



City of
Terrace

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.



British Columbia has one of the most attractive investment climates for business in North America.

Manufacturers, for example, enjoy benefits such as:

- **Strong economic fundamentals** and market opportunities associated with major, long-term projects
- **Low Tax Rates** (personal and corporate) that rank BC among the lowest in Canada – complemented by sales tax exemptions on machinery and tax credits for research and development expenditures
- **Competitive Operating Costs** including low cost electricity relative to elsewhere in Canada or the US
- **Competitive Wage Rates** reflecting a balanced and growing labour pool
- **Growing Labour Supply** with government initiatives that are driving labour mobility into BC and training our existing workforce assets
- **Welcoming Communities** that keenly encourage new manufacturing and service investments
- **Financial Incentives** for capital investments and job creation in northern BC (up to \$5,000 per new job). *Contact Northern Development Initiative Trust.*

Welcome to the City of Terrace

Greetings from Terrace, the heart of Northwest BC!

Terrace is the spot in Northwest BC to do business. Perfectly positioned to take advantage of the billions of dollars in major developments occurring in a wide variety of sectors including mining, transportation, forestry, manufacturing and LNG. Terrace is the location of choice for many established businesses and entrepreneurs. Boasting the largest regional population base in this part of the province, Terrace is the service, educational and medical hub of the region. Terrace is centrally located at the crossroads of Highways 16, 37 and 113, and our close proximity to three deep water ports, rail service, and a bustling airport all serve to connect Terrace to the rest of the world.

Terrace is also a great place to raise a family and experience the great outdoors together. Home to world-class fishing and exceptional downhill and back-country skiing, Terrace boasts year-round outdoor recreational opportunities for the entire family, including hiking & biking trails, camping opportunities, white-water kayaking and rafting and an 18-hole golf course that will take your breath away. You'll also find a wide range of modern retail businesses, restaurants and entertainment choices as well as a thriving arts community and the largest farmers' market in Northern BC

If you have any questions about the services Terrace offers or would like to learn more about the opportunities in Northwest British Columbia, contact the City of Terrace Economic Development staff at 250-615-4030.



Carol Leclerc

Mayor, City of Terrace
Terrace City Hall
Tel: 250-635-6311
Email: cityhall@terrace.ca



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1. DEMOGRAPHICS

POPULATION

TERRACE

| Population By Age Group | Population (2001) | Population (2006) | Population (2011) | Distribution % (2011) |
|-------------------------|-------------------|-------------------|-------------------|-----------------------|
| 0-14 | 2,940 | 2,480 | 2,300 | 18.6 |
| 15-24 | 1,685 | 1,590 | 2,545 | 20.6 |
| 25-44 | 3,675 | 2,985 | 2,810 | 22.7 |
| 45-64 | 2,780 | 3,035 | 3,225 | 26.1 |
| 65+ | 1,035 | 1,250 | 1,500 | 12.1 |
| Total: | 12,109 | 11,320 | 11,486 | 100 |
| Median Age: | 33.7 | 37.4 | 38.8 | |

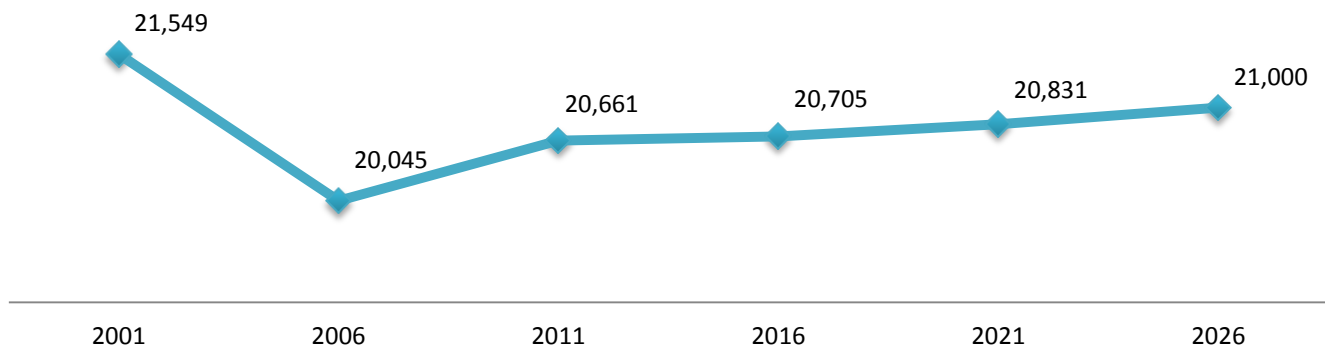
NORTHERN BC

| Population By Age Group | Population (2001) | Population (2006) | Population (2011) | Distribution % (2011) |
|-------------------------|-------------------|-------------------|-------------------|-----------------------|
| 0-14 | 74,855 | 64,820 | 83,215 | 25.8% |
| 15-24 | 48,185 | 45,470 | 58,620 | 18.2% |
| 25-44 | 101,595 | 86,450 | 95,290 | 29.6% |
| 45-64 | 81,160 | 92,615 | 69,725 | 21.6% |
| 65+ | 27,730 | 33,260 | 15,220 | 4.7% |
| Total: | 333,560 | 322,615 | 322,070 | 100.0% |
| Median Age: | 34.9 | 38.0 | 39.6 | |

Note: the City of Terrace completed an independent census in 2015 which estimates the total population as 12,494. This contrasts with the 2014 estimate of BC Stats and is 6% higher. The results of the 2015 City of Terrace Population Survey is in alignment with other indicators that suggest the City has grown since the last Census in 2011 by 4%. When NHS data is available in 2017 these charts will be further updated.

