

# Parcel No. 1



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	DL 3534A R5C EXC PL PRP43785		
<b>Civic Address:</b>	Bedore Road		
<b>PID:</b>	None	<b>BCAA Folio Number:</b>	755 14194.500
<b>Parcel Size:</b>	19.68 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	M2 & H1	<b>Ownership:</b>	CN Rail
<b>Description:</b>	This is a large industrial property owned by CN Rail. Portions of the property are currently leased for a temporary sawmill and chemical storage tanks. This property has existing rail spur lines and good potential for redevelopment.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	no
<b>Rail Access:</b>	Excellent	<b>Natural Gas:</b>	no
<b>Other:</b>	Depending upon load requirements, natural gas infrastructure could be extended from the Decker Lake area.		

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	No	<b>ALR Application Required:</b>	No
<b>Other:</b>	The back portion of the property includes a steep bank that may require earthworks to create more usable area. The west third of the property is zoned H1 and will require rezoning to be utilized for industrial purposes. Access is through a small residential area.		

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## Parcel No. 2



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	L C DLS 808 & 811 R5C PL 10415		
<b>Civic Address:</b>	Near Maxan Forrest Service Road		
<b>PID:</b>	005-321-131	<b>BCAA Folio Number:</b>	755 11796.000
<b>Parcel Size:</b>	59.34 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	M2 & H2	<b>Ownership:</b>	Private
<b>Description:</b>	This is a very large property that may have some potential for heavy industrial development at its southwest end. The only adjacent development is Decker Lake Forest Products, a large sawmill.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Requires upgrades	<b>3 Phase Power:</b>	no
<b>Rail Access:</b>	Potential	<b>Natural Gas:</b>	no
<b>Other:</b>			

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	No	<b>ALR Application Required:</b>	No
<b>Other:</b>	The only existing access to this property is through private property. This property is largely treed and may have topographical and environmental constraints. The rail line abuts this property at the north end however this portion of the property is zoned H2 and contains a significant wetland.		

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## Parcel No. 3



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	L A DLS 2501 & 2545 R5C PL PRP42214		
<b>Civic Address:</b>	Rowland Road		
<b>PID:</b>	024-113-182	<b>BCAA Folio Number:</b>	755 14191.001
<b>Parcel Size:</b>	8.50 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	M1 & H1	<b>Ownership:</b>	Private
<b>Description:</b>	This property is leveled and cleared with good potential for rail access.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	yes
<b>Rail Access:</b>	Potential	<b>Natural Gas:</b>	yes
<b>Other:</b>			

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	No	<b>ALR Application Required:</b>	No
<b>Other:</b>	This property is adjacent to a residential subdivision and road access travels through the residential area. There are also environmental constraints given the proximity to the lake.		

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## Parcel No. 4



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	PCL A (SEE K7442) DL 2501 R5C PL 3521		
<b>Civic Address:</b>	Kissock Road		
<b>PID:</b>	007-252-293	<b>BCAA Folio Number:</b>	755 12418.000
<b>Parcel Size:</b>	0.38 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	M1 & C1	<b>Ownership:</b>	Private
<b>Description:</b>	This is a small, cleared vacant lot with good highway exposure.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	yes
<b>Rail Access:</b>	No	<b>Natural Gas:</b>	yes
<b>Other:</b>			

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	No	<b>ALR Application Required:</b>	No
<b>Other:</b>	This property has potential for a commercial/industrial enterprise.		

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## Parcel No. 5



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	L 1 DL 2545 R5C PL PRP14357 EXC PLS PRP14659 PRP14811 & BCP25603		
<b>Civic Address:</b>	Highway 16 near Wildwood Road		
<b>PID:</b>	023-065-559	<b>BCAA Folio Number:</b>	755 12664.010
<b>Parcel Size:</b>	46.65 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	M1 & H1	<b>Ownership:</b>	Private
<b>Description:</b>	This is a large undeveloped property with significant highway frontage. The rear of the property is not zoned and may not be appropriate for industrial use.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	yes
<b>Rail Access:</b>	No	<b>Natural Gas:</b>	yes
<b>Other:</b>			

