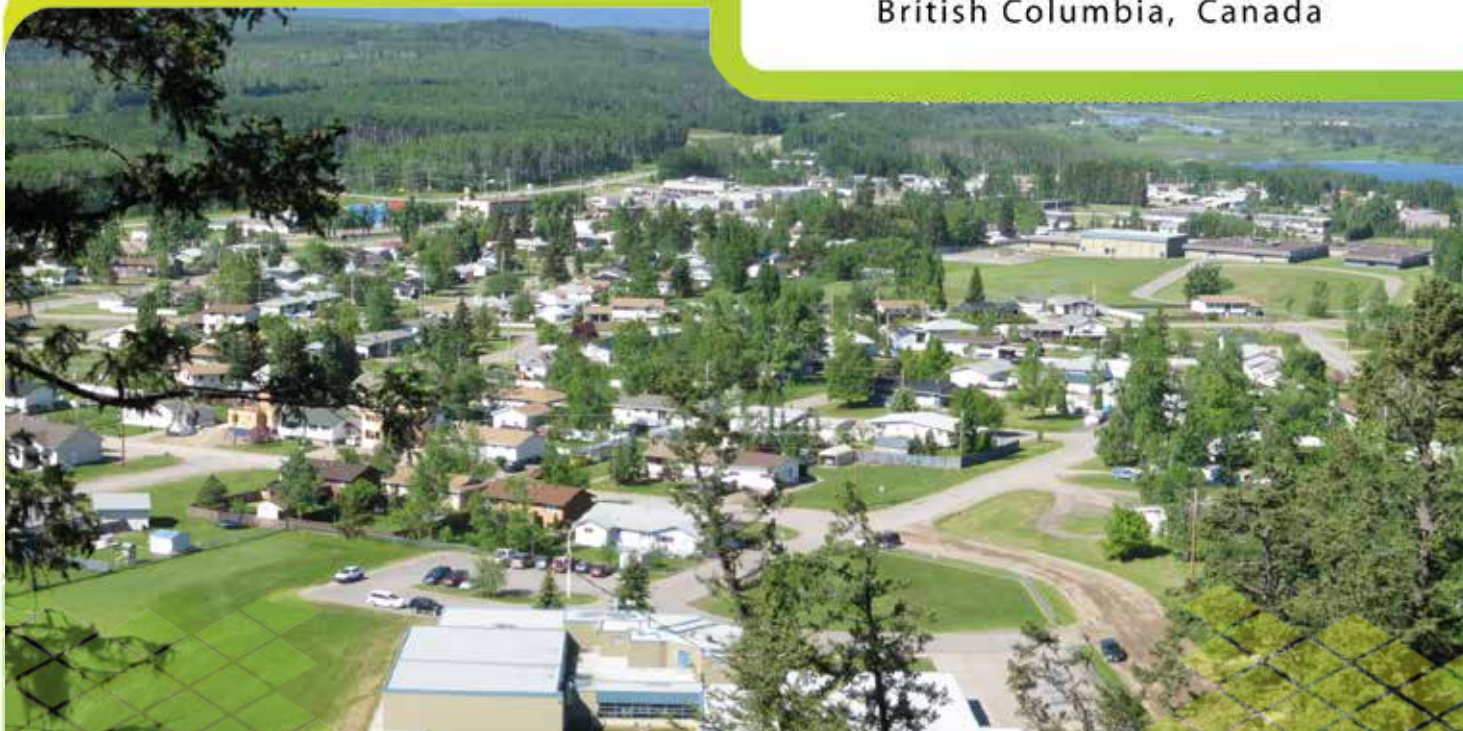


Village of

Fraser Lake



British Columbia, Canada



Investment - Ready Community Profile



NORTHERN BC BUSINESS ADVANTAGE

Northern British Columbia is a strategically located, resource-rich economy with many competitive advantages and incentives for business.



Welcome to the Village of Fraser Lake

Fraser Lake is the halfway point on Highway 16 between Jasper and Prince Rupert. Just two hours west of Prince George, the area offers our visitors beautiful resorts, countless recreation opportunities and access to numerous lakes and rivers. Fraser Lake's economy is supported by mining, lumber and logging, ranching and tourism. The two major employers in the area are Endako Mines and Fraser Lake Sawmills. For the investor, Fraser Lake is open for business with commercial and industrial lots available for purchase. Housing in Fraser Lake is really affordable.

From fishing, to shopping, to sightseeing our incredible scenery and wildlife, stop and visit our lovely community.

Sincerely,

Dwayne Lindstrom

Mayor of the Village of Fraser Lake



(Left to right) Councillor Don Reyden, Councillor Kerry Jantz, Mayor Dwayne Lindstrom, Councillor Dan Duncan, Councillor Linda Mowat

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1. DEMOGRAPHICS

POPULATION

FRASER LAKE & AREA

Population By Age Group	Population (2006)	% Distribution
Under-18	790	26.6%
18-34	435	14.7%
35-54	975	32.9%
55-74	620	20.9%
75-Older	145	4.9%
Total:	2,965	100.0%
Median Age:	45.82	

NORTHERN BC

Population By Age Group	Population (2006)	% Distribution
0-4	19,300	6%
5-17	60,400	18.8%
18-24	30,900	9.6%
24-44	88,500	27.5%
45-64	90,700	28.2%
65+	32,200	10.0%
Total	322,000	100%

Data Source: Census Community Profile – <http://www12.statcan.gc.ca/census-recensement/2006/dp-pd/prof/92-591/index.cfm?Lang=E>

HOUSEHOLD INCOME

Household Income

2006

Number of Households

1,185

Median Income - All Families

\$53,362 (\$CDN)

Data Source: Census Community Profile – <http://www12.statcan.gc.ca/census-recensement/2006/dp-pd/prof/92-591/index.cfm?Lang=E>



WORKFORCE EDUCATION ATTAINMENT

Level of Education	# Attained	%
High School Diploma Only	895	38%
College/University Certificate/Diploma	360	15%
Less than High School Diploma	630	27%
Apprenticeship/Trades Certificate/Diploma	335	14%
University Bachelors Degree	80	3%
University Graduate Degree/Certificate	35	1%
University Medical/Dentistry/Optometry Degree	10	0%

Data Source: StatsCan – 2006 Census – “Education”

LANGUAGE KNOWLEDGE

Languages Spoken	Citizens
English	2,620
French	35
German	140
Portugese	50
Carrier	25
Croatian	15
Malaysian	15
Dutch	10
Korean	10
Other	10

Data Source: StatsCan – 2006 Census – “Mother Tongue”



2. LABOUR FORCE

EMPLOYMENT BY INDUSTRY

FRASER LAKE

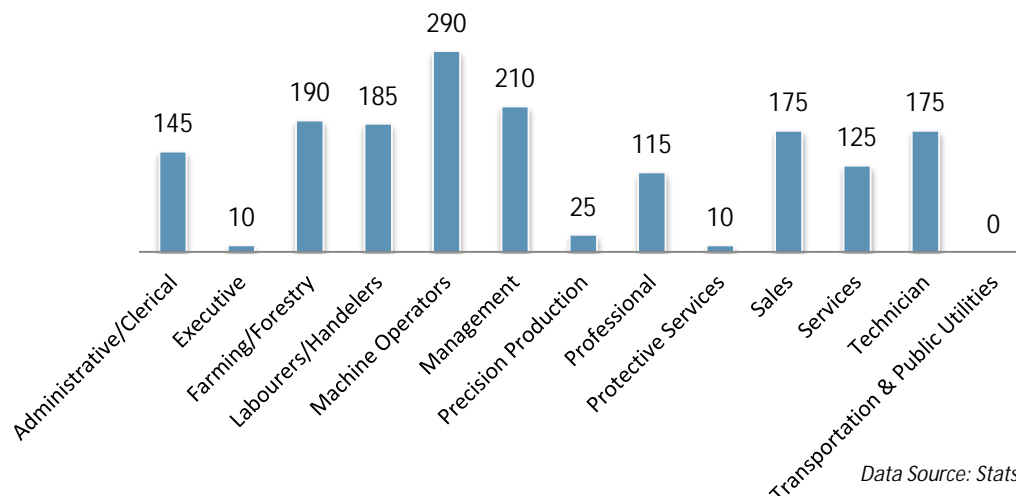
Sector (Industry)	Number
Services	30
Manufacturing	190
Wholesale and Retail Trade	50
Government	145
Transportation & Public Utilities	40
Forestry & Logging	205
Mining and Oil & Gas	75
Finance, Insurance, Real Estate	25
Arts and Recreation	15
Accommodation and Food Services	40
Construction	40
Total	855