Data Source: 2001, 2006 and 2011 Census Community Profiles – <http://www12.statcan.gc.ca/census-recensement/index-eng.cfm?HPA>
"Northern BC" includes: Regional District of Bulkely Nechako, Cariboo Regional District, Central Coast Regional District, Fraser-Fort George Regional District, Kitimat-Stikine Regional District, Northern Rockies Regional Municipality, Peace River Regional District, Skeena-Queen Charlotte Regional District, Squamish-Lillooet Regional District Electoral Areas A and B, Stikine Region, and Thompson-Nicola Regional District Electoral Areas E and

POPULATION PROJECTION – TERRACE LOCAL HEALTH AREA



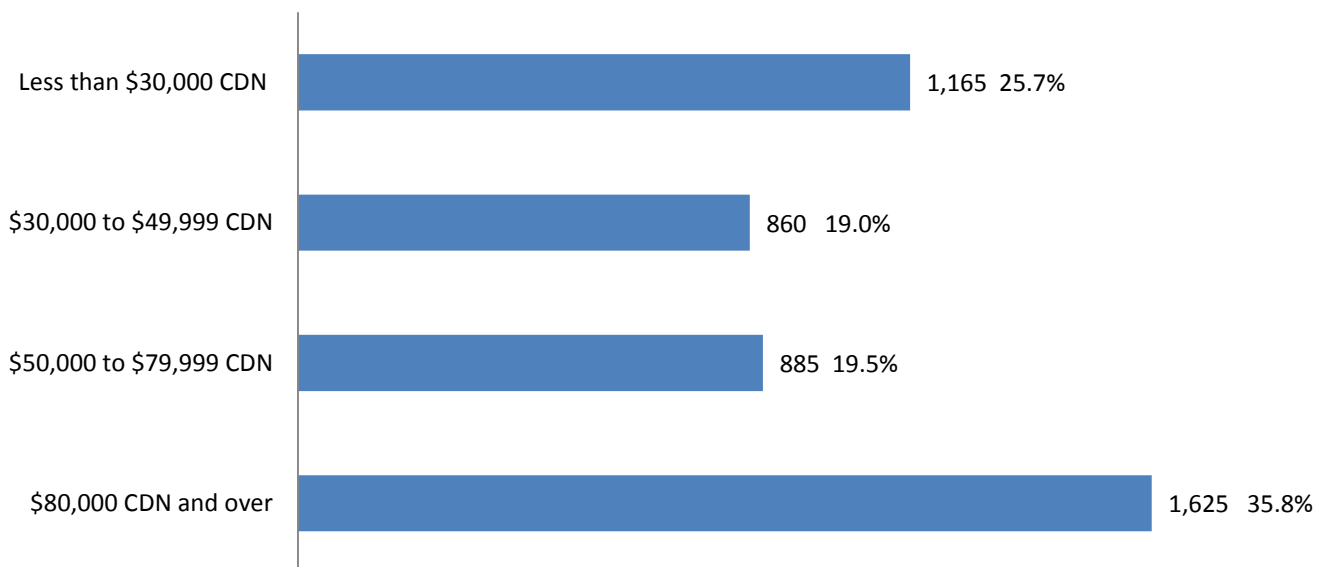
Data Source: BC Stats "Population Projections – Terrace Local Health Area" - <http://www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationProjections.aspx>

HOUSEHOLD INCOME – TERRACE

| Household Income | 2000 | 2005 | 2010 |
|--|----------|----------|----------|
| Number of Households | 4,380 | 4,320 | 4,535 |
| Median Income – All Families | \$53,259 | \$59,622 | \$58,592 |
| Median Income After Tax – All Families | - | \$53,219 | \$52,517 |

Data Source: 2006 Census Community Profile – 'Terrace' - <http://www12.statcan.gc.ca/census-recensement/index-eng.cfm?HPA>
 Data Source: 2011 National Household Survey – 'Terrace' - <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/index.cfm?Lang=E>

HOUSEHOLD INCOME – DISTRIBUTION 2011



Data Source: 2011 National Household Survey – 'Terrace' <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/index.cfm?Lang=E>

WORKFORCE EDUCATION ATTAINMENT

| Level of Education | Number Attained | Percentage |
|--|-----------------|------------|
| Less than High School Diploma | 2,120 | 24% |
| High School Diploma Only | 2,360 | 26% |
| Apprenticeship/Trades Certificate/Diploma | 1,140 | 13% |
| College/University Certificate/Diploma | 2,230 | 25% |
| University Bachelor's Degree | 795 | 9% |
| University Certificate/Diploma/Degree above Bachelor Level | 365 | 4% |
| Total population aged 15 years and over | 9,005 | 100% |

Data Source: BC Stats – National Household Survey 2011 'Terrace' -
<http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/index-eng.cfm>

LANGUAGE KNOWLEDGE

| Languages Spoken | Citizens |
|--------------------|----------|
| English | 9,735 |
| French | 180 |
| Portuguese | 285 |
| Punjabi | 225 |
| German | 175 |
| Dutch | 70 |
| Tagalog (Filipino) | 60 |
| Italian | 45 |
| Spanish | 30 |
| Afrikaans | 30 |
| Chinese, n.o.s. | 20 |
| Polish | 20 |
| Ukrainian | 20 |
| Catonese | 15 |
| Finnish | 15 |
| Hungarian | 15 |
| Vietnamese | 15 |

