

1 INDUSTRIAL LANDS

OVERVIEW

Other Names:

"Kitselas Industrial Development Park"; part of the "Skeena Industrial Development Park (SIDP)"

Civic Address:

3755 Jack Talstra Way, Terrace, BC, V0J 2A0

Parcel Size:

69.7 hectares (172.2 acres)

Ownership/Transfer Status:

Kitselas Development Corporation (KDC) / Purchased in fee simple (not Treaty Land)

Jurisdiction:

City of Terrace

Official Community Plan:

Industrial

Zoning:

Heavy Industrial (M2)



STRENGTHS

- Large parcel
- Entirely cleared
- Partially developed
- Zoned for Heavy Industrial
- High assessed land value
- Conveniently located
- Minimal restrictions on development
- Currently generating some income
- Owned by KDC

- Joint Venture Agreement with City
- More development opportunities when Chevron lease ends in 2034
- Numerous major projects in northwest mean high interest in this area
- Will remain City of Terrace jurisdiction meaning Kitselas may not need to provide its own servicing

OPPORTUNITIES

WEAKNESSES

- Unserviced
- Diverse land uses not likely
- No master plan

- Development cannot occur without Regional Water System
- Development will largely be stalled until services in place









THREATS

Moderate to High Development Potential

Development Positive Values

Low Rating = Lower development capability

High Rating = Higher development capability

| VALUES | DESCRIPTION | ADDITIONAL NOTES | RATING |
|--|---|---|--|
|  Economic | Land Value | Assessed at nearly \$3 million |  HIGH |
| | Partnerships | Joint Venture Agreement with City of Terrace which includes Revenue Sharing Agreement | |
|  Land Use | Assortment of land uses (industrial, commercial, residential, institutional, recreational/park) | Official Community Plan (OCP) Land Use Designation of Industrial |  LOW |
| | | Zoned M2: Heavy Industrial | |
| | | Only temporary buildings/uses currently appear to be on site | |
| | | Land use largely restricted to industrial due to existing use of property and surrounding area | |
| | | May have limited potential for commercial (e.g. service commercial) uses that complement industrial | |
|  Infrastructure and Amenities | Location | Very close to City of Terrace, located on a major transportation route (Highway 37) |  MEDIUM |
| | Access to property | Existing access to property and adjacent to Highway 37 | |
| | Surrounding area | Close to airport and other industrial development | |
| | | No parks and trails nearby | |
| | Site currently serviced | Not currently serviced | |
| | Utilities available nearby | Proposal for regional water system public/private partnership currently on hold | |
| Discussion of potential sewage treatment plant being built nearby | | | |
|  Development Readiness | Site surveyed | Copy of legal survey plan on file |  HIGH |
| | Existing development plans | Potential development plans identified: <ul style="list-style-type: none"> ▪ Heavy equipment and crane service shop ▪ Heavy metal and pressure pipe fabrication facility ▪ Northern Nations NW Regional Training Centre developing as a major Indigenous worker training program; and ▪ Lease negotiations are underway with LNG Canada contractors for logistics and materials handling site | |
| | Cleared site | Site is fully cleared | |

Development Limiting Values

Low Rating = Fewer factors limiting development **High Rating** = More factors limiting development

| VALUES | DESCRIPTION | ADDITIONAL NOTES | RATING |
|--|--|---|---|
|  Cultural | Provincial Archaeological Data | Provincial records do not identify any overlap with archaeological sites or areas of high archaeological potential | <div style="border: 1px solid #e67e22; padding: 5px; text-align: center;"> TO BE DETERMINED THROUGH ENGAGEMENT </div> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> </div> |
| | Traditional knowledge of archaeological and/or cultural significance | Identified as traditional use area in Traditional Use Study however, site is cleared and used for industrial uses | |
|  Agricultural | Agricultural Land Reserve (ALR) | Not within the ALR | <div style="border: 1px solid #e67e22; padding: 5px; text-align: center;"> LOW </div> |
| | Soil quality | Class 5 soil with P and M subclasses | |
| | | Limitations to agricultural potential (rocky soils, moisture deficiency) | |
| Agricultural use not compatible with industrial uses | | | |
|  Resource | Existing tenure/licenses | No crown tenure or licenses limiting development since this is owned by KDC | <div style="border: 1px solid #e67e22; padding: 5px; text-align: center;"> LOW </div> |
| | | Existing lease with Chevron for temporary work camp, laydown area, office complex | |
| | Potential for resource extraction | No tenures/licenses identified related to resource extraction on site | |
| | | Site is fully cleared and has not been identified as having any specific resource values | |
|  Stewardship | Species at risk, habitat area, riparian | Not identified as an area of environmental sensitivity | <div style="border: 1px solid #e67e22; padding: 5px; text-align: center;"> LOW </div> |
| | Protected or conservation area | Not identified as a provincially protected area or conservation area | |
|  Development Restrictions | Legal restrictions | No temporary work camps permitted as of 2034 | <div style="border: 1px solid #e67e22; padding: 5px; text-align: center;"> LOW </div> |
| | | Subject to City of Terrace land use regulations and zoning | |
| | | 60 m landscape buffer may be required adjacent to Highway 37 prior to further development on the site | |
| | Geotechnical and natural hazards | Not identified as being in an area of high to moderate wildfire hazard (surrounding area is high and moderate) | |
| | | No data available on geotechnical and natural hazards on this site | |
| | Site contamination | Further geotechnical and natural hazard analysis may be required prior to development | |
| | | No known soil contamination but this site is heavy industrial so may require further investigation if change in use is proposed | |
| Development Permit Area | City Development Permit exists for this site related to temporary work camp, access, and on-site works | | |
| | New Industrial Development Permit likely required through City depending on development proposal | | |
| Ownership | Purchased by KDC, Owned in fee simple | | |
| | Not associated with a transfer agreement and not part of Treaty negotiations | | |



LAND USE POTENTIAL

Analysis of the Industrial Lands shows moderate to high development potential. Potential for development opportunities may outweigh Cultural, Agricultural, Resource, and Stewardship Values on this property as it is already cleared and located within the Skeena Development Industrial Park. Future development of this property largely hinges on utility services being provided to the site. Further investigation and ground-truthing is required to determine archeological significance and geotechnical hazards.

