

PARCEL DESCRIPTION			
Legal Description:	DL 3534A R5C EXC PL PRP43785		
Civic Address:	Bedore Road		
PID:	None	BCAA Folio Number:	755 14194.500
Parcel Size:	19.68 ha	ALR Status:	Not in ALR
Zoning:	M2 & H1	Ownership:	CN Rail
Description:	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.		

INFRASTRUCTURE				
Road Access:	Existing	3 Phase Power:	no	
Rail Access:	Excellent	Natural Gas:	no	
Other:				

SPECIAL CONSIDERATIONS					
Rezoning Required:	No	ALR Application Required:	No		
Other:	Other: 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.				



PARCEL DESCRIPT	TON		- M-75	
Legal Description:	L C DLS 808 & 811 R	L C DLS 808 & 811 R5C PL 10415		
Civic Address:	Near Maxan Forrest S	Service Road		
PID:	005-321-131	BCAA Folio Number:	755 11796.000	
Parcel Size:	59.34 ha	ALR Status:	Not in ALR	
Zoning:	M2 & H2	Ownership:	Private	
Description:	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.			

INFRASTRUCTURE			
Road Access:	Requires upgrades	3 Phase Power:	no
Rail Access:	Potential	Natural Gas:	no
Other:			7

SPECIAL CONSIDERATIONS				
Rezoning Required:	No	ALR Application Required:	No	
Other: 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 abute this property at the north end however this portion of the property is zoned H2 and contains a significant wetland.				



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

INFRASTRUCTURE	*		
Road Access:	Existing	3 Phase Power:	yes
Rail Access:	Potential	Natural Gas:	yes
Other:			, <u>11 - 12 - 17 - 17 - 17 - 17 - 17 - 17 - </u>

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



PARCEL DESCRIPT	TON					
Legal Description:	PCL A (SEE K744	PCL A (SEE K7442) DL 2501 R5C PL 3521				
Civic Address:	Kissock Road					
PID:	007-252-293	BCAA Folio Number:	755 12418.000			
Parcel Size:	0.38 ha	ALR Status:	Not in ALR			
Zoning:	M1 & C1	Ownership:	Private			
Description:	This is a small, cle	ared vacant lot with good h	ighway exposure.			
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INFRASTRUCTURE				
Road Access:	Existing	3 Phase Power:	yes	
Rail Access:	No	Natural Gas:	yes	
Other:		-		

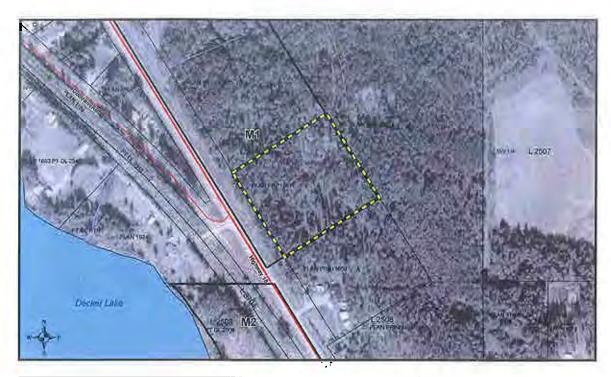
SPECIAL CONSIDERATIONS				
Rezoning Required:	No	ALR Application Required:	No	
Other: This property has potential for a commercial/industrial enterprise.				



PARCEL DESCRIPT	PARCEL DESCRIPTION				
Legal Description:	L 1 DL 2545 R5C PL PRP14357 EXC PLS PRP14659				
	PRP14811 & BCP2	25603			
Civic Address:	Highway 16 near W	/ildwood Road			
PID:	023-065-559	023-065-559 BCAA Folio Number: 755 12664.010			
Parcel Size:	46.65 ha	ALR Status:	Not in ALR		
Zoning:	M1 & H1	Ownership:	Private		
Description:	This is a large undeveloped property with significant highway				
	frontage. The rear of the property is not zoned and may not be				
	appropriate for indu	appropriate for industrial use.			