Data Source: 2011 Census Community Profiles – 'Terrace'
<http://www12.statcan.gc.ca/census-recensement/index-eng.cfm?HPA>



2. LABOUR FORCE

EMPLOYMENT BY INDUSTRY

TERRACE

| Sector (Industry) | Number | Percent |
|--|--------------|---------------|
| Agriculture, Forestry, Fishing & Hunting | 365 | 4% |
| Mining, Quarrying & Oil and Gas | 90 | 1% |
| Construction | 435 | 5% |
| Manufacturing | 370 | 4% |
| Transportation & Warehousing | 420 | 5% |
| Utilities | 65 | 1% |
| Wholesale Trade | 260 | 3% |
| Retail Trade | 1,125 | 14% |
| Services | 3,771 | 46% |
| Finance, Insurance & Real Estate | 300 | 4% |
| Government | 655 | 8% |
| Total | 8,145 | 100.0% |

NORTHERN BC

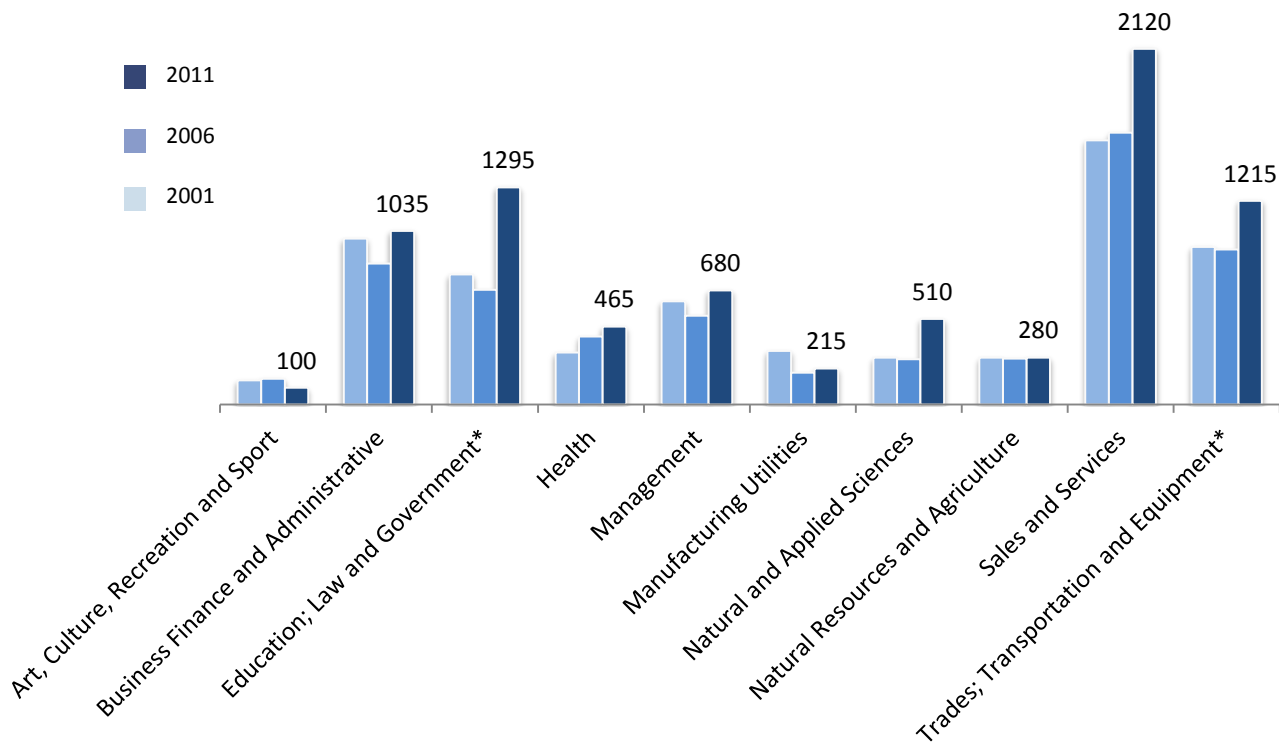
| Sector (Industry) | Number | Percent |
|--|----------------|---------------|
| Agriculture, Forestry, Fishing & Hunting | 12,329 | 7.1% |
| Mining, Quarrying & Oil and Gas | 8,891 | 5.1% |
| Construction | 14,409 | 8.3% |
| Manufacturing | 15,394 | 8.9% |
| Transportation & Warehousing | 10,787 | 6.2% |
| Utilities | 1,182 | 0.7% |
| Wholesale Trade | 4,704 | 2.7% |
| Retail Trade | 19,343 | 11.2% |
| Services | 64,315 | 37.1% |
| Finance, Insurance & Real Estate | 6,316 | 3.6% |
| Government | 12,972 | 7.5% |
| Total | 173,333 | 100.0% |

Data Source: Statistics Canada – National Household Survey 2011- Regional Distict Profiles; Bulkley-Nechako, Cariboo, Central Coast, Frase- Fort George, Kitimat-Stikine, Northern Rockies, Peace River, Skeena-Queen Charlotte, Squamish-Lillooet (Areas A & B), and Stikine
<http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/index-eng.cfm>



Photo by Gill McKean

EMPLOYMENT BY OCCUPATION



Values represent 2011 data

*Education; Law and Social; Community and Government Services / Trades; Transport and Equipment Operators

Data Source: Statistics Canada National House Survey 2011 <http://www12.statcan.bc.ca/nhs-enm/2011/dp-pd/prof/index.cfm?lang=e>