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	No	<b>ALR Application Required:</b>	No
<b>Other:</b>			

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## Parcel No. 6



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	L 1 DL 2545 R5C PL PRP14811		
<b>Civic Address:</b>	Highway 16 near Goodwin Road		
<b>PID:</b>	023-515-104	<b>BCAA Folio Number:</b>	755 12664.060
<b>Parcel Size:</b>	2.02 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	M1	<b>Ownership:</b>	Private
<b>Description:</b>			

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	yes
<b>Rail Access:</b>	No	<b>Natural Gas:</b>	yes
<b>Other:</b>			

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	No	<b>ALR Application Required:</b>	No
<b>Other:</b>			

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## Parcel No. 7



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	L 3 DL 2512 R5C PL 3382		
<b>Civic Address:</b>	Rod and Gun Frontage Road		
<b>PID:</b>	011-915-986	<b>BCAA Folio Number:</b>	755 12600.000
<b>Parcel Size:</b>	0.32 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	M1	<b>Ownership:</b>	Private
<b>Description:</b>	This is a very small property that is adjacent to equipment storage and a residence.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	yes
<b>Rail Access:</b>	No	<b>Natural Gas:</b>	yes
<b>Other:</b>			

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	No	<b>ALR Application Required:</b>	No
<b>Other:</b>	The back portion of this property is steeply sloped.		

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## Parcel No. 8



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	L 1 DL 2511 R5C PL 3885 EXC PL 8664		
<b>Civic Address:</b>	Miller Road		
<b>PID:</b>	011-725-117	<b>BCAA Folio Number:</b>	755 12537.000
<b>Parcel Size:</b>	3.56 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	M2	<b>Ownership:</b>	Private
<b>Description:</b>	This is a privately owned, partially cleared property that is currently used to store industrial equipment.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	no
<b>Rail Access:</b>	No	<b>Natural Gas:</b>	yes
<b>Other:</b>			

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	No	<b>ALR Application Required:</b>	No
<b>Other:</b>	This property may have topographical constraints in some areas.		

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## Parcel No. 9



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	BK A DL 5341 R5C PL 3444 EXC PLS 3932 & 11648		
<b>Civic Address:</b>	Railway Avenue		
<b>PID:</b>	004-767-055	<b>BCAA Folio Number:</b>	755 13840.000
<b>Parcel Size:</b>	13.19 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	M2	<b>Ownership:</b>	Private
<b>Description:</b>	This is a low lying undeveloped property with significant railway frontage.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	no
<b>Rail Access:</b>	Yes	<b>Natural Gas:</b>	yes
<b>Other:</b>			

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	No	<b>ALR Application Required:</b>	No
<b>Other:</b>	The road access to this property is not paved and passes through a residential area. The majority of this property is a low lying wetland, which reduces the usable portion of the property.		

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## Parcel No. 10



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	DL 801 R5C EXC PLS 1158 3921 & PRP45426		
<b>Civic Address:</b>	Lewis Road		
<b>PID:</b>	010-556-621	<b>BCAA Folio Number:</b>	755 11782.000
<b>Parcel Size:</b>	64.73 ha	<b>ALR Status:</b>	Part in ALR
<b>Zoning:</b>	H2 and Ag1	<b>Ownership:</b>	Private
<b>Description:</b>	This is a large vacant property that may have potential for heavy industrial development. The area between Highway 16 and the railway has been logged. The area between the railway and Lewis Road is currently being used to store wood chips. The area NE of the railway is zoned Ag1 and is within the ALR and the area SW of the railway is zoned H2 and is not within the ALR.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	yes
<b>Rail Access:</b>	Yes	<b>Natural Gas:</b>	no
<b>Other:</b>			

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	Yes	<b>ALR Application Required:</b>	Yes
<b>Other:</b>	This property is well suited for development because of its excellent road access, potential for a rail spur, available 3 phase power, proximity to DLFP and level terrain. The constraints of this property include its ALR status.		

