



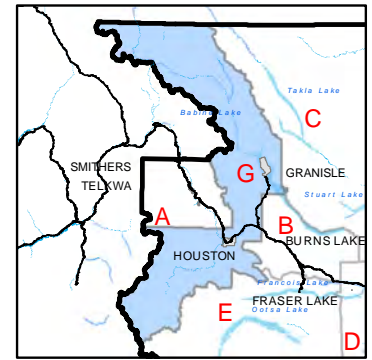
# Regional District of Bulkley-Nechako

## INDUSTRIAL LAND USE INVENTORY OVERVIEW

### Electoral Area 'G' (Houston Rural)

## Geographic Area/ Population

Electoral Area G includes the District of Houston, the Village of Granisle, and surrounding rural areas. Industrial lands listed do not include lands within Houston or Granisle, but some are in close proximity to the local municipalities.



## Household Income

Median after-tax income of households in 2015: \$68,032

## Population

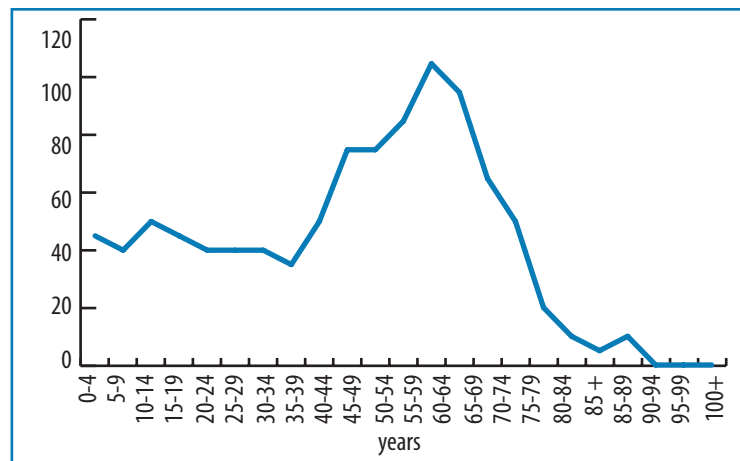
Municipalities within Electoral Area G have generally seen population declines, with the exception of the Village of Granisle.

Area or Municipality	Population (2016)	Population (2011)	% Change
Electoral Area G Rural	903	975	-7.4%
District of Houston	2993	3147	-4.9%
Village of Granisle	303	303	0
<b>Total</b>	<b>4199</b>	<b>4425</b>	<b>-5.3%</b>

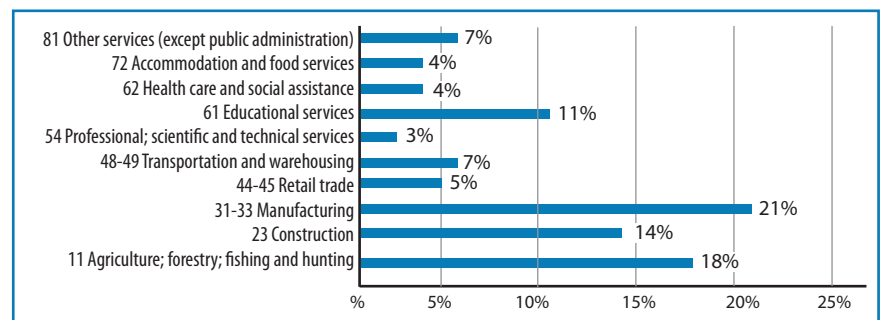
NOTE: There is a common acceptance by RDBN residents that there was a census undercount throughout the region. It is believed that the population has not decreased to the extent surveyed, and has remained relatively stable throughout the region.

## Demographics

Electoral Area G: Population by Age Group (2016)



Electoral Area G: Labour Force by Industry (2011)





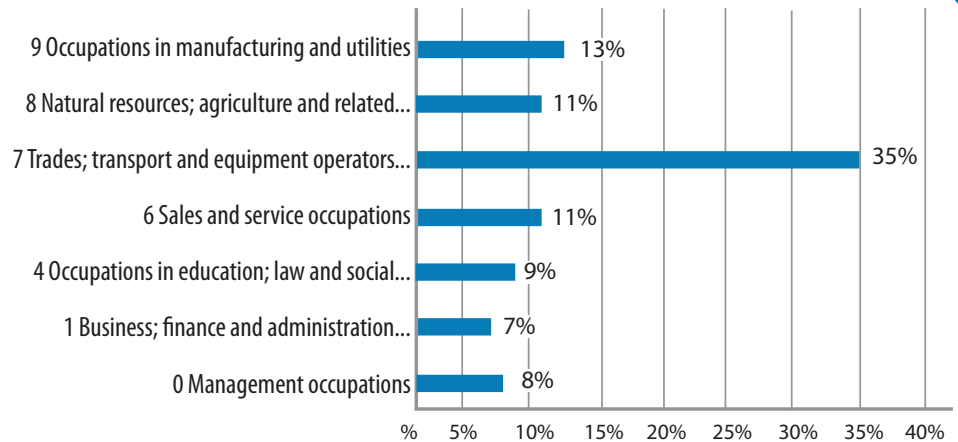
## Labour Force by Occupation (2011)

Occupation	No. of Employees
0 Management occupations	40
1 Business; finance and administration occupations	35
4 Occupations in education; law and social; community and government services	45
6 Sales and service occupations	55
7 Trades; transport and equipment operators and related occupations	175
8 Natural resources; agriculture and related production occupations	55
9 Occupations in manufacturing and utilities	65
All Occupations	470