TOP EMPLOYERS

| Company | Product/Service | Number of Employees | Ownership | Website |
|-----------------------------|------------------|---------------------|-----------|--|
| School District #82 | Public Education | 721 | Public | www.cmsd.bc.ca |
| Northern Health Authority | Health | 650 | Public | www.northernhealth.ca |
| Bear Creek Contracting | Construction | 225 | Private | www.bearcreekcontracting.ca |
| Northwest Community College | Education | 218 | Public | www.nwcc.bc.ca |
| Walmart | Retail | 160 | Public | www.walmart.ca |
| Hawk Air | Aviation | 135 | Private | www.hawkair.ca |
| Safeway | Retail | 145 | Public | www.safeway.ca |
| City of Terrace | Public Services | 140 | Public | www.cityofterrace.bc.ca |

| | | | | |
|--------------------------------------|-------------------------|-----|---------|--|
| Skeena Sawmills | Manufacturing | 100 | Private | www.skeenasawmills.ca |
| Canadian Tire | Retail | 91 | Private | www.canadiantire.ca |
| Save-On-Foods | Retail | 90 | Private | www.saveonfoods.com |
| McDonalds | Restaurant | 89 | Public | www.mcdonalds.ca |
| Terrace Totem Ford | Auto Dealership | 70 | Private | www.terracetotemford.dealerconnection.com |
| Tim Horton's | Restaurant | 67 | Public | www.timhortons.com |
| Northern Motor Inn | Accommodations | 60 | Private | www.northernmotorinn.com |
| Real Canadian Wholesale | Retail | 50 | Private | www.wholesaleclub.ca |
| Northern Savings Credit Union | Financial Services | 44 | Private | www.northsave.com |
| Boston Pizza | Restaurant | 40 | Public | www.bostonpizza.com |
| Progressive Ventures | Property Management | 38 | Private | www.pvlgroup.com |
| A&W | Restaurant | 36 | Public | www.aw.ca |
| Home Hardware | Retail/ Construction | 35 | Public | www.homehardware.ca |
| Sportchek | Retail | 34 | Public | www.sportchek.ca |
| Best Western Terrace | Accommodations | 31 | Private | www.bestwestern.com |
| Bear Country Inn | Accommodations | 31 | Private | |
| AllNorth Consultants Ltd | Engineering | 30 | Private | www.allnorth.com |
| Dairy Queen | Restaurant | 30 | Private | www.dairyqueen.com/ca |
| Coast Inn of the North | Accommodations | 27 | Private | www.coasthotels.com |
| RBC Financial Group | Financial Services | 25 | Private | www.rbc.com |
| Stantec | Professional Service | 25 | Public | www.stantec.com |
| Lakelse Air | Aviation | 25 | Private | www.lakelseair.bc.ca |
| Nechako North Coast | Construction | 24 | Public | www.nechako-northcoast.com |
| Winners | Retail | 24 | Public | www.winners.ca |
| Scotiabank | Financial Services | 21 | Private | www.scotiabank.com |
| Coast Mountain Wireless | Communications | 18 | Private | www.coastmountainwireless.ca |

Data Source: City of Terrace, 2015 - www.terrace.ca

NEW BUSINESSES

| Company | Product/Service | # of Employees | Ownership | Website |
|---------------------|--------------------------|----------------|-----------|---|
| Wings Tap and Grill | Restaurant | 40 | Private | http://greatwings.ca/ |
| Roy Northern | Environmental Consulting | 3 | Private | http://www.roynorthern.com/ |
| Ninja | Restaurant | 9 | Private | |

EXPANDING BUSINESSES

| Company | Product/Service | # of Employees | Ownership | Website |
|--------------------------------|-----------------|----------------|-----------|--|
| Bear Creek Contracting | Construction | 225 | Private | www.bearcreekcontracting.ca |
| Progressive Ventures | Construction | 43 | Private | www.pvlgroup.com |
| Coast Mountain Wireless | Communications | 18 | Private | www.coastmountainwireless.ca |

AVERAGE INCOME BY OCCUPATION – NORTHERN BC

- For a complete and up to date list of Wages and Salaries in Northern BC visit the following link <http://www.workingincanada.gc.ca/home-eng.do>



LABOUR FORCE

| | 2001 | 2006 | 2011 |
|-------------------------------------|------|------|------|
| Total Population 15 and over | 9175 | 8735 | 9005 |
| In Labour Force | 6910 | 5995 | 5890 |
| Employed | 5555 | 5440 | 5430 |
| Unemployed | - | 555 | 460 |

Data Source: 2001 and 2006 Census Community Profiles – <http://www12.statcan.gc.ca/census-recensement/index-eng.cfm?HPA>
2011 National House Survey: <http://www12.statcan.gc.ca/nhs-enm/index-eng.cfm>

EMPLOYMENT RATE

Unemployment Rate 7.5% (July, 2016)

Data Source: Labour Force Survey Data, 3 month moving average (WorkBC) <https://www.workbc.ca/Labour-Market-Information/Regional-Profiles/5>.

