



Regional District of Bulkley-Nechako

INDUSTRIAL LAND USE INVENTORY OVERVIEW

Electoral Area 'A' (Smithers Rural)

Geographic Area/ Population

Electoral Area A includes the Town of Smithers, Village of Telkwa, and surrounding rural area. Industrial lands listed do not include lands within Telkwa or Smithers, but some are in close proximity to the local municipalities.



Household Income

Median after-tax income of households in 2015: \$73,239

Population

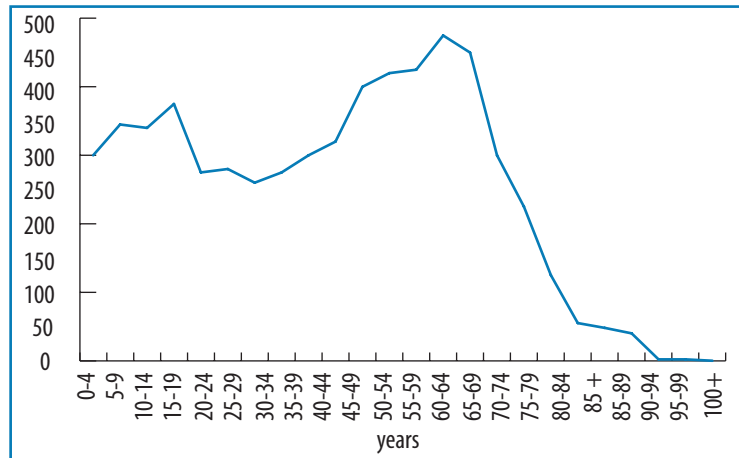
Relatively stable population within Electoral Area A, with small decline in population since 2011.

Area or Municipality	Population (2016)	Population (2011)	% Change
Electoral 'A' Rural	5256	5391	-2.5%
Smithers	5351	5400	-0.9%
Telkwa	1160	1163	-0.3%
Total	11,767	11,954	-1.6%

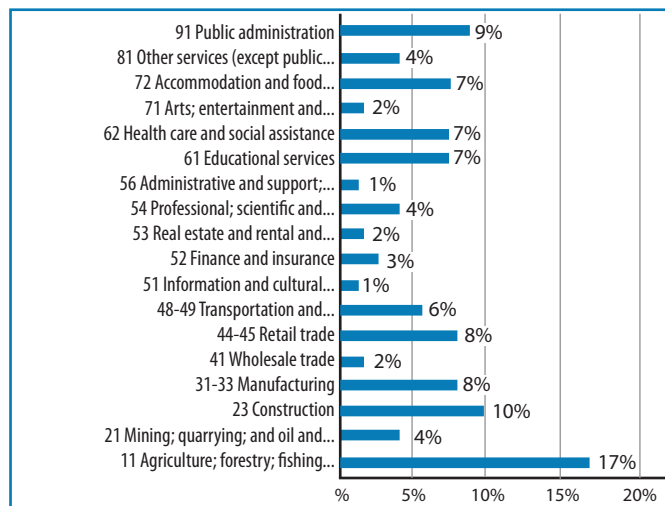
NOTE: There is a common acceptance by RDBN residents that there was a census undercount throughout the region. It is believed that the population has not decreased to the extent surveyed, and has remained relatively stable throughout the region.

Demographics

Electoral Area A: Population by Age Group (2016)



Electoral Area A: Labour Force by Industry (2011)





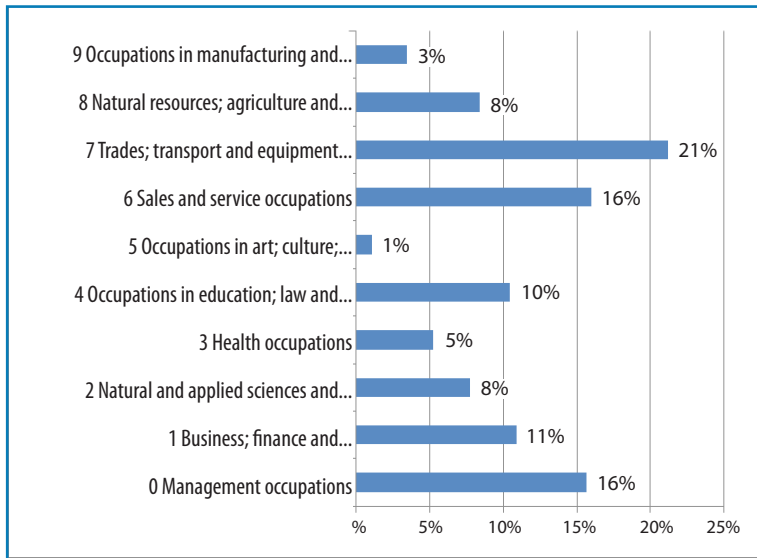
Labour Force by Industry

Industry (2-digit NAICS)	No. of Employees
11 Agriculture; forestry; fishing and hunting	530
21 Mining; quarrying; and oil and gas extraction	140
23 Construction	305
31-33 Manufacturing	240
41 Wholesale trade	55
44-45 Retail trade	245
48-49 Transportation and warehousing	175
51 Information and cultural industries	25
52 Finance and insurance	80
53 Real estate and rental and leasing	50
54 Professional; scientific and technical services	140
56 Administrative and support; waste management and remediation services	40
61 Educational services	220
62 Health care and social assistance	225
71 Arts; entertainment and recreation	50
72 Accommodation and food services	230
81 Other services (except public administration)	120
91 Public administration	270
All industries	3140

Labour Force by Occupation (2011)