NORTHERN BC

Sector (Industry)	Number
Forestry & Logging	16,230
Mining and Oil & Gas	6,580
Construction	12,385
Manufacturing	21,310
Transportation & Public Utilities	12,305
Wholesale Trade	5,455
Retail Trade	18,475
Services	32,940
Finance, Insurance & Real Estate	6,040
Government	43,120
Total	174,840

Data Source: Stats Canada 2006 Regional District Profile <http://www12.statcan.ca/census-recensement/2006/dp-pd/prof/92-591/index.cfm?Lang=E>

EMPLOYMENT BY OCCUPATION



TOP EMPLOYERS

Company	Product/Service	# of Employees	Ownership	Website
Endako Mines	Molybdenum	400	Private	www.endakomines.com
Fraser Lake Sawmills	Lumber	250	Private	www.westfraser.com

AVERAGE INCOME BY OCCUPATION – NORTHERN BC

Occupation	Average wage (\$/Hour)(\$CDN)	Effective Date
Administrative Clerks	20.46	2012
Bookkeepers	20.00	2012
Business Development Officers	28.01	2012
Carpenters	23.00	2012
Civil Engineers	36.06	2012
Computer Engineers	36.06	2012
Crane Operators	28.00	2012
Drafting Technicians	26.79	2012
Electrical Engineers	32.00	2012
Forestry Technicians	27.00	2012
Geological Engineers	26.73	2012
Heavy Duty Equipment	30.00	2012
Heavy Equipment Operators	26.75	2012
Industrial & Manufacturing Engineers	28.08	2012
Industrial Electricians	32.00	2012
Labourers in Wood, Pulp and Paper Processing	20.00	2012
Labourers, Processing Manufacturing and Utilities	18.00	2012
Logging Machinery Operators	26.00	2012
Machinists	25.95	2012
Mechanical Engineers	35.00	2012
Mine Labourers	21.42	2012
Mining Engineers	34.23	2012
Petroleum Engineers	37.40	2012
Primary Production Managers	34.14	2012

Purchasing Managers	31.87	2012
Sales Representatives	25.00	2012
Senior Managers	32.08	2012
Shippers and Receivers	15.00	2012
Steamfitters	27.50	2012
Trade Helpers and Labourers	18.00	2012
Truck Drivers	23.00	2012



LABOUR FORCE

	Number
Total Population 15 and over	2,355
In Labour Force	1,530
Employed	1,375
Unemployed	155

Data Source: StatsCan – 2006 Census – “Community Profile”

EMPLOYMENT RATE

	% of Population
Unemployment Rate	10.4%
Labour Participation	62.0%

Data Source: StatsCan – 2006 Census – “Community Profile”

LABOUR PARTICIPATION RATE

	Labour Participation Rate
Male	70.9%
Female	53.1%

Data Source: StatsCan – 2006 Census – “Community Profile”



3. PAYROLL COSTS

WORKERS COMPENSATION

		Notes
Average Cost of All Manufacturing Per \$100 Payroll	\$1.54 CDN	Rates set by employer's business activity. Applies up to maximum gross earnings of \$73,700(CDN) per year.
Average Rate for Office Workers Per \$100 Payroll	\$0.30 CDN	There is no separate rating for office occupations in BC- the applicable industry rating applies to all workers. Rates for Business Services range from \$0.09-\$0.81 per \$100 of payroll. Average of \$0.30(CDN).
Maximum Weekly Benefit (Net)	\$974.21 CDN	Maximum per employee set at 90% of average net earnings (after deductions for income taxes, Canada Pension Plan & Employment Insurance), up to maximum wage of \$73,700 per year(CDN).

EMPLOYMENT INSURANCE

		Notes
Taxable Base		Based on gross payroll up to a gross per worker salary of \$45,900 per year (CDN).
Percentage Rate(Employer Premium)		
§ Employee Rate	1.83%	Maximum annual contribution per worker is \$786.76 (CDN).
§ Employer Rate	2.56%	Maximum annual contribution per worker is \$1,101.46 (CDN).
§ Maximum Weekly Benefits	\$485.00 CDN	

SOCIAL INSURANCE (CANADIAN PENSION PLAN)

		Notes
Taxable Base	Gross Payroll \$3,500 CDN	Based on annual gross salary up to \$50,100, basic exemption of \$3,500. Both employers and employees are required to contribute to the Canada Pension Plan.
Employee/Employer Contribution	4.95%	Employer premium equal to employee premium
Maximum Annual Employer Contribution Per Employee	\$2,306.70 CDN	Employer contribution matches employee contribution.
Rate	4.95%	
Maximum Annual Self Employed Contribution	\$4,613.40 CDN	

Data Source: TaxTips.Ca – <http://www.taxtips.ca/cppandei.htm>

Data Source: WorkSafeBC – www.worksafebc.com



4. HIGHER EDUCATION

FOUR YEAR INSTITUTIONS

Institution	University of Northern British Columbia
Campus/Address	University of Northern British Columbia 3333 University Way Prince George, BC V2N 4Z9
Other Campuses	Terrace, Fort St. John, Quesnel
Website	www.unbc.ca
Driving Distance from Community	158 km (Campus in Prince George)
Enrolment (2010/2011):	4,266

Data Source: Northern Development Research – www.northerndevelopment.bc.ca

Institution	Northwest Community College
Campus/Address	3221-14th Street, W. Box 1277 Houston, BC V0J 1Z0 Tel: 250-845-7266
Other Campuses	Terrace (Main Campus), Hazelton, Houston, Kitimat, New Aiyansh, Prince Rupert, Queen Charlotte City, Smithers, Stewart
Website	www.nwcc.bc.ca
Driving Distance from Community	150 km (Campus in Houston)
Enrolment (2010/11):	
Total	7,109
Full-Time Equivalent	1,946

Data Source: Northern Development Research – www.northerndevelopment.bc.ca

Institution	College of New Caledonia
Campus/Address	298 McMillan Ave. Fraser Lake, BC V0J 1S0
Other Campuses	Prince George, Burns Lake, Fort St. James, Mackenzie, Quesnel, Vanderhoof, Valemount
Website	www.cnc.bc.ca
Driving Distance from Community	In community
Enrolment (2010/2011):	3,898

TRAINING SERVICES

Institution	Category	Address
CNC	Business and Agency Training	298 McMillan Ave. Fraser Lake, B.C.



5. TRANSPORTATION

MAJOR TRANSPORTION ROUTES

PACIFIC GATEWAY

British Columbia's ports in Vancouver, Kitimat, Stewart and Prince Rupert are Asia's closest ports of entry on the west coast of North America, up to 58 hours closer than the ports of Los Angeles and Long Beach.