COMMUTING

| Place of Residence | Place of Work | # of People | Average Commute Time: Ground | Average Commute Time: Air |
|--------------------|---------------|-------------|---------------------------------|------------------------------|
| Terrace | | 30 | 17 hrs | 1.5 hrs |
| Terrace | | 3,640 | - | - |
| Terrace | | 20 | - | - |
| Terrace | | 185 | .5 hr | - |
| Terrace | | 150 | .5 hr | - |
| Terrace | | 260 | 1 hr | - |

Data Source: 2011 Census Community Profiles - <http://www12.statcan.gc.ca/census-recensement/index-eng.cfm?HPA>

3. HIGHER EDUCATION

POST-SECONDARY INSTITUTIONS

| | |
|--|---|
| Institution | Northwest Community College |
| Campus/Address | Terrace Campus 5331 McConnell Ave Terrace, BC V8G 4X2 Tel: 250-635-6511 Toll Free: 877-277-2288 |
| Other Campuses | Terrace (Main Campus), Hazelton, Houston, Kitimat, Prince Rupert, Village of Queen Charlotte, Smithers, Skidegate, Masset |
| Website | www.nwcc.bc.ca |
| Driving Distance from Community | Main Campus in Terrace |
| Enrolment (2014/15) (All Campuses): | 5,680 |
| Terrace Head Count | 1863 |

Data Source: Northwest Community College - www.nwcc.bc.ca



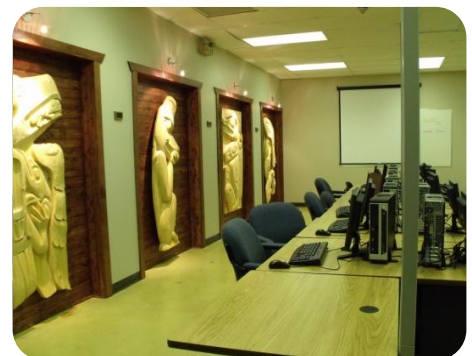
| | |
|--|--|
| Institution | University of Northern British Columbia |
| Campus/Address | UNBC Campus Northwest 4837 Keith Avenue Terrace, BC V8G 1K7 Canada |
| Other Campuses | Prince George (main), Fort St. John, Quesnel, Terrace, Prince Rupert |
| Website | www.unbc.ca |
| Driving Distance from Community | Campus in Terrace |
| Enrolment (2013/2014) | 4,146 |

Data Source: University of Northern British Columbia - <http://unbc.ca/>

TRAINING SERVICES

| Institution | Category | Address |
|--|-----------------------------------|---|
| St. John Ambulance | First Aid Services | 4443 Keith Avenue, Terrace, BC V8G 1J7, Canada 250-635-5500 |
| Northwest Training LTD. | Management Training & Development | 201-4622 Greig Avenue, Terrace, BC V8G 1M9, Canada 250-638-8108 |
| 16-37 On-Site Computer Training & Development | Basic Computer Training | 3404 Mile Place, Terrace, BC, Canada 250-638-7069 |
| Kermodei Driving School | Driving School | 2-3507 Old Lakelse Lake Drive, Thornhill, BC V8G 5J9, Canada 250-635-5750 |
| Cat Rental Store | Equipment & Operator Training | 4621 Keith Avenue, Terrace, BC V8G 1K3, Canada 250-615-5405 |