Occupation	No. of Employees
0 Management occupations	495
1 Business; finance and administration occupations	345
2 Natural and applied sciences and related occupations	245
3 Health occupations	165
4 Occupations in education; law and social; community and government services	330
5 Occupations in art; culture; recreation and sport	35
6 Sales and service occupations	505
7 Trades; transport and equipment operators and related occupations	670
8 Natural resources; agriculture and related production occupations	265
9 Occupations in manufacturing and utilities	110
All occupations	3165

Electoral Area A: Labour Force by Occupation (2011)



Industrial Land Use Planning

Smithers-Telkwa Rural Official Community Plan

- Establishment of light industrial uses encouraged within the Industrial (I) designation in the Tatlow Road area.
- Regional Board may consider designating additional land subject to the following:
 - All existing industrial land is developed or it is demonstrated that the designated industrial areas are clearly unsuitable for the proposed use;
 - The proposed use is directly associated with agricultural, mineral, placer, coal, and aggregate exploration or processing;
 - 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 minimize the 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).

RDBN Zoning Bylaw

Five zones available for use:

- Light Industrial (M1)
- Heavy Industrial (M2)
- Agricultural Industrial (M3)
- Special Light industrial (M1A)
- Light Industrial- Contracting Service (M1B)

Smithers OCP

- Supports coordinated land use planning for lands adjacent to the town boundaries.

Telkwa OCP

- Supports coordinated land use planning with the Regional District.
- Identifies two potential sites for development within the Regional District: an area on Donaldson Road between Smithers and Telkwa; and an area extending along Tatlow Road south of the Smithers municipal boundary.

Usable Vacant Industrial Lands

Existing Rural Industrial Land Area in Hectares

Parcel #	Zoning	Site Size	Industrial Lands			
			Total	Developed	Vacant	Usable Vacant
1	M2	0.6	0.6	0.0	0.6	0.6
2	M3	0.7	0.4	0.4	0.2	0.2
3	M1	0.2	0.2	0.0	0.2	0.2
4	M1	12.8	1.1	1.1	0.0	0.0
5	M3	22.0	7.3	0.0	7.3	7.3
6	M2	3.4	3.4	0.5	2.8	2.8
7	M2	2.0	1.8	1.8	0.0	0.0
8	M2	26.8	26.8	0.0	26.8	26.8
9	M2	7.8	7.8	0.3	7.5	7.5
10	M3	6.1	6.1	.6	5.5	5.5
11	M1	3.8	0.3	0.0	0.3	0.3
Total		86.1	55.8	4.8	51.2	51.2

Infrastructure and Utilities

Hydro

Existing transmission level infrastructure in the area is largely based on the positioning of Highway 16 through the centre of the Electoral Area. Overhead Hydro lines (500 kV and 138 kV) run along the Highway 16 corridor from Prince George. There is a 500 kV substation located in the Village of Telkwa and a 138 kV substation in the Town of Smithers. The overhead 138 kV line continues through the Electoral Area north along Highway 16 and terminates in Hazelton, while the 500 kV line travels west to Skeena. 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

The CN mainline follows the Highway 16 corridor throughout the study area, from Prince George to Prince Rupert, directly through Smithers and Telkwa. Siding access points are located throughout Electoral Area A, most notably within the CN lands in the Electoral Area. Sidings and grade separations along this line are being constructed with the intention of facilitating efficient intermodal service to and from the Port of Prince Rupert.

Telecommunications

Public telecommunications coverage in Electoral Area A 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.

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), with lateral lines running from the mainline into both Smithers and Telkwa.

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

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 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 the MoTI for comment on road related issues, and the Ministry must approve all rezoning applications within 800 metres of a controlled access highway. 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
- Plywood Plant
- Home Building
- Fence Post Manufacturing
- Small Scale Secondary Manufacturing
- Furniture Manufacturing
- Flooring/Wainscoting Manufacturing
- Decking Manufacturing
- Bioenergy Plant

Mining

There are currently no operating mines in the study area, although the Blue Pearl/Davidson Mine are sites in the environmental assessment phase. There are also extensive exploration sites and considerable mineral showings in close proximity to Electoral Area A, including the Big Onion site.

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 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

Industrial development opportunities in the Electoral Area are related to its relative geographic position in the Province and existing agricultural industries. As Electoral Area A has excellent access to the Port of Prince Rupert, there could be an opportunity for light food processing of some niche products that are not time sensitive for backhaul export, including dried fruits, oils/oilseeds, processed/packaged foods, and cereals.

Warehousing could act as a support for these processing activities. Given the existing greenhouses in the Telkwa area, there could be an opportunity for further development based on the existing infrastructure serving those businesses.

Vacant Industrial Land Inventory Overview*

Parcel No.	Civic Address	Zoning	Site Size (ha)	Usable Vacant (ha)
1	296 Lunan Rd., Smithers	M3	22.0	7.3
2	3471 Old Babine Lake Rd.	M2	3.4	2.8
3	2681 Tatlow Rd.	M2	26.8	26.8
4	3950 Tatlow Rd.	M2	7.8	7.5
5	5986 Donaldson Rd.	M3	6.1	5.5
Total			66.0	49.8

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.	Civic Address	Zoning	Site Size (ha)
A1	Tatlow Road, Smithers	AG1	43.4
A2	Donaldson Road, Smithers	AG1	22.6
A3	Old Babine Road, Smithers	AG1	12.5
A4	Skillhorn Road & Morris Road, Telkwa	AG1	86.8
A5	Skillhorn Road, Telkwa	H2	193.3

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

Conclusions

The study has identified a potential demand for up to:

- 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.)
- 16 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)

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