Canadian ports and airports are seamlessly integrated with road and rail connections to all major U.S. economic centers. British Columbia is the only gateway on the west coast of the Americas served by three transcontinental railways. Today, Canada's Pacific Gateway is an integrated, secure, reliable transportation network that includes world-class airports, seaports, railways, roadways and border crossings, bringing Canada and the North American market to Asia and the world. Canada's Pacific Gateway, through British Columbia's ports in Vancouver, Kitimat, Stewart and Prince Rupert, offers Asian shippers the most direct route between Asia and North America.

Canada's Pacific Gateway is a strong commitment by government and industry partners to make British Columbia's ports the preferred gateway for Asia-Pacific trade, with the most competitive port system and supply chain on the west coast of the Americas. This commitment builds on Canada's longstanding and strong cultural and economic ties with Asia. In the emerging new global economy, Canada's Pacific Gateway is a gateway to the future.



NORTHERN CORRIDOR

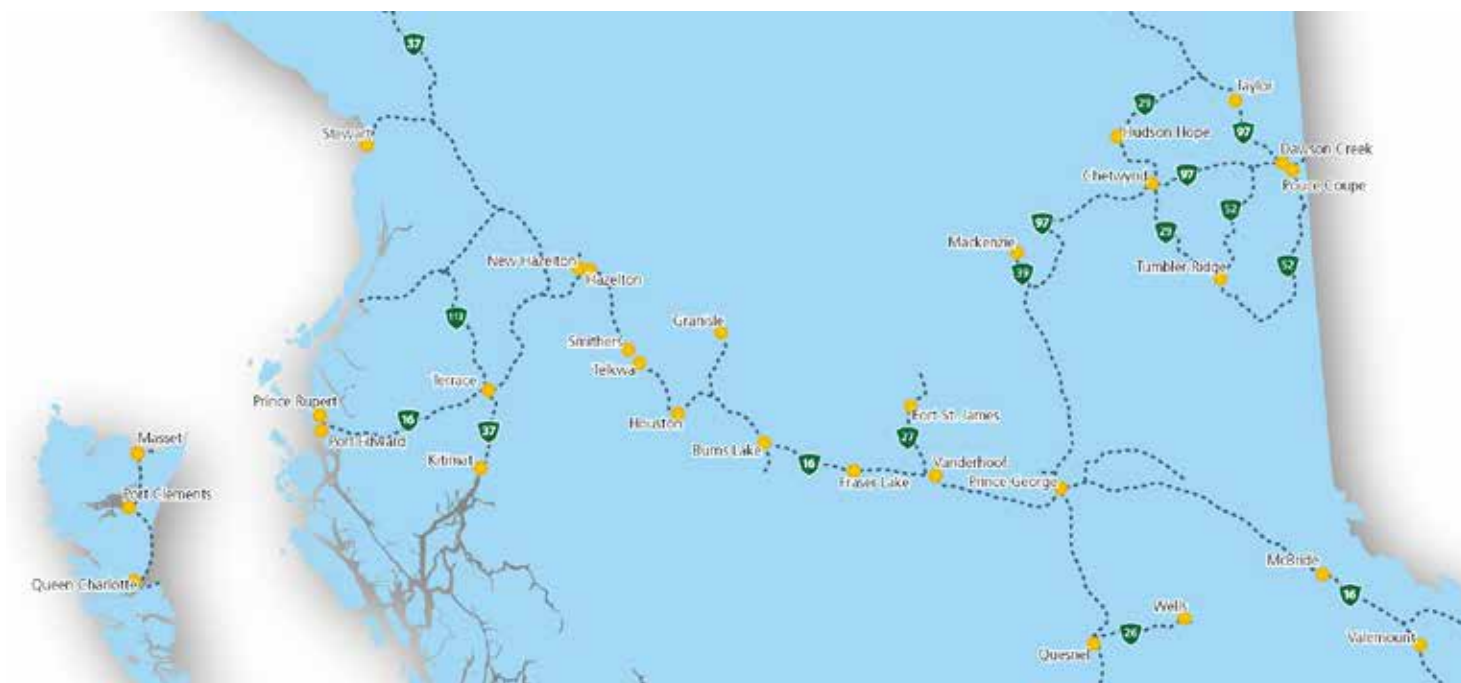
The Northern Corridor spans over half of continental Canada and reaches well into the heartland of North America south of Chicago, USA. It travels through the lowest elevations of the Americas great continental divide, also known as the “Yellow Head Pass,” and forms the straightest, shortest, flattest route for Asian- North American trade. Three Northern British Columbia ports provide efficient access to this corridor; Kitimat, Stewart and Prince Rupert. Each port offers unique advantages and services that meet the needs of the region and international trade.

Trans-continental rail, Trans Canada Highway and direct air service into international Air Hubs are in place. The corridor services business covered by the North American Free Trade Agreement, through a variety of break bulk and container services in ports operated by governments and those run by private port interests.

The Northern Corridor is less impeded by road closures, significant weather patterns and avalanches than the Southern Canadian corridor. It provides “one less day” shipping advantage to or from Asia compared to all other North American Port locations including Vancouver and all USA pacific Ports.

Existing trade in Kitimat and Prince Rupert include aluminum and paper shipped via privately owned break-bulk terminals, transshipment of petrochemicals through privately owned facilities, barge service and container port services. Growth is expected in energy exports including liquid natural gas, petroleum, and container capacity.

Canadian National Rail (CN Rail) reaches well into the heartland of America with shipping agreements in place with major US rail carriers. CN has made significant investments in the Northern Corridor rail line including extended sidings, upgrades to signal systems, increased bridge and tunnel clearances. The corridor is serviced by five international airports and four northern airports with Prince George offering international services. The largest passenger service airport west of Prince George and north of British Columbia’s Okanagan region is the Terrace-Kitimat Northwest Regional airport.



HIGHWAYS



NORTHERN CORRIDOR SPECIFICATIONS

Commercial Vehicle Without Permit	Specifications
Maximum Width	2.59 meters
Maximum Height	4.15 meters
Maximum Vehicle Weights	
Super B	63,500 kgs
Single Axel	9,100 kgs
Tandem Axle (Set)	17,000 kgs
Tridem Axle (Set)	24,000 kgs

Commercial Vehicle With Permit	Specifications
Maximum Width	4.4 meters
Maximum Height	4.72 meters
Maximum Vehicle Weights	
Super B	64,000 kgs
Single Axel	9,100 kgs
Tandem Axle (Set)	23,000 kgs
Tridem Axle (Set)	29,000 kgs

OVERHEAD CLEARANCE

Yellowhead Highway 16 from BC Border to Prince Rupert	Clearance (meters)
§ Khyex River Bridge	5.95m
§ Kitsequcla Overpass	5.7m
§ Tete Jaune underpass	4.96m
Highway 37 from Hwy 16 North to Yukon Border	
§ Irving River Bridge #2	5.74m
§ Devil Creek Bridge	5.74m
Highway 37 from Hwy 16 South to Kitimat	
§ Williams Creek Bridge	4.97m
§ Hirsch Creek Bridge	4.72m
§ Kitimat River Bridge	5.08m
Highway 37A from Hwy 37 To Stewart	
§ No Clearances	

PROVINCIAL PERMIT CENTRE

For more information on receiving a commercial vehicle permit please contact **1-800-559-9688**. The core hours of service are from 5am to 10pm, seven days a week and most statutory holidays. The 1-800 number is available to callers anywhere in Canada or the United States. Permits available through this line include:

- § non-resident commercial vehicle permits
- § term oversize and overweight permits
- § single trip oversize and overweight permits
- § motor fuel tax permits
- § highway crossing permits
- § extra-provincial temporary operating permits