Data Source: City of Terrace, 2011 - www.terrace.ca



4. TRANSPORTATION

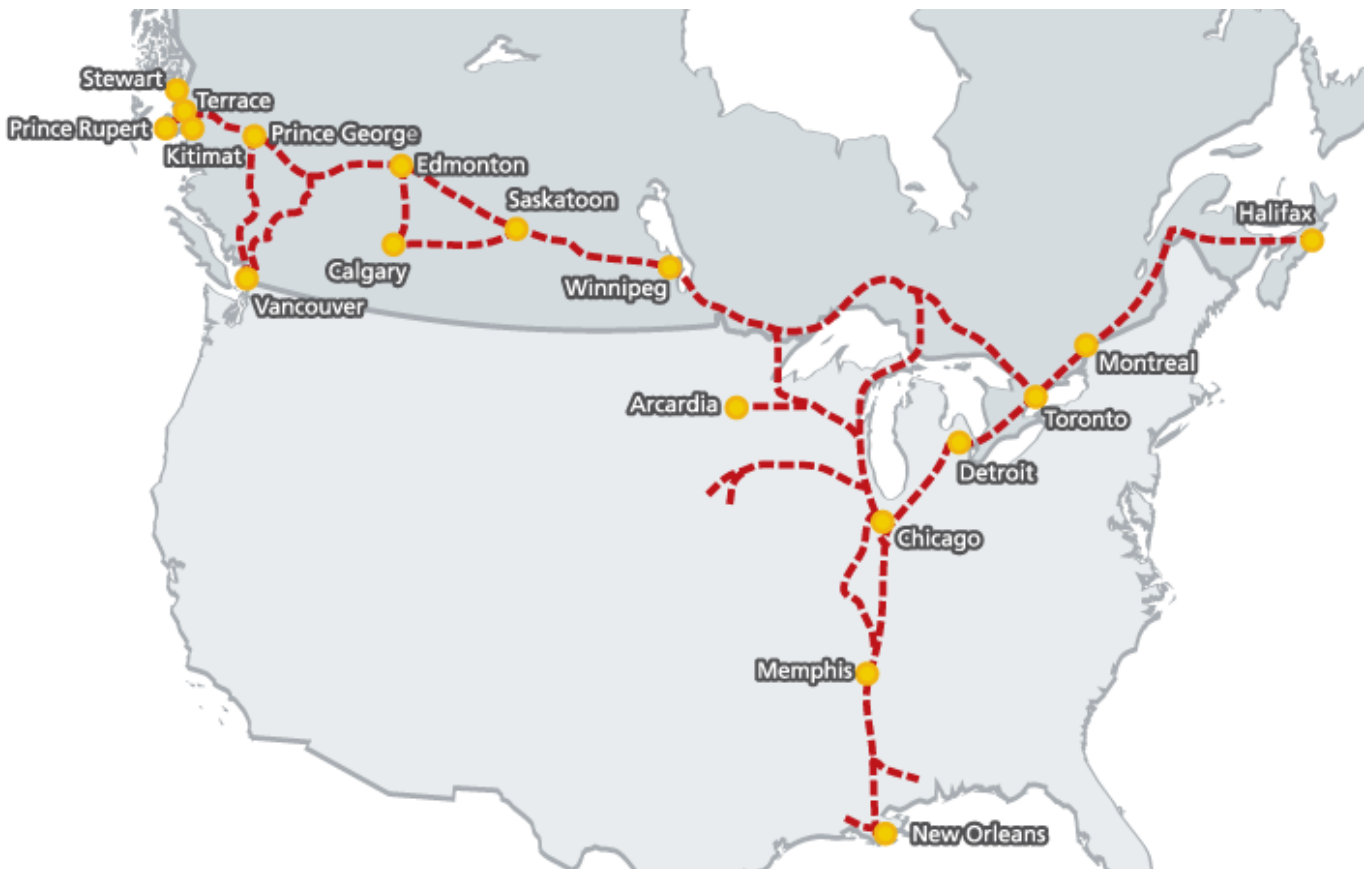
MAJOR TRANSPORTATION ROUTES

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

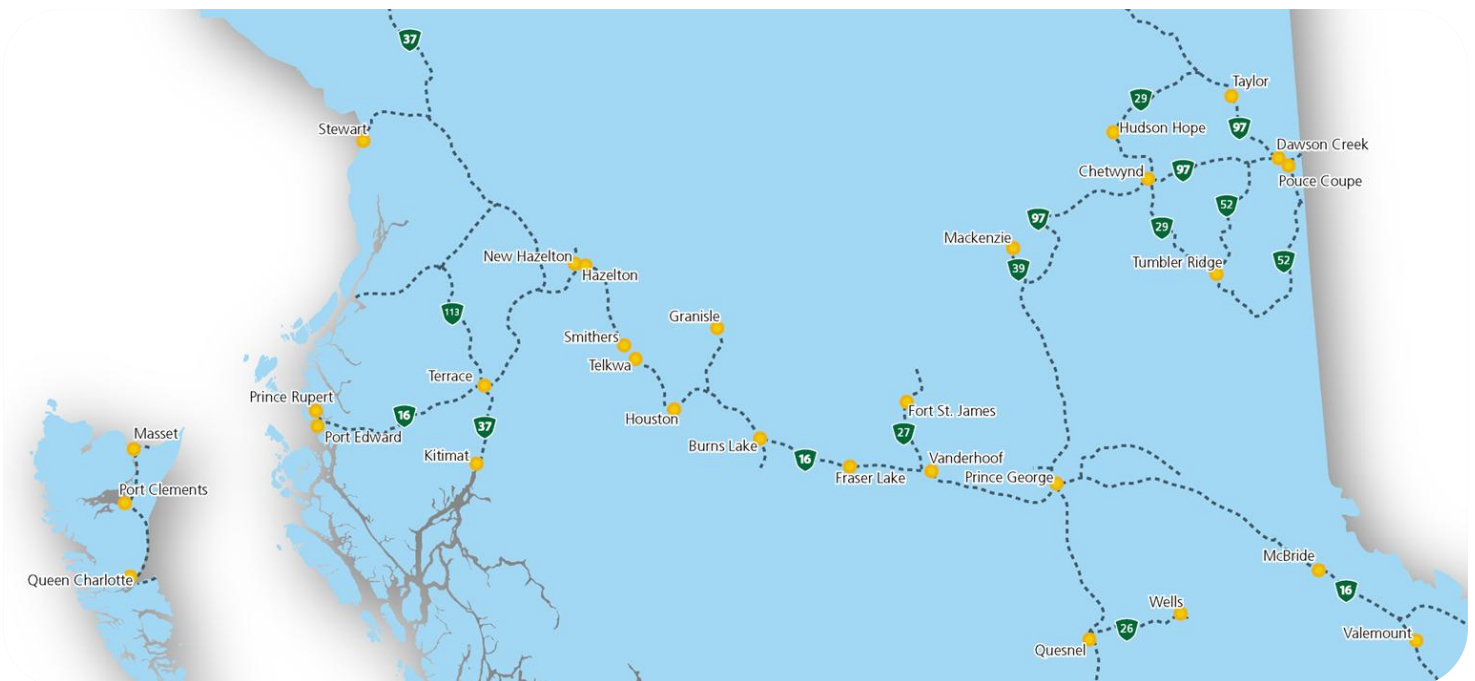
The Northern Corridor spans over half of continental Canada and reaches well into the heartland of North America south of Chicago, USA. It travels through the lowest elevations of the Americas great continental divide, also known as the “Yellow Head Pass,” and forms the straightest, shortest, flattest 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 that 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 and barge 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



HIGHWAY DISTANCES

| Metro Area | Distance |
|---------------|------------------|
| Prince Rupert | 143 kilometres |
| Stewart | 316 kilometres |
| Prince George | 575 kilometres |
| Kamloops | 1,095 kilometres |
| Edmonton | 1,314 kilometres |
| Vancouver | 1,354 kilometres |
| Calgary | 1,359 kilometres |
| Victoria | 1,435 kilometres |
| Seattle | 1,470 kilometres |
| Portland | 1,749 kilometres |