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## Parcel No. 11



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	W 1/2 OF DL 4146 R5C		
<b>Civic Address:</b>	Near Highway 16		
<b>PID:</b>	009-793-062	<b>BCAA Folio Number:</b>	755 13310.000
<b>Parcel Size:</b>	64.63 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	RR1 & H2	<b>Ownership:</b>	Private
<b>Description:</b>	This property contains a manufactured home and is currently used for agriculture.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	no
<b>Rail Access:</b>	Yes	<b>Natural Gas:</b>	no
<b>Other:</b>			

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	Yes	<b>ALR Application Required:</b>	No
<b>Other:</b>	The Endako River and the railway must be crossed to reach the majority of the property. This property is adjacent to Parcel No. 12. A portion of the property is wetland and / or a watercourse, which reduces the usable portion of the property.		

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## Parcel No. 12



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	E 1/2 OF DL 4146 R5C EXC PLS 6239 11135 & 5329		
<b>Civic Address:</b>	Highway 16		
<b>PID:</b>	009-794-557	<b>BCAA Folio Number:</b>	755 13309.000
<b>Parcel Size:</b>	52.63 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	RR1 & H2	<b>Ownership:</b>	Private
<b>Description:</b>	This property is currently used for agriculture in conjunction with Parcel No. 11.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	yes
<b>Rail Access:</b>	Yes	<b>Natural Gas:</b>	no
<b>Other:</b>			

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	Yes	<b>ALR Application Required:</b>	No
<b>Other:</b>	The Endako River and the railway must be crossed to reach the majority of the property. This property is adjacent to Parcel No. 11. A portion of the property is wetland and / or a watercourse, which reduces the usable portion of the property.		

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## Parcel No. 13 (By-Town)



PARCEL DESCRIPTION			
<b>Legal Description:</b>	L 1 through 19 DL 5341 R5C PL 3443 and L B DL 5341 R5C PL 3444		
<b>Civic Address:</b>	Railway Avenue		
<b>PID:</b>	various	<b>BCAA Folio Number:</b>	various
<b>Parcel Size:</b>	various	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	H2 & R5	<b>Ownership:</b>	Private & Crown
<b>Description:</b>	This area, known locally as "By-Town", consists of small residential lots, many of which are developed. Most of the area is in significant need of revitalization. Given the nature of the area it may be appropriate for a gradual conversion to low impact light industrial use. It is also noted that much of the land is not appropriate for any development given its environmental value and flooding potential.		

INFRASTRUCTURE			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	no
<b>Rail Access:</b>	No	<b>Natural Gas:</b>	yes
<b>Other:</b>			

SPECIAL CONSIDERATIONS			
<b>Rezoning Required:</b>	Yes	<b>ALR Application Required:</b>	No
<b>Other:</b>	A public consultation process with area property owners and residents should occur. It is also noted that much of the land is not appropriate for any development given its environmental value and flooding potential.		

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## Parcel No. 14



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	SE 1/4 OF DL 4147 R5C EXC PL 5329		
<b>Civic Address:</b>	26464 Highway 16 East, 26458 Highway 16 East		
<b>PID:</b>	004-239-644	<b>BCAA Folio Number:</b>	755 13312.000
<b>Parcel Size:</b>	62.26 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	H2 & M3	<b>Ownership:</b>	Private
<b>Description:</b>	A small portion of this property is identified as existing developed industrial land in Section 4 of the Study; however it was felt that the industrially zoned portion of this property as well as the remainder of the parcel has potential for redevelopment.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	yes
<b>Rail Access:</b>	None	<b>Natural Gas:</b>	no
<b>Other:</b>			

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	Yes	<b>ALR Application Required:</b>	No
<b>Other:</b>			

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## Parcel No. 15



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	NE 1/4 DL 4147 R5C, REM W 1/2 DL 4147 R5C, REM DL 4149 R5C (portions lying NE of Highway 16)		
<b>Civic Address:</b>	Highway 16		
<b>PID:</b>	None	<b>BCAA Folio Number:</b>	None
<b>Parcel Size:</b>	162.41 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	H2	<b>Ownership:</b>	Crown
<b>Description:</b>	These are undeveloped Crown properties located in an area suitable for heavy industrial development.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Available	<b>3 Phase Power:</b>	yes
<b>Rail Access:</b>	None	<b>Natural Gas:</b>	no
<b>Other:</b>			

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	Yes	<b>ALR Application Required:</b>	No
<b>Other:</b>	These properties are Crown land, therefore an application to the Integrated Land Management Bureau is required to secure tenure. It is noted that the land is steep in areas and therefore may have associated development challenges.		