HIGHWAY DISTANCES

Metro Area	Distance (Km)
Prince Rupert	560 km
Prince George	158 km
Kamloops	679 km
Edmonton	897 km
Vancouver	938 km
Calgary	802 km
Victoria	1,029 km
Seattle	1,053 km
Portland	1,333 km

RAILROADS

CN Rail	www.cn.ca
Main or Branch Line:	Branch and Main
Shortline or National:	National and Shortline
Distance to Nearest Switching Yard:	In community
Capabilities	Cargo-Bulk, Container, Liquid, Multi Commodities

VIA Rail	www.viarail.ca
Main or Branch Line:	Branch and Main
Shortline or National:	National and Shortline
Distance to Nearest Switching Yard:	In community
Capabilities	Passenger

Data Source: Northern Development Research –
www.northerndevelopment.bc.ca



COMMERCIAL AIRPORTS

Smithers Regional Airport	Weekly Flights to Greater Vancouver
Hub Status	Commercial
Distance From Community	Located in Smithers
Hours of Operation	6:30 am- 6:30 pm
Approved Capital Expansion	Runway extension to 2,286 m
Customs Point of Entry	No
Foreign Trade Zone	No
Full Instrumentation	n/a
No. of Runways	1
Runway Length	1,524 m
No. of Days Closed From Bad Weather in last 3 yrs	n/a
Weekly Non-Stop Flights	44
Flights to Largest Cities Served	16
Greater Vancouver	16
Carriers	Air Canada Jazz , Central Mountain Air, Hawkair

Data Source: Northern Development Research – www.northerndevelopment.bc.ca



Burns Lake Airport	
Hub Status	Public
Distance From Community	10 km
Hours of Operation	24 Hours
Approved Capital Expansion	N/A
Customs Point of Entry	No
Foreign Trade Zone	No
Approaches	GPS RNAV
No. of Runways	1
Runway Length	1,525 m
Airport Light Intensity	Medium
Fuel Available	AV Gas Jet
Slots Required	No
Handling Required	No



Vanderhoof Airport	
Hub Status	Small airport
Distance From Community	5 km from downtown
Hours of Operation	24 hours a day, 7 days a week
Approved Capital Expansion	N/A
Customs Point of Entry	No
Foreign Trade Zone	No
Full Instrumentation	No
No. of Runways	1 asphalt and 2 turf/gravel
Runway Length	1,529m X 23m (5,018 ft X 75 ft) asphalt; 1,585m X 55m (5,200ft X 180ft) gravel; 975m X 55m (3200ft X 180ft) gravel
Carriers	Guardian Aerospace, Yellowhead Helicopters



Flight Training

CNC is offering an Aviation Business diploma in Vanderhoof. This is the first of its kind in Northern British Columbia.

Source: Northern Development

Vanderhoof Airport

Facility upgrades including a lighting system, GPS radio navigation approach equipment as well as aircraft trafficking system and weather station allows the airport to be open 24/7

Source: Northern Development



PORTS

PORT OF PRINCE RUPERT

Port of Prince Rupert

Distance from Prince Rupert	Located adjacent to the community
Location of Port	Prince Rupert
Terminals	Fairview (Container) Terminal, Ridley Terminals, (coal, wood pellets), Prince Rupert Grain, Northland Cruise Terminal
Type of Port	Ocean
Channel Depth	35-55 meters
Shallow Water Barging Facilities	Yes
Deep Water Barging Facilities	Yes
General Cargo Facilities	Yes
Containerized Facilities	Yes
Refrigerated Container Facilities	Yes
Cruise Ship Facilities	Yes
Storage Facilities	Yes
Highway Serving Port	#16
Railway Serving Port	CN Rail
Types of Services:	Bulk/break-bulk: Coal, Petroleum Coke, Wood Pellets, Grain, Logs,
Imports	Retail (including electronics, apparel, furniture, auto parts); petroleum products; industrial inputs (tiles, glass)
Exports	Midwest – specialty crops; scrap metal, recycled paper British Columbia – Forest products (lumber, pulp, logs); aluminum, seafood
Shipping Lines	Cosco, Hanjin, Yang Ming, K-Line, Quickload Transloading Services, Shipping Agents, GW Nickerson Co., Northcoast Shipping, Rupert Marine Shipping, Tidal Transport & Trading Ltd.



PORT OF KITIMAT

Private Port of Kitimat

Location of Port	Kitimat
Terminals	Rio Tinto Alcan - Break Bulk Terminal Methanex Petrochemical Terminal Eurocan Breakbulk Terminal
Type of Port	Deep Sea
Channel Depth	45- 200 fathoms, 18-185 Meters (59-607 Feet)
Turning Basin	1.1 - 2.2 nautical miles
Shallow Water Barging Facilities	Yes
Deep Water Barging Facilities	Yes
General Cargo Facilities	Yes
Containerized Facilities	No
Storage Facilities	Yes
Highway Serving Port	Highway # 16 via #37
Railway Serving Port	CN Rail
Types of Services	Bulk/ Break-bulk, Methanol, Amonia condensate, Pitch, Alumina ,Bauxite condensate
Imports	Pitch, Alumina, Bauxite Condensate, Methanol
Exports	Kraft Paper, Aluminum Sheeting
Shipping Lines	Waterfront Shipping, Gearbulk
Shipping Agents	GW Nickerson Co., TNC Canada
Customs Brokers	GW Nickerson Co., Moore E T S Services
Tug & Barge	SMIT Marine, Seaspace International



CUSTOM POINT OF ENTRY

Canadian Border Services Agency	Prince Rupert
Type of Entry Point	Port
Location	368-309 2nd Ave West Prince Rupert, BC V8J 3T1 Tel: 250-627-3003



PORT SHIPPING DISTANCES

The NW Transportation and Trade Corridor ports (Kitimat and Prince Rupert, Stewart) are between 1 and 1 1/2 day closer to general Asia Pacific markets than the Ports in British Columbia's lower mainland; and the Vancouver Ports. The Southern Ports are closer to the Panama Canal and subsequently, the Atlantic. The following table is in nautical miles. The Time/Speed/Distance Calculations are at 16.1439 Kn/Hr., the average speed The Port of Vancouver uses for calculating their shipping to Yokohama, Hong Kong, Kaohsiung (Taiwan) and Xingang (China). Deep-sea vessels travel at various speeds between 14Kn/Hr and 20Kn/Hr. The 'great circle shipping route' to Asia from North America has well documented ocean currents and weather/wind patterns which allows for accurate estimates.