RAILROADS

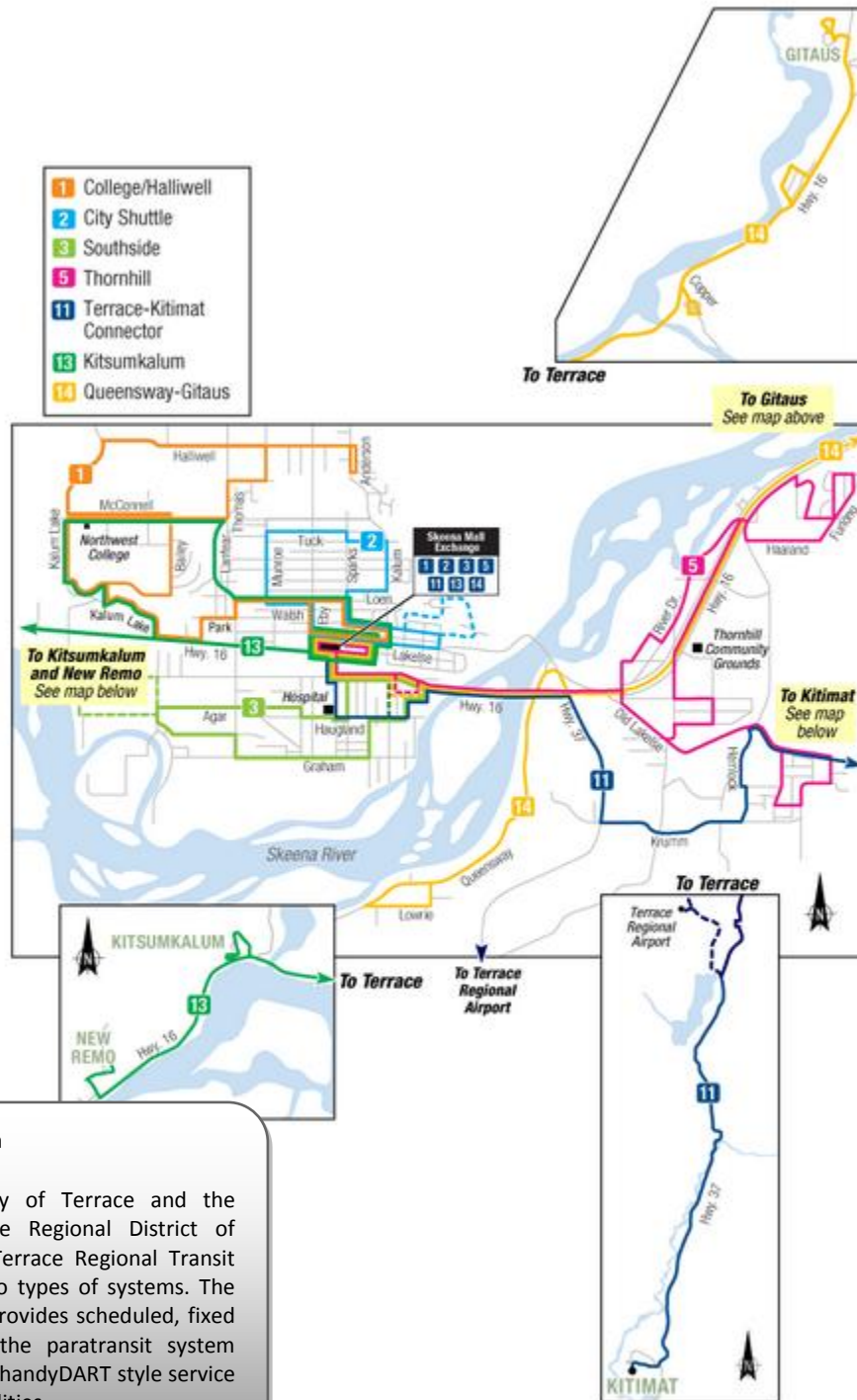
| | |
|--|--|
| CN Rail | www.cn.ca |
| Main or Branch Line: | Branch & Main |
| Shortline or National: | International |
| Distance to Nearest Switching Yard: | Located within community |
| Capability | Cargo-Bulk, Container, Liquid, Multi Commodities |

| | |
|--|--|
| VIA Rail | www.viarail.ca |
| Main or Branch Line: | Branch & Main |
| Shortline or National: | International |
| Distance to Nearest Switching Yard: | 0 km |
| Capabilities | Passenger |



Data Source: Northern Development Research

TERRACE REGIONAL TRANSIT SYSTEM



Terrace Transit System

Operating in the City of Terrace and the Thornhill area of the Regional District of Kitimat- Stikine, the Terrace Regional Transit System consists of two types of systems. The conventional system provides scheduled, fixed route service, while the paratransit system provides door-to-door handyDART style service for persons with disabilities.

Source: City of Terrace

- For detailed information on services offered by the Terrace Regional Transit System please visit the Terrace Transit website at - <http://www.transitbc.com/regions/ter/>

AIRPORTS

Northwest Regional Terrace-Kitimat Airport

| | |
|---|---|
| Hub Status | Commercial |
| Distance From Community | 10km from Terrace |
| Hours of Operation | 24 Hours |
| Approved Capital Expansion | Yes |
| Customs Point of Entry | No |
| Foreign Trade Zone | No |
| Full Instrumentation | Yes |
| No. of Runways | 2 |
| Runway Length | 7,500m; 5,373m |
| Carriers | Air Canada Jazz, Hawkair, Central Mountain Air, |
| rs Weekly Non-Stop Flights | 49 |
| Flights to Largest Cities Served | 6/day to Vancouver, 1/day to Prince George |



The Northwest Regional Airport serves over 278,000 passengers annually, making it the largest airport in Northwest British Columbia.