INFRASTRUCTURE			
Road Access:	Existing	3 Phase Power:	yes
Rail Access:	No	Natural Gas:	yes
Other:			

SPECIAL CONSIDERATIONS				
Rezoning Required:	No	ALR Application Required:	No	
Other:				



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

INFRASTRUCTURE	* -		
Road Access:	Existing	3 Phase Power:	yes
Rail Access:	No	Natural Gas:	yes
Other:			

SPECIAL CONSIDERATIONS				
Rezoning Required:	No	ALR Application Required:	No	
Other:				



PARCEL DESCRIPT	TION			
Legal Description:	L 3 DL 2512 R5C PL 3	L 3 DL 2512 R5C PL 3382		
Civic Address:	Rod and Gun Frontag	e Road		
PID:	011-915-986 BCAA Folio Number: 755 12600.000			
Parcel Size:	0.32 ha	ALR Status:	Not in ALR	
Zoning:	M1	Ownership:	Private	
Description:	This is a very small prostorage and a residence		to equipment	

INFRASTRUCTURE			•
Road Access:	Existing	3 Phase Power:	yes
Rail Access:	No	Natural Gas:	yes
Other:			

SPECIAL CONSID	ERATIONS	, 6/1 Av.	
Rezoning	No	ALR Application	No
Required:	INO	Required:	No
Other:	The back portion of this property is steeply sloped.		



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

INFRASTRUCTURE	190		· · · · · · · · · · · · · · · · · · ·
Road Access:	Existing	3 Phase Power:	no
Rail Access:	No	Natural Gas:	yes
Other:			

SPECIAL CONSIDERATIONS		
No	ALR Application Required:	No
	nave topographical constraint	s in some
_	No	No ALR Application Required: This property may have topographical constraint



PARCEL DESCRIPT	ION	100			
Legal Description:	BK A DL 5341 R5C PL 3444 EXC PLS 3932 & 11648				
Civic Address:					
PID:	004-767-055	BCAA Folio Number:	755 13840.000		
Parcel Size:	13.19 ha	ALR Status:	Not in ALR		
Zoning:	M2	Ownership:	Private		
Description:	This is a low lying frontage.	undeveloped property with	significant railway		

INFRASTRUCTURE			
Road Access:	Existing	3 Phase Power:	no
Rail Access:	Yes	Natural Gas:	ves
Other:			

SPECIAL CONSIDERATIONS					
Rezoning	No	ALR Application	No		
Required:		Required:			
Other:	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.				



PARCEL DESCRIPTION			
Legal Description:	DL 801 R5C EXC PLS 1158 3921 & PRP45426		
Civic Address:	Lewis Road		***
PID:	010-556-621	BCAA Folio Number:	755 11782.000
Parcel Size:	64.73 ha	ALR Status:	Part in ALR
Zoning:	H2 and Ag1	Ownership:	Private
Description:	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.		

INFRASTRUCTURE				
Road Access:	Existing	3 Phase Power:	yes	
Rail Access:	Yes	Natural Gas:	no	
Other:		•		

SPECIAL CONSIDERATIONS					
Rezoning Required:	Yes	ALR Application Required:	Yes		
Other:	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.				



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

INFRASTRUCTURE			
Road Access:	Existing	3 Phase Power:	no
Rail Access:	Yes	Natural Gas:	no
Other:			

SPECIAL CONSIDERATIONS				
Rezoning Required:	Yes	ALR Application Required:	No	
Other: 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.				

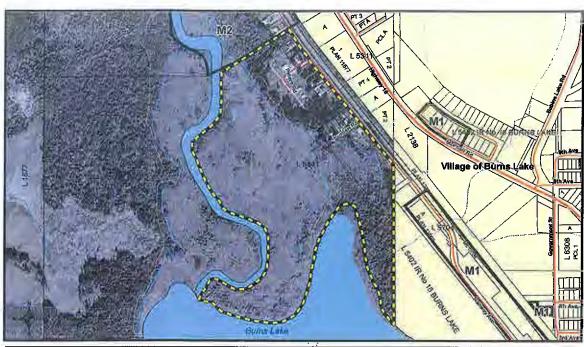


PARCEL DESCRIPTION				
Legal Description:	E 1/2 OF DL 4146 R5C EXC PLS 6239 11135 & 5329			
Civic Address:	Highway 16	Highway 16		
PID:	009-794-557 BCAA Folio Number: 755 13309.000			
Parcel Size:	52.63 ha	ALR Status:	Not in ALR	
Zoning:	RR1 & H2 Ownership: Private			
Description:	This property is currently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

INFRASTRUCTURE	M** D&**		
Road Access:	Existing	3 Phase Power:	yes
Rail Access:	Yes	Natural Gas:	no
Other:			

SPECIAL CONSIDERATIONS					
Rezoning Required:	Yes	ALR Application Required:	No		
Other: 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.					