	Kitimat	Prince Rupert	Stewart	Vancouver	Los Angeles	Yokohama (Japan)	Hong Kong	Kaohsiung Kang(Taiwan)	Xingang (China)
Kitimat	-- 7.5 Hrs	121 NM 7.5 Hrs	264 NM 17 Hrs	400 NM 1 Day	1,391 NM 3.5 Days	3,941 NM 10 Days	5,444 NM 14 Days	6,,187 NM 16 Days	6,187 NM 16 Days
Prince Rupert	121 NM 7.5 Hrs	-- 7.5 Hrs	123 NM 10 Hrs	477 NM 1.2 Days	1,432NM 3.6 Days	3,810 NM 9.8 Days	5,323 NM 13.7 Days	6,110 NM 15.7 Days	6,110NM 15.7 Days
Stewart	264 NM 17 Hrs	123 NM 10 Hrs	-- 10 Hrs	573 NM 1.5 Days	1,529 NM 4 Days	3,896 NM 10.3 Days	5,406 NM 14.1 Days	5,155 NM 13.4 Days	4,749 NM 12.5 Days
Vancouver	400 NM 10 Day	477 NM 1.2 Days	573 NM 1.5 Days	-- 1.5 Days	991 NM 2.5 Days	4,262 NM 11 Days	5,763 NM 15 Days	6,587 NM 17 Days	7,578 NM 20 Days
Los Angeles	1,391 NM 3.5 Days	1,432 NM 3.6 Days	1,529 NM 4 Days	991 NM 2.5 Days	-- 2.5 Days	4,839 NM 12.5 Days	6,380 NM 18 Days	7,578 NM 20 Days	8,959 NM 23 Days
Yokohama	3,941 NM 10 Days	3,810 NM 9.8 Days	3,896 NM 10.3 Days	4,262 NM 11 Days	4,839 NM 12.5 Days	-- 12.5 Days	1,585 NM 4 Days	1,335 NM 3.4 Days	1,335 NM 3.4 Days
Hong Kong	5,444 NM 14 Days	5,323 NM 13.7 Days	5,406 NM 14.1 Days	5,763 NM 15 Days	6,380 NM 18 Days	1,585 NM 4 Days	-- 4 Days	290 NM 18 Hrs	290 NM 18 Hrs
Kaohsiung Kang	6,187 NM 16 Days	6,587 NM 17 Days	5,155 NM 13.4 Days	6,587 NM 17 Days	7,578 NM 20 Days	1,335 NM 3.4 Days	290 NM 18 Hrs	-- 18 Hrs	227 NM 14 Hrs
Xingang	6,187 NM 16 Days	6,587 NM 17 Days	4,749 NM 12.5 Days	7,578 NM 20 Days	8,959 NM 23 Days	1,335 NM 3.4 Days	290 NM 18 Hrs	227 NM 14 Hrs	-- 14 Hrs

Source: United States Government. "Distances Between Ports" Prepared and published by the National Imagery and Mapping Agency, Bethesda, Maryland. Ninth Edition 1997. *Time/Speed/Distance Calculations at 16.1439 Kn/Hr., the average speed Vancouver Port lists to reach Yokohama, Hong Kong, Kaohsiung (Taiwan) and Xingang (China)

6. INDUSTRIAL & COMMERCIAL LAND USE

VACANT LAND ZONED AND DESIGNATED IN OFFICIAL COMMUNITY PLAN

	Vacant Industrial Land	Vacant Commercial Land
Acres Developed	18.1	3.23

LOCAL PERMIT APPROVALS

Type of Permit	Average Time for Approval	Associate Fees
Building Permit	3-14 Days	\$6.00 per \$1,000 of construction cost
Business License	7 Days	\$75
Development Permit	7 Days	\$75
Occupancy Permit	Included in of Building Permit Process	N/A

ACQUISITION OF CROWN LAND

- § Crown land is land that is owned by the Province of British Columbia. The Province is the steward of the land and can lease, license and sell Crown land for a variety of purposes including residential, commercial, industrial, agricultural, tourism and recreational purposes.

Company	Contact	Notes
Integrated Land Management Bureau	FrontCounterBC@gov.bc.ca	Develops Crown land parcels with values up to \$2.5 million
Ministry of Tourism, Culture and the Arts	Tel: 250-371-3952	Handles land sales related to resort development, under the All Seasons Resort Policy.
Ministry of Transportation	Tel: 250-387-3198	Handles land sales related to public airports and port authorities and the marketing of Crown land is done through MLS Realtors

- § To view properties that the Federal Government of Canada has for sale, please visit: <http://reo.pwgsc.gc.ca/public/>

7. UTILITIES

WATER SYSTEM

The Fraser Lake Water Treatment Plant was built in 2009, and commissioned for use in the spring of 2010. The Water Plant treats surface water that is drawn from nearby Fraser Lake. An 8 metre deep 250mm x 140m line gravity feeds water from the lake into a wet well at the fresh water pumping station. There are two 1500 litre/min vertical turbine pumps powered by 50hp electric motors that pump water from the wet well to the Water Treatment Plant and subsequently to the distribution system in town and to the Water Reservoir. The Reservoir holds 1.89 million litres of water. The Water Treatment Plant's flow capacity is 30L/s. The plant typically operates around 12L/s for approximately 8-10 hours with daily production at 350,000-400,000 Litres during the winter months and during the summer months is 16/Ls for approximately 10-12 hours daily production at 600,000-700,000 Litres. Water is pumped into the distribution system and feeds the demand in town and overflows into the Water Reservoir.

WATER PRODUCTION

Name of Provider	Village of Fraser Lake
Rated Capacity	199,576m ³
Average Daily Demand	750m ³
Peak Demand	1,225.587m ³
Residential Cost (flat rate)	\$31.74/month
Industrial Cost / 1,000 Gallons	\$31.74/month
Water Connection Fee: Industrial	\$700 minimal fee



WASTE WATER SYSTEM

The Village of Fraser Lake wastewater is treated using an aerated lagoon system that discharges via a 400 m long outfall to the Fraser Lake. The lagoon system consists of two aeration cells in series and a treatment centre where the effluent is chlorinated and then de-chlorinated and discharged to Fraser Lake.

Name of Provider	Village of Fraser Lake
Rated Capacity	1,180m ³ /day
Average Daily Demand	600m ³ /day
Peak Demand	1,180m ³ /day
Cost per 1000 Gallons - Industrial	\$16.93/month
Sewer Connection Fee for Industrial Users	\$16.93/month

LANDFILL AND WASTE MANAGEMENT

Landfill Name	Area "D" (Fraser Lake Rural) Transfer Station
Location	3366 Fraser Lake Airport Road

Data Source: Regional District of Bulkley Nechacko – www.rdbn.bc.ca

LICENSED HAZARDOUS MATERIALS DISPOSAL

Name of Site	None Located Directly Within The Community
No. of Licensed Hazardous Waste Haulers Serving the Area	5

Data Source: Regional District of Bulkley Nechacko – www.rdbn.bc.ca

ELECTRIC POWER

Provider: BC Hydro	www.bchydro.com
Enquiries to hook up new property	Tel: 1-800-520-1355
Enquiries about existing properties already hooked up	Tel: 1-800-224-9376
Net Importer/Exporter of Power:	Net Exporter – BC Hydro generates between 43,000 and 54,000 GWH of electricity annually.
% of Reserve Margin Including Generation & Net Purchases	8% as per WSCC guidelines plus an additional 8% surplus
Average Electrical Service Availability Index	
§ Most Recent Year	99.940
§ Last 5 Years	99.9314
Name of Power Pool Membership	Formal membership in WSCC, WSPP, Power Pool of Alberta (PPA), MAPP. Also active in SPP and CalPX
Source Electric Power Deregulated	Wholesale competition allowed
Residential Customers	\$0.068 per kWh for the first 1,350 kWh they use over a two-month billing period. Above that amount, customers pay \$0.1019 per kWh for the balance of the electricity used during the billing period.
Business Customers	Average Cost Per kWh
Small General Service Rate	<i>Annual peak demand less than 35kW</i>
§ Basic Charge	\$0.1925 per day
§ All kWh	\$0.0915 per kWh
§ Minimum Charge	The Basic Charge
§ Rate Rider	5% Rate Rider applied to all charges, before taxes and levies.
Medium General Service Conservation Rate	<i>Annual peak demand between 85 and 150 kW</i>
§ Basic Charge	\$0.1925 per day
§ Demand Charge	\$0.00 per kW for first 35 kW \$4.69 per kW for next 115 kW \$9.00 per kW for remaining kW
§ Energy Charge	Part 1: First 14,800 kWh \$0.0897 per kWh All additional kWh \$0.0490 per kWh up to baseline Part 2: \$0.0942 per kWh for usage up to 20% above baseline \$0.0942 per kWh for savings down to 20% below baseline (credit) Usage or savings beyond 20% of baseline are based on Part 1 prices

