

ACCESS TO INDUSTRIAL LAND SITES



Affordable, developable land is a vanishing commodity in many parts of the world. Increasing land costs and limited accessibility to large acreages are significant barriers to expanding businesses or launching new manufacturing ventures. The Kitimat-Terrace Industrial Corridor has a wealth of accessible, easily developed land at a fraction of the cost of larger urban centres.

Consider this: industrial land surrounding Metro Vancouver, British Columbia's largest urban centre, is selling for more than \$1 million per hectare (\$400,000 per acre). In some locations, those costs rise to \$3 million per hectare (\$1.2 million per acre). These prices are expected to increase thanks to Metro Vancouver's geographical and political boundaries of ocean, mountains, and the U.S.-Canada border, and its position as Canada's southern gateway to the Pacific Rim.

In comparison, an acre of land zoned for industrial use in the Kitimat-Terrace Industrial Corridor costs as little as \$7,000 per acre. Consider too that in many cases, the industrial infrastructure necessary to support business investment already exists in the region, due to its 50-year history of primary manufacturing.

Airport Lands

The jewel in the crown within the Kitimat-Terrace Industrial Corridor is the Airport Lands site. Only recently released for development, this site offers an opportunity for industrial location on large parcels of land. More than 17 hectares (42 acres) is available at the Northwest Regional Airport. The strategic location of the Airport Lands ensures business has easy access to an integrated transportation network, since the

lands are located along a major highway and rail route between the ports of Prince Rupert and Kitimat. The Airport Lands comprise more than 971 hectares (2,400 acres) of the 2,320 hectares (5,700 acres) of land. The remainder of airport property consists of large forested land parcels.

Most of the Airport Lands sit atop a plateau with flat terrain, highly conducive to development. Existing site infrastructure allows easy access to natural gas and hydroelectric power lines, as well as a major highway. The potential of extending a railway spur line from a nearby main line onto the Airport Lands could also be explored.

The Airport Lands have been identified for various light to heavy industrial uses, with the opportunity for some commercial use on a variety of lot sizes.

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The Kitselas First Nation and the City of Terrace agreed on April 19, 2007 to partner in the development of industrial lands south of the Northwest Regional Airport.

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Other prime industrial sites in the Kitimat-Terrace Industrial Corridor include:

Thunderbird:

Size: 735 hectares (1,815 acres)

Infrastructure:

- Canadian National Railroad siding on site
- BC Hydro power substation on site
- BC Hydro power transmission lines on site
- Natural gas transmission lines three kilometres (1.8 miles) to the north

Dubose Flats:

Size: 2,900 hectares (7,100 acres)

Infrastructure:

- Canadian National Railroad siding on site
- Adjacent to highway
- BC Hydro power transmission line adjacent to site
- Natural gas transmission lines adjacent to site

Onion Lake Flats:

Size: 890 hectares (2,200 acres)

Infrastructure:

- Adjacent to highway
- Traversed by BC Hydro power transmission line
- Natural gas pipelines run the length of the site

Wedeeene:

Size: 1,300 hectares (3,200 acres)

Infrastructure:

- Canadian National Railroad line traverses site
- Adjacent to highway
- BC Hydro power transmission line adjacent to site
- Natural gas transmission lines adjacent to site



The first methanol plant was established in Kitimat in 1982. Methanex recently entered into an agreement with EnCana to provide condensate terminalling services at its Kitimat location.

Rio Tinto Alcan Industrial Lands:

Size: 688 hectares (1,700 acres)

Infrastructure:

- Adjacent to or near existing industrial users, including Methanex/EnCana petrochemical terminal, Eurocan/West Fraser Pulp and Paper Mill, Rio Tinto Alcan aluminum smelter
- Zoned for industrial use
- Readily available in large established parcels

The divestiture of its non-core lands is an important initiative for Rio Tinto Alcan, which has a dedicated Regional Industrial Development department. Working with the K. T. Industrial Development Society (KTIDS), the partners have a mandate to establish relationships with industrial proponents who are interested in land through sale, lease or other agreements.

The six industrial land sites outlined here provide a glimpse of the type of affordable, accessible lands available for business development in the Kitimat-Terrace Industrial Corridor.