Parcel No. 13 (By-Town)



PARCEL DESCRIPTION				
Legal Description:		L 1 through 19 DL 5341 R5C PL 3443 and		
	L B DL 5341 R5C F	PL 3444		
Civic Address:	Railway Avenue			
PID:	various	BCAA Folio Number:	various	
Parcel Size:	various	ALR Status:	Not in ALR	
Zoning:	H2 & R5	Ownership:	Private & Crown	
Description:				

INFRASTRUCTURE			
Road Access:	Existing	3 Phase Power:	no
Rail Access:	No	Natural Gas:	yes
Other:			

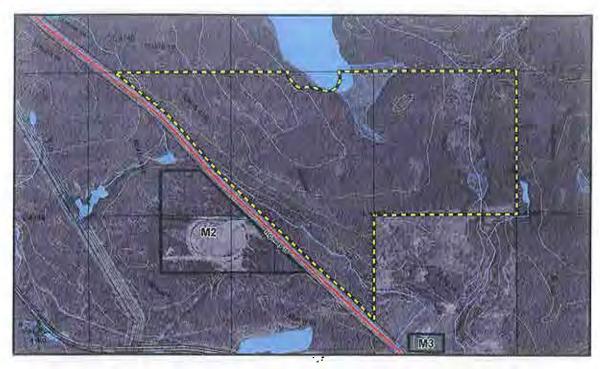
SPECIAL CONSIDERATIONS					
Rezoning Required:	Yes	ALR Application Required:	No		
Other:	A public consultation process with area property owners and residents should occur. It is also noted that much of the land is not appropriate for any development given its environmental value and flooding potential.				



PARCEL DESCRIPTION					
Legal Description:	SE 1/4 OF DL 4147	SE 1/4 OF DL 4147 R5C EXC PL 5329			
Civic Address:	26464 Highway 16	East, 26458 Highway 16 E	East		
PID:	004-239-644	BCAA Folio Number:	755 13312.000		
Parcel Size:	62.26 ha ALR Status: Not in ALR				
Zoning:	H2 & M3 Ownership: Private				
Description:	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.				

INFRASTRUCTURE			· · · · · · · · · · · · · · · · · · ·
Road Access:	Existing	3 Phase Power:	yes
Rail Access:	None	Natural Gas:	no
Other:			

SPECIAL CONSIDERATIONS				
Rezoning Required:	Yes	ALR Application Required:	No	
Other:	1777			



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

INFRASTRUCTURE			
Road Access:	Available	3 Phase Power:	yes
Rail Access:	None	Natural Gas:	no
Other:			

SPECIAL CONSIDERATIONS				
Rezoning Required:	Yes	ALR Application Required:	No	
Other:	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.			



PARCEL DESCRIPTION					
Legal Description:	DL 4150 R5C EXC	DL 4150 R5C EXC BK A & EXC PLS 5327 & 10202			
Civic Address:	20975 Highway 16	East			
PID:	015-213-471	015-213-471 BCAA Folio Number: 755 13316.000			
Parcel Size:	39.94 ha ALR Status: Not in ALR				
Zoning:	H2 Ownership: Private				
Description:	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 industria	I development.		

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

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

Parcel No. 17 (Babine Lake Rd)



PARCEL DESCRIPTION			
Legal Description:	DL 6701 R5C, REM DL 4185 R5C, Part of the NE 1/4 DL 4185		
	R5C (Crown), NE 1/4 DL 2511 EXC PL 8991 & BCP11574 R5C,		
	BK B OF THE SE 1/4 OF DL 4185 R5C (Private)		
Civic Address:	3655 Babine Lake Rd (NE 1/4 DL 2511 EXC PL 8991)		
PID:	Several	BCAA Folio Number:	Several
Parcel Size:	547.14 ha	ALR Status:	Not in ALR
Zoning:	H2 and Un-Zoned	Ownership:	Private & Crown
Description:	This area may be suitable for heavy industrial development.		
	The NE 1/4 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.		

INFRASTRUCTURE			
Road Access:	Existing	3 Phase Power:	yes
Rail Access:	None	Natural Gas:	no
Other:	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.		

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



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

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

SPECIAL CONSIDERATIONS				
Rezoning	Yes	ALR Application	V	
Required:		Required:	Yes	
Other:	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.			