§ Discounts	1.5% on entire bill if customer's electricity is metered at primary potential \$0.25 per kW if customer supplies transformation from a primary to a secondary potential. If a customer is entitled to both discounts the 1.5% discount is applied first.
§ Minimum Charge	50% of the highest maximum demand charge billed in any month within an on-peak period (1 November to 31 March inclusive) during the preceding 11 months.
§ Rate Rider	5% Rate Rider applied to all charges, before taxes and levies
Medium General Service Interim Rate	
<i>Annual peak demand between 35 and 150 kW. MGS accounts are moving from the MGS Interim Rate to the new MGS Conservation Rate which better encourages conservation.</i>	
§ Basic Charge	\$0.1925 per day
§ Demand Charge	\$0.00 per kW for first 35 kW \$4.69 per kW for next 115 kW \$9.00 per kW for remaining kW
§ Energy Charge	\$0.0897 per kWh for last 14,800 kWh \$0.0490 per kWh for remaining kWh
§ Discounts	1.5% on entire bill if customer's electricity is metered at primary potential \$0.25 per kW if customer supplies transformation from a primary to a secondary potential If a customer is entitled to both discounts the 1/5% discount is applied first
§ Monthly Minimum Charge	50% of the highest maximum demand charge billed in any month within an on-peak period (1 November to 31 March inclusive) during the preceding 11 months
§ Minimum Energy Charge	\$0.0281 per kWh applies when the Energy Charge (Part 1 and 2) divided by the total kWh is less than \$0.0281 per kWh
§ Rate Rider	5% Rate Rider applied to all charges, before taxes and levies
Large General Service Conservation Rate	
<i>Annual peak demands equal to or greater than 150 kW or total annual energy usage of at least 550,000kWh.</i>	
§ Basic Charge	\$0.1925 per day
§ Demand Charge	\$0.00 per kW for first 35 kW \$4.69 per kW for next 115 kW \$9.00 per kW for remaining kW
§ Energy Charge	Part 1: \$0.0937 per kWh for first 14,800 kWh \$0.0451 per kWh for remaining kWh up to baseline Part 2: \$0.0942 per kWh for usage up to 20% above baseline

	<p>\$0.0942 per kWh for savings down to 20% below baseline (credit)</p> <p>Usage or savings beyond 20% of baseline are based on Part 1 prices</p>
§ Discounts	<p>1.5% on entire bill if customer's electricity is metered at primary potential</p> <p>\$0.25 per kW if customer supplies transformation from a primary to a secondary potential</p> <p>If a customer is entitled to both discounts the 1.5% discount is applied first</p>
§ Monthly Minimum Charge	50% of the highest maximum demand charge billed in any month within an on-peak period (1 November to 31 March inclusive) during the preceding 11 months
§ Minimum Energy Charge	\$0.0281 per kWh applies when the Energy Charge (Part 1 and 2) divided by the total kWh is less than \$0.0281 per kWh
§ Rate Rider	5% Rate Rider applied to all charges, before taxes and levies
Industrial: Transmission Service	
	<i>Mines, chemical plants, large sawmills, pulp and paper mills, large manufacturing</i>
§ Demand Charge	\$6.263 per kVA of billing demand
§ Energy Charge	<p>\$0.03261 per kWh applied to all kWh up to and including 90% of the customers baseline load (CBL) in each billing year.</p> <p>\$0.07360 per kWh applied to all kWh above 90% of the CBL in each billing year.</p>
§ Minimum Charge	\$6.027 per KVa of billing demand per billing period
§ Rate Rider	5% Rate Rider applied to all charges, before taxes and levies.

Data Source: BC Hydro "Rates" – www.bchydro.com



NATURAL GAS

Pacific Northern Gas	www.png.ca
Rate Territory	Vanderhoof-Prince Rupert/Kitimat Area
Firm Contract Rates (2010)	
Type of Customer	Small Industrial (RS 5)
Basic & Administration Charge (Monthly)	\$410 (CDN)
Delivery & Commodity Demand Charge (per GJ)	\$8.122 (CDN)

Data Source: PNG – “Rate Schedules” – www.png.ca



TELECOMMUNICATIONS

Name of Provider	Telus
Address	#5-3777 Kingsway Burnaby, BC V5H 3Z7
Website	www.telus.com
Contact#	
§ Residential	250-310-2255
§ Business	250-310-3100
Service Characteristics of The Office:	
§ Switch Technology	Digital
§ Fiber Service provided	No
§ 100 Mbps LAN Service Available	No
§ Monitoring- Remotely or On-Site	Remotely
§ ISDN Available	No
§ ADSL Available	No
§ ADSL Available From Switch	No
§ Central Office on Self-Healing Fiber Ring	No
§ Dual Feed from Two Separate Switching Offices	No
§ Multiple Route Diversity	No

Data Source: Northern Development Research – www.northerndevelopment.bc.ca

Name of Provider	Shaw Communications Inc.
Address	#900-1067 Cordova St W, Vancouver, BC V6C 3T5
Website	www.shaw.ca
Contact#	
§ Residential	604-629-3300
§ Business	

Name of Provider	Rogers Communications Inc.
Address	#1600- 4710 Kingsway, Burnaby, BC V5H 4W4
Website	www.rogers.com
Contact#	
§ Residential	1-888-ROGERS1 (764-3771)
§ Business	1-800-850-4217

Name of Provider	Bell
Address	#200- 2955 Virtual Way, Vancouver, BC V5M 4X6
Website	www.bell.ca
Contact#	
§ Residential	310-BELL (2355)
§ Business	310-BELL (2355)

Data Source: Northern Development Research – www.northerndevelopment.bc.ca



8. GOVERNMENT

MUNICIPAL GOVERNMENT

Fraser Lake

Form (Structure)	Mayor and Council
Number of Elected Officials	5
Mayor	Dwayne Lindstrom
Chief Administrative Officer	Clinton Mauthe

FIRST NATIONS GOVERNMENT

Stellat'en First Nation

Form (Structure)	Chief and Council
Number of Elected Officials	3
Chief	Reginald Lewis
Executive Secretary	Trudy Vandelaar

Takla Lake First Nation

Form (Structure)	Chief and Council
Number of Elected Officials	5
Chief	Dolly Abraham
Contoller	Stephanie Stuart

REGIONAL DISTRICT

Regional District of Bulkley-Nechako

Form (Structure)	Board of Directors
Number of Elected Officials	15
Chair	Lance Hamblin

PROVINCIAL

Government of British Columbia

Form (Structure)	British Parliamentary
Number of Elected Officials	85
How Often Does Legislature Convene	2012-May 16-19, 24-26, 30,31, June 1,2

PREMIER

Name	Christy Clark
Affiliation	British Columbia Liberal Party
Year Elected	May 2011
Current Term Expiration	2 Years
Allowed to Run for Another Term	Yes
Next Election Date	Tuesday, May 14, 2013

PROVINCIAL GOVERNMENT REPRESENTATION

Name of Member of Legislative Assembly (MLA)	John Rustad
Electoral District	Nechako Lakes
Party Affiliation	British Columbia Liberal Party

FEDERAL GOVERNMENT REPRESENTATION

Name of Member of Parliament (MP)	Nathan Cullen
Electoral District	Skeena-Bulkley Valley
Year Elected	October 14, 2008
Party Affiliation	New Democratic Party

SENATORS

No. of Appointed Officials	In Canada there are ordinarily 105 Senators appointed by the Governor General on the advice of the Prime Minister.
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9. HOUSING