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## Parcel No. 16



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	DL 4150 R5C EXC BK A & EXC PLS 5327 & 10202		
<b>Civic Address:</b>	20975 Highway 16 East		
<b>PID:</b>	015-213-471	<b>BCAA Folio Number:</b>	755 13316.000
<b>Parcel Size:</b>	39.94 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	H2	<b>Ownership:</b>	Private
<b>Description:</b>	This property is identified as existing developed industrial land in Section 4 of the Study; however it was felt that this property has potential for redevelopment. The proximity of this property to Babine Forest Products and the existing infrastructure make this property ideally suited for heavy industrial development.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	yes
<b>Rail Access:</b>	Yes	<b>Natural Gas:</b>	no
<b>Other:</b>	The existing road access accommodates both highway and off-highway truck traffic.		

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	Yes	<b>ALR Application Required:</b>	No
<b>Other:</b>	Any redevelopment of this property will require a rezoning application, however there is a precedence for industrial use on this property.		

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## Parcel No. 17 (Babine Lake Rd)



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	DL 6701 R5C, REM DL 4185 R5C, Part of the NE ¼ DL 4185 R5C (Crown), NE ¼ DL 2511 EXC PL 8991 & BCP11574 R5C, BK B OF THE SE 1/4 OF DL 4185 R5C (Private)		
<b>Civic Address:</b>	3655 Babine Lake Rd (NE ¼ DL 2511 EXC PL 8991)		
<b>PID:</b>	Several	<b>BCAA Folio Number:</b>	Several
<b>Parcel Size:</b>	547.14 ha	<b>ALR Status:</b>	Not in ALR
<b>Zoning:</b>	H2 and Un-Zoned	<b>Ownership:</b>	Private & Crown
<b>Description:</b>	This area may be suitable for heavy industrial development. The NE ¼ DL 2511 EXC PL 8991 & BCP11574 R5C is developed industrial land in Section 4 of the Study; however it was felt that this property has potential for redevelopment.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	yes
<b>Rail Access:</b>	None	<b>Natural Gas:</b>	no
<b>Other:</b>	The NE ¼ DL 2511 EXC PL 8991 & BCP11574 R5C may be appropriate for redevelopment at this time. The remainder of the land may require road upgrades or an alternate access route to the highway to accommodate heavy industrial traffic.		

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	Yes	<b>ALR Application Required:</b>	No
<b>Other:</b>	Rezoning will be required. For the Crown owned properties an application to the Integrated Land Management Bureau is required to secure tenure.		

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## Parcel No. 18



<b>PARCEL DESCRIPTION</b>			
<b>Legal Description:</b>	D.L. 810, Except PLS 1158,6443, 7086, and 4921		
<b>Civic Address:</b>	Highway 16		
<b>PID:</b>	007-553-633	<b>BCAA Folio Number:</b>	755 11800.000
<b>Parcel Size:</b>	28.72 ha	<b>ALR Status:</b>	In the ALR
<b>Zoning:</b>	Ag1	<b>Ownership:</b>	Private
<b>Description:</b>	The area between Highway 16 and the railway has potential for industrial use.		

<b>INFRASTRUCTURE</b>			
<b>Road Access:</b>	Existing	<b>3 Phase Power:</b>	yes
<b>Rail Access:</b>	Yes	<b>Natural Gas:</b>	no
<b>Other:</b>	Road access from Highway 16 will require an access permit.		

<b>SPECIAL CONSIDERATIONS</b>			
<b>Rezoning Required:</b>	Yes	<b>ALR Application Required:</b>	Yes
<b>Other:</b>	This property is within the ALR, however due to its proximity to Decker Lake Forest Products and existing infrastructure, this property is well suited for industrial development.		

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