## Labour Force by Industry

Industry (2-digit NAICS)	No. of Employees
11 Agriculture; forestry; fishing and hunting	90
23 Construction	70
31-33 Manufacturing	105
44-45 Retail trade	25
48-49 Transportation and warehousing	35
54 Professional; scientific and technical services	15
61 Educational services	55
62 Health care and social assistance	20
72 Accommodation and food services	20
81 Other services (except public administration)	35
All industries	470

## Electoral Area G: Labour Force by Occupation (2011)



## Usable Vacant Industrial Lands

Existing Rural Industrial Land Area in Hectares

Parcel #	Zoning	Site Size	Industrial Lands			
			Total	Developed	Vacant	Usable Vacant
1	M1	4.3	4.3	0	4.3	4.3
2	M1	12.2	12.2	0	12.2	12.2
3	M2	14.3	14.3	.4	14.0	11.7
4	M1	3.1	0.3	0	0.3	0.3
5	M2	14.6	11.1	0.6	10.5	2.4
6	M3	184.0	5.9	1.2	4.7	4.7
Total		232.6	48.1	2.1	46.0	35.6

# Industrial Land Use Planning

## Houston/Topley/Granisle Rural Official Community Plan

### 3.1 Industrial (I) Designation

Industrial development has been limited within the rural areas in an attempt to focus industrial activity in the municipality of Houston. Heavy and 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 Houston.
- (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 ALR.
- (3) Agricultural industry is supported in appropriate locations throughout the Plan area.
- (4) The establishment of permanent greenbelt buffers along parcel boundaries to provide a physical separation between industrial uses of land and adjacent agricultural land is encouraged.
- (5) The Regional Board may consider designating additional areas for light industrial use near the Houston Airport where those uses benefit from proximity to an airport.
- (6) Land along the Morice River Road west of the District of Houston boundary may be considered for rezoning to allow industrial uses without an Industrial designation.
- (7) The land described as L A DL 2638 R5C PL 4072 EXC PLS 5485 & 5168 and L 3 DL 2638 R5C PL 4704 located south of Richfield Loop Road may be considered for limited light industrial uses that utilize the existing railway siding with out an Industrial designation.

### 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)

# Infrastructure and Utilities

## Hydro

Existing transmission level infrastructure in the area largely follows the Highway 16 corridor, which runs through the centre of the Electoral Area. Overhead hydro lines (500 kV and 138 kV) run along the corridor from the Williston Substation. There is a 138 kV substation in Houston, which is serviced by a 138 kV line stepped down at the 500 kV substations in Glenannan. In addition, Tahtsa Timber Ltd. and Canfor each have existing 138 kV substations on site. Granisle is serviced by a 138 kV line passing from the Topley Substation to the Babine substation, to the west of the Village. Currently through research for the Morrison Project,

Currently through research for the Morrison Project, Pacific Booker Minerals is investigating the feasibility of extending the existing 138 kV transmission line from the substation to their site on the East side of Babine Lake, as well as associated improvements to the Babine substation. 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 roughly follows the Highway 16 corridor through the study area and the District of Houston, and provides access to both Prince George and Prince Rupert. The two major industries within the Electoral Area (Canfor Houston Sawmill and Tahsta Timber Ltd.) are each served by dedicated rail spurs and sidings from the mainline. Improvements along the CN mainline are currently being undertaken to facilitate efficient intermodal service to and from the Port of Prince Rupert.

## Telecommunications

Telecommunications coverage in Electoral Area G 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 infrastructure in the Electoral Area is provided as a result of the PNG mainline passing through along the Highway 16 corridor. Lateral lines service both the District of Houston and the Canfor Sawmill. The Village of Granisle is serviced with propane provided by PNG.

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 through the District of Houston. 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 the MoTI for comment on road related issues, and the Ministry must approve all rezoning 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 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.

A notable strength for Electoral Area G is the existing number of modern forestry plants that already operate in the District of Houston. While limiting access to saw logs, the plants provide a good supply of biomass and forestry residue for secondary manufacturing opportunities. Small-scale secondary 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

Since the opportunities in the immediate area are still under investigation, and Houston has an existing campus of the Northwest Community College with specialized trades and mining training, over the short term the most opportunity within this sector will likely be on the supply side. This would address the gap in labs/testing facilities noted in the RDBN Economic Development Action Plan.

## 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

As Electoral Area G has excellent access to the Port of Prince Rupert via both rail and Highway 16, there could be an opportunity for light food processing of some niche products that are not time sensitive to be backhauled, including dried fruits, oil seeds, processed/packaged foods, and cereals. Warehousing uses would be a support industry for these processing activities.

## Vacant Industrial Land Inventory Overview\*

Parcel No.	Address	Zoning	Site Size (ha)	Usable Vacant (ha)
1	Ann's Rd., Topley Landing	M1	4.3	4.3
2	6262 Hwy 16, Houston	M1	12.2	12.2
3	Sunset Lake Rd. & Severson Rd., Topley	M2	14.3	11.7
4	Hwy 16 & Hwy 118, Topley	M1	3.1	0.3
5	Railway Ave & S. Topley Rd., Topley	M2	14.6	2.4
6	5116, 5138 Mountain View Rd. Houston	M3	184.0	4.7
<b>Total</b>			<b>232.6</b>	<b>35.6</b>

## 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)
G1	Houston Airport Rd. & BVC Rd., Houston	AG1	159.8	159.8
G2	Houston Airport Rd.	AG1	151.2	151.2

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

## Conclusions

The study has identified a potential demand for up to:

- 5 ha of land in parcels that are from 0.5 ha – 5 ha in size for light industrial use (warehousing, light manufacturing, transportation, etc.)
- 5 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)
- 2 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 'G' Industrial Land Use Study at:**  
[opportunities.rdbn.bc.ca/regional-information/industrial-land-inventories](http://opportunities.rdbn.bc.ca/regional-information/industrial-land-inventories)