HOUSING CHARACTERISTICS

Dwelling Type	Number	% of Total Dwelling
Single-detached houses	660	56 %
Semi-detached houses	0	0 %
Apartments, duplex	0	0 %
Other dwellings	525	44 %
Number of owned dwellings	955	81 %
Number of rented dwellings	230	19 %
Number of dwellings constructed before 1986	1040	88 %
Number of dwellings constructed between 1986 and 2006	155	13 %
Total # of Private Dwellings	1185	100 %

Data Source: StatsCan – 2006 Census – “Community Profile”

AVERAGE HOUSING VALUES

Municipality	Single Family Homes	Multi-Family Homes	Total Property Tax & Charges
Village of Fraser Lake	\$139,707	-	\$2,296

Data Source: BC Stats Community Profile



10. TAXATION

CORPORATE INCOME TAX

	Small Business	Manufacturing	Non-Manufacturing
Federal			
§ Rate	11%	16.5%	16.5%
§ Formula (Sales, Property & Payroll)	n/a	n/a	n/a
§ Accelerated Depreciated Permitted	Yes	Yes	Yes
Provincial			
§ Rate	2.5%	10.0%	10.0%
§ Formula (Sales, Property & Payroll)	Sales & Payroll	Sales & Payroll	Sales & Payroll
§ Accelerated Depreciated Permitted	No	No	No
Local			
<i>British Columbia has no local taxes</i>			
Total Federal and Provincial Corporate Income Tax	13.5%	26.5%	26.5%

PERSONAL INCOME TAX

	Federal	State/Provincial	Local
Earned Income	15 – 29%	5.06 – 14.7%	0%
Unearned Income (e.g. Dividends)	0 – 14.55%	0 – 3.92%	0%
Capital Gains	7.5 – 14.5 %	2.08 – 7.35%	0%

SALES / USE TAX

	Rate	Notes
Harmonized Sales Tax	12%	HST on business inputs is fully recoverable
Local	0%	BC has no local sales tax
Total (Effective Combined Rate) Business	7%	Net of GST 0% for production machinery and equipment for eligible manufacturers

SALES TAX RATE BY UTILITY

	Yes/No	Rate	Notes
Electric Power	Yes	12%	HST is fully recoverable
Natural Gas	Yes	12%	HST is fully recoverable
Fuel Oil	Yes	12%	HST is fully recoverable
Water	No	0%	-
Sewer	No	0%	-
Hazardous Waste Disposal	Yes	12%	HST is fully recoverable

TELEPHONE SUBJECT TO SALES/USE TAX

	Yes/No	Rate	Notes
Local	Yes	12%	HST is fully recoverable
Long Distance	Yes	12%	HST is fully recoverable

MACHINERY AND EQUIPMENT SUBJECT TO SALES/USE TAX

	Yes/No	Rate	Notes
Production	No	0%	-
Non-Production	Yes	12%	HST is fully recoverable
Pollution Control	Yes	12%	HST is fully recoverable
Office Equipment & Fixtures	Yes	12%	HST is fully recoverable

SALES/USE TAX ON TANGIBLE PROPERTY

	Yes/No	Rate	Notes
Office Building Construction Materials	Yes	12%	HST is fully recoverable
Industrial Building Construction Materials	Yes	12%	HST is fully recoverable
Manufactures Raw Materials	No	0%	-
Standard Software	Yes	12%	HST is fully recoverable
Custom Software	Yes	12%	HST is fully recoverable

SALES/USE TAX ON INTANGIBLE PROPERTY

	Yes/No	Rate	Notes
Accounts Receivable	No	0%	-
Capital Stock	No	0%	-
Stock/Bond Transaction Fee	No	0%	-

PROPERTY TAX

Levy	Residential	Utility	Major Industry	Business	Non-Profit
General City	5.00000	40.0000	30.000000	16.826800	7.780500
Police Tax Levy	0.29020	1.01560	0.98660	0.711000	0.290200
Regional District	0.89376	3.02211	3.038780	2.189705	0.893760
Hospital	0.64600	2.261000	2.196400	1.582700	0.646000
MFA	0.00020	0.000700	0.000700	0.000500	0.000200
BCAA	0.05990	0.503000	0.511300	0.184300	0.059900
School	3.97080	14.20000	6.400000	6.40000	3.400000
TOTAL	10.86086	61.01071	43.1378	27.895005	13.07056

*Property Tax rates effective 2011, Property Tax rates per \$1000 Assessed Personal Property (M&E, Inventory, Other)
Municipal Note: BC does not have Personal Property Taxes.*



11. INTERNATIONAL RESOURCES

INVESTMENT AND BUSINESS SUPPORT OFFICES

Fraser Lake Chamber of Commerce

Contact Name	Maureen Olson
Address	PO Box 430, 210 Carrier Crescent, Fraser Lake, BC V0J 1S0
Phone Number	Tel: 250-699-6605

Northern Development Initiative Trust

Contact Name	Dean McKinley, Director, Economic Development
Address	301 – 1268 Fifth Avenue, Prince George BC V2L 3L2
Phone Number	Tel: 250-561-2525
E-Mail	dean@northerndevlopment.bc.ca

Community Futures Stuart-Nechako

Contact Name	Keith Federink, General Manger
Address	2750 Burrard Avenue, Vanderhoof, BC V0J 3A0
Phone Number	Tel: 250-567-5219 Tel: 800-266-0611
E-Mail	gm@cf-sn.ca

Ministry of Jobs Tourism and Innovation – Regional Economic Operations

Contact Name	Rick Braam, Regional Project Manager
Address	Bag 5000, Smithers, BC V0J 2N0
Phone Number	Tel: 250-847-7797
E-Mail	rick.braam@gov.bc.ca

Ministry of Jobs, Tourism and Innovation – International Investment and Company Attraction

Contact Name	Michael Track, A/Executive Director – Investor Services
Address	999 Canada Place, Suite 730, Vancouver BC V6C 3E1
Phone Number	Tel: 604-775-2202
E-Mail	michael.track@gov.bc.ca

FINANCIAL INSTITUTIONS

Name of Company	Address	Phone Number	Website
CIBC	111 Chowsunket Fraser Lake	250-699-6231	www.cibc.ca

Data Source: Northern Development Research – www.northerndevelopment.bc.ca

EMPLOYMENT ASSISTANCE

Name of Company	Address	Phone Number	Website
Vanderhoof Employment & Income Assistance	160 East Columbia St. Vanderhoof, BC V0J 3A0	1-866-866-0800	
Progressive Employment Services	100-2375 Burrard Ave. Vanderhoof, BC V0J 3A0	250-567-5785 1-866-567-7375	www.pesl.ca
Vanderhoof Work Zone	188 East Stewart St. Vanderhoof, BC V0J 3A0	250-567-5838 1-888-567-5838	www.pesl.ca/index/resource.html
Service Canada	189 East Stewart St. Vanderhoof, BC V0J 3A0	250-567-4795	www.servicecanada.gc.ca



AIR TRANSPORTATION SERVICE

Largest International Airport	Vancouver	
Distance to Airport	1,150 km	
Customs Point of Entry	Yes	
Foreign Trade Zone	No	
Full Instrumentation	Yes	
No. of Runways	3	
Runway Length	3,030m; 3,350m; 2,750m	
Carriers		
§ Passenger	51	
§ Cargo	18	
§ Charter	7	
Weekly Non-Stop Flights	63	
Air Service to Northwest Regional Airport	Flight Frequency	Flight Duration
Air Canada www.aircanada.com	3/day, Sunday-Friday 2/day, Saturday	1:20 hr
Hawkair www.hawkair.ca	4/day, Sunday-Friday 2/day, Saturday	2 Hrs