Development Potential



Cultural Value



Agricultural Value



Resource Value



Stewardship Value



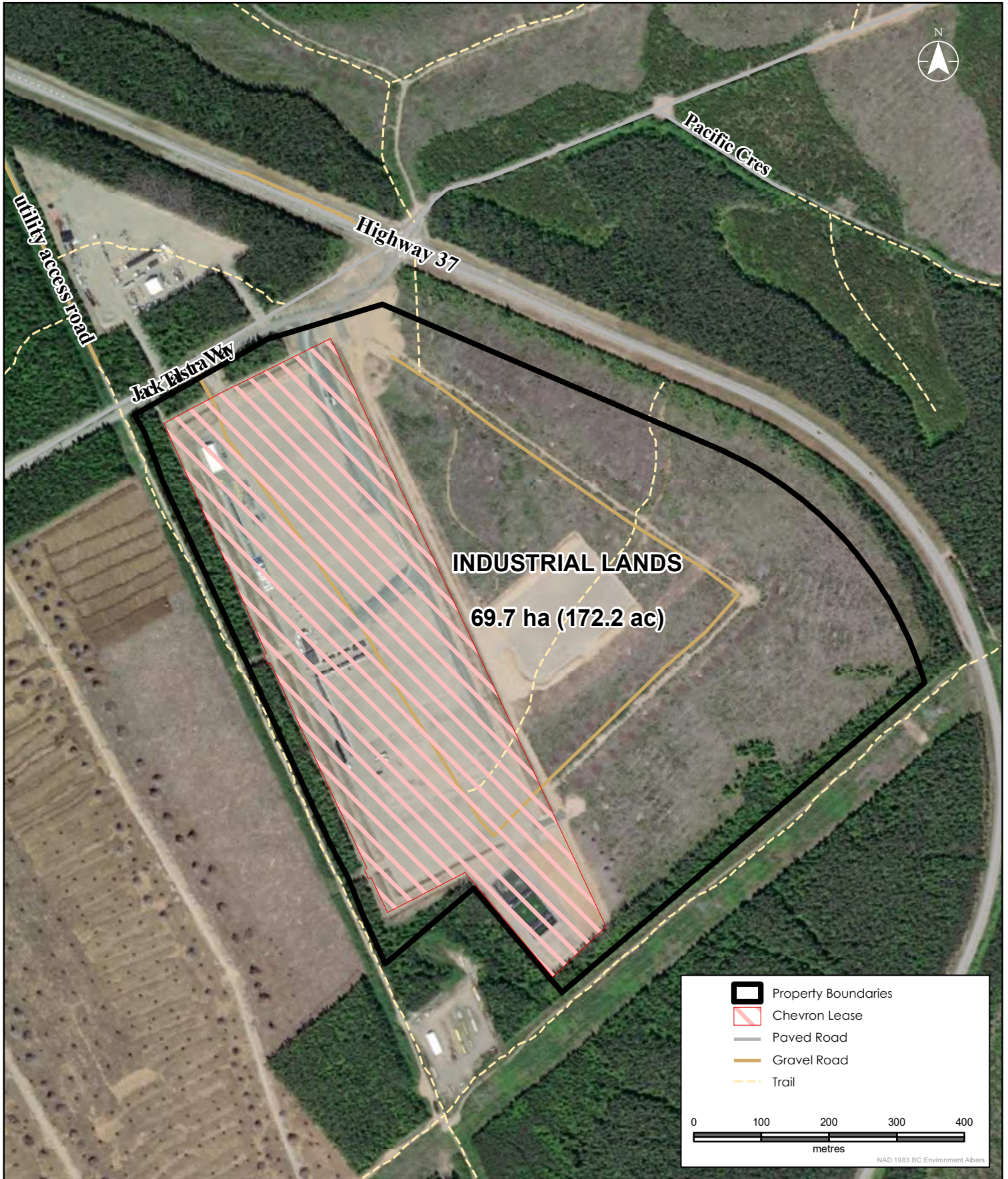
SUGGESTED LAND USES

Industrial Use

Potential future land uses are likely limited to industrial uses due to its location within the Skeena Industrial Development Park (SIDP). This property is already zoned for industrial use so a rezoning likely is not required for industrial uses permitted in this zone. A new development permit from the City of Terrace is likely required for further development on this site.

Commercial Use

There is some potential for commercial uses on site that complement surrounding industrial uses (i.e. service commercial such as autobody shop). Commercial uses would likely require rezoning through the City of Terrace. A new development permit may also be required.



Sources: Kitselas First Nation, Government of British Columbia, Government of Canada

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Kitselas Development Corporation

Industrial Lands



Kitselas Lands & Resources

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

FIGURE 1.0