through the study area and service different users. The 500 kV line of the provinces bulk distribution system connects to the Glenannan Substation where it is stepped down to accommodate a 138 kV line stretching to the west into Burns Lake. As well, 69 kV lines are provided to substations located at the Endako Mines and Fraser Lake Sawmills. A 230 kV line runs east from the Glenannan Substation to the Tachick Substation in Electoral Area F. 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 throughout the Electoral Area, most notably within Fraser Lake, as CN operates freight service from the Village. CN rail also runs through lands designated industrial in both Endako and Fort Fraser. This corridor is part of improvements being made to facilitate efficient intermodal service to and from the Port of Prince Rupert.

Telecommunications

Public telecommunications coverage in Electoral Area D 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 more 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). Lateral lines run from the mainline into the rural communities of Endako and Fort Fraser, as well as the Village of Fraser Lake. A dedicated lateral also extends to the Endako Mine project, south of Endako.

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 Fort Fraser, Fraser Lake, and Endako. 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 (MoTI) 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.

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

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

The strength of Electoral Area D in a mining context is in relation to the location of trades training at the College of New Caledonia campus in Fraser Lake, as well as the proximity to mining and exploration projects within the district and in Electoral Areas A and G. As such, the most opportunity in a mining context likely lies in the transportation and warehousing of mining products, mainly between the Blue Pearl and Endako Mine or on the support side, with the development of lab or testing facilities.

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	Endako Rail Lines, Endako	M2	205.3	62.8
2	West of Lily Lake Rd., Ft. Fraser	M2	18.2	0
3	Corporation St. & Dock Ave., Ft. Fraser	M2	28.8	10.8
4	1459 Steiner Rd. (and Charlie Frontage Rd.), Fraser Lake	M1	2.0	2.0
Total			255.7	75.6

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)
D1	Steiner Rd., Fraser Lk.	RR1	70	70
D2	Hwy 16 & Le Poidevin Rd., Fraser Lk.	AG1	44.5	44.5
D3	Hwy 16 E. Fraser Lk.	AG1	74.9	74.9

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

Conclusions

The study has identified a potential demand for up to:

- 20 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.)
- 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 'D' Industrial Land Use Study at:
opportunities.rdbn.bc.ca/regional-information/industrial-land-inventories