Largest International Airport	Prince George	
Distance to Airport	355 km	
Customs Point of Entry	Yes	
Foreign Trade Zone	No	
Full Instrumentation	Yes	
No. of Runways	3	
Runway Length	2,255m; 1,714m; 1,352m	
Carriers		
§ Passenger	Air Canada Jazz, Central Mountain Air, WestJet	
§ Cargo	Air Canada, WestJet, Puralator, DHL	
§ Charter	Northern Thunderbird Air, Berry Air	
Weekly Non-Stop Flights	161	
Air Service to Northwest Regional Airport	Flight Frequency	Flight Duration
Central Mountain Air www.flycma.com	5/week; Mon, Tue, Thu, Fri, Sat Sun	1:10 hr



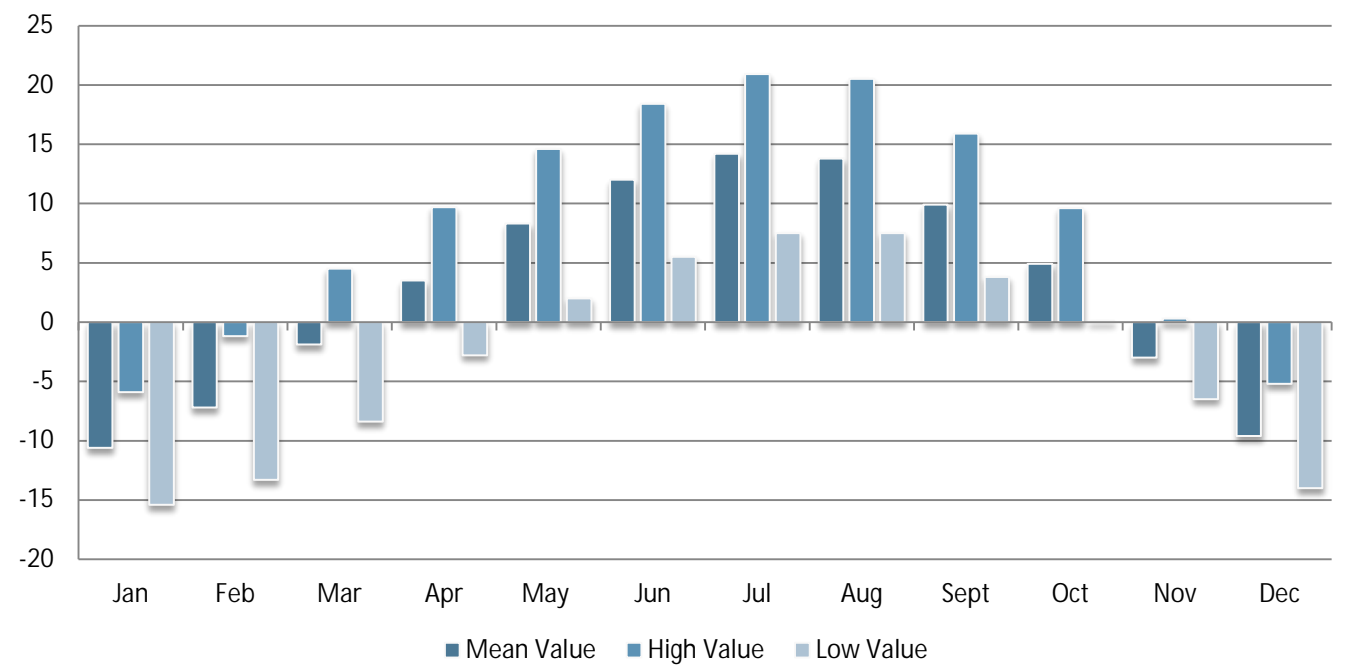
12. QUALITY OF LIFE

CLIMATE

Location: Fraser Lake, BC Canada
Latitude: 54.055559° N
Longitude: -124.849319° W



AVERAGE TEMPERATURE IN DEGREES CELSIUS BY MONTH – 2008



Data Source: Environment Canada - "National Climate Data And information Archive" – <http://www.climate-charts.com/Countries/Canada.html#BC>

CULTURE

TOP ANNUAL EVENTS

Top Events	Date(s)
Mouse Mountain Day	July 1
Fort Fraser Fall Fair	Labour Day Weekend
White Swan Music Festival	Third Weekend in June
Endako Hall Cowboy Days and Craft Fair	July
RCMP Scholarship Golf Tournament	June
Rose Prince Pilgrimage	July
Ice Carnival	Winter
Fraser Lake Craft Fair and Snowflake Tea	Third Weekend in November
Leisure and Recreational/Small Business Fair	Second Saturday in September

Data Source: Village of Fraser Lake – www.fraserlake.ca

CULTURAL PLACES AND AMENITIES

Amenity	Address
Fraser Lake Museum	Carrier Crescent

Data Source: Village of Fraser Lake – www.fraserlake.ca

CULTURE AND RECREATION

Amenity	Number
Number of Enclosed Shopping Malls	1
Religion	
§ Catholic Churches	1
§ Protestant Churches	2
§ Synagogues	0
§ Other Religious Institutions	2

Data Source: Regional District of Bulkley-Nechako – www.rdbn.bc.ca



RECREATIONAL AMENITIES WITHIN 2 HOURS

Amenity	Activity
§ Beaumont Provincial Park	Camping
§ Fraser Mountain	Hiking
§ Molyhills Golf Course	Golfing
§ Murray Ridge Ski Hill	Skiing
§ Kenny Dam & Cheslatta Falls	Camping
§ Pictographs	Sightseeing
§ White Swan Park	Park
§ Splash Pad Water Park	Waterpark
§ Fraser Lake Museum	Museum

Data Source: Village of Fraser Lake – www.fraserlake.ca



HEALTH

HOSPITALS

Hospital	St. John Hospital
Teaching Hospital	Yes
Number of Beds	33
Outpatient Clinic	No
Contact	3255 Hospital Road, Vanderhoof, BC V0J 3A0 Tel: 250-567-2211

Data Source: District of Vanderhoof – www.vanderhoof.ca

PHYSICIANS AND DENTISTS

Health Providers (Smithers)	Number
Physicians	4
Dentists	1
Ratio Physicians per 1000	1.447: 1000
Ratio Dentists per 1000	0.362: 1000



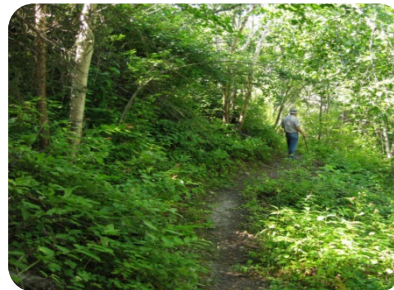
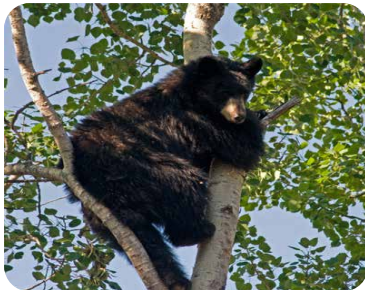


Shelley Carlson
Economic Development Officer
Village of Fraser Lake

210 Carrier Crescent, Fraser Lake, BC V0J 1S0
Tel: 250-699-6257

Email: vfledo@fraserlake.ca

www.fraserlake.ca



Northern Development Initiative Trust
Contact for information on financial
incentives for manufacturing companies

www.northerndevelopment.bc.ca



**TRADE AND INVEST
BRITISH COLUMBIA**

Invest BC

Contact for investor site selection
and expansion services.

www.investbc.com