PORTS

PORT OF PRINCE RUPERT

Port of Prince Rupert

| | |
|--|---|
| Distance from Terrace | 155 kilometres |
| 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 metres |
| 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: | Metallurgical/Thermal Cole, Petroleum Coke, Wood Pellets, Sulfur, 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. |



Data source: Prince Rupert Port Authority - www.rupertport.com

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 | Kitimat |
| Type of Entry Point | Port |
| Location | #7-45 Charlie Currie Way Prince Rupert, British Columbia Canada V8J 3Y8 Phone 250-627-3003 Fax 250-627-3041 |

WAREHOUSES

| | |
|---------------------------------|---|
| No. of Bonded Warehouses | 3 |
| No. of Public Warehouses | 3 |

Data Source: City of Prince Rupert - www.princerupert.ca

Data Source: City of Terrace, 2011 - www.terrace.ca

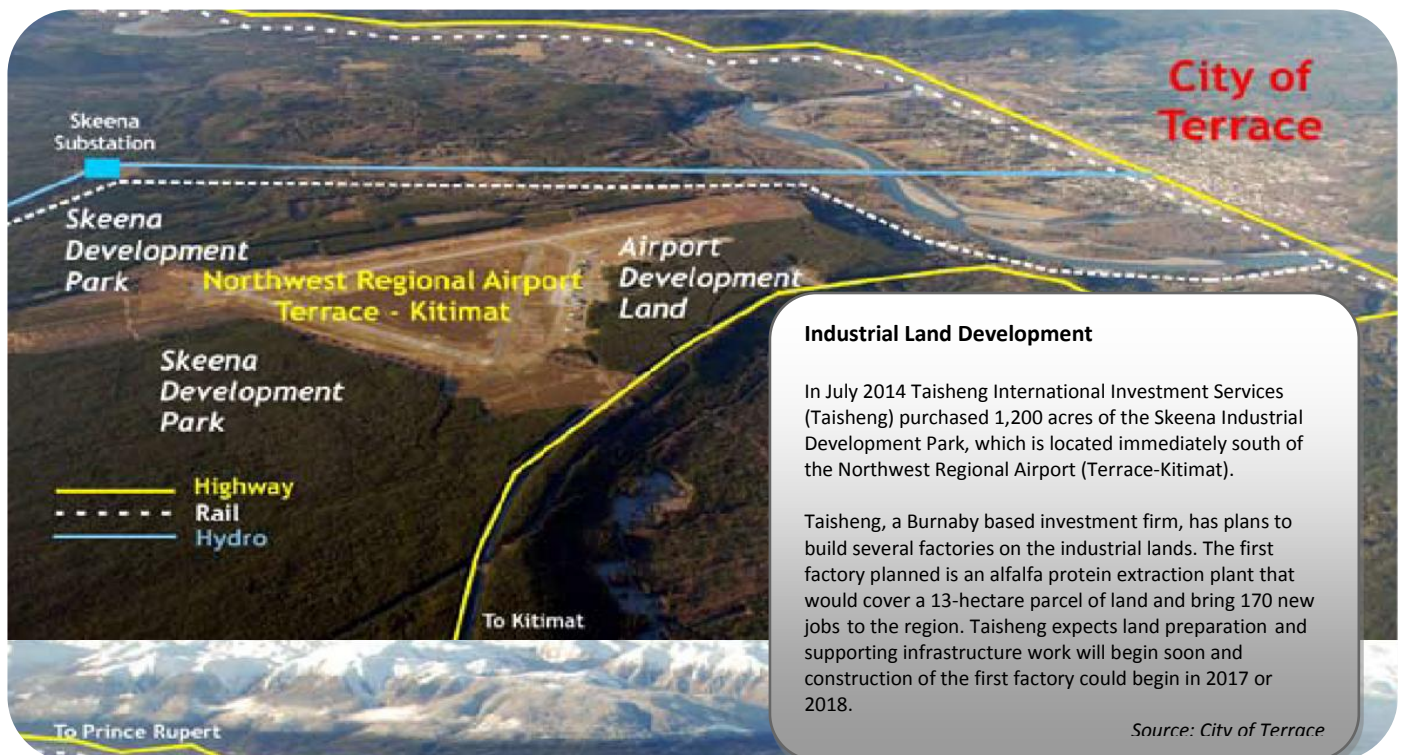
Data Source: Invest BC Community Profile-Terrace Area "Transportation"

<http://investbc.gov.bc.ca/CommunityProfiles/Pages/CommunityInfo.aspx?page=transportation&pCommunityID=484>

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.

SKEENA INDUSTRIAL DEVELOPMENT PARK



5. INDUSTRIAL AND COMMERCIAL LAND USE

LAND ZONED AND DESIGNATED IN OFFICIAL COMMUNITY PLAN

For up to date information on the City's zoning visit the following link:

<http://www.terrace.ca/business-development/maps-zoning>

INDUSTRIAL PARK

The Skeena Industrial Development Park (SIDP) is a 2400 acre greenfield site ready for new development that can accommodate a wide range of industrial requirements. The City of Terrace is committed to working with interested groups to enable development.

The SIDP is equipped with a paved highway within close proximity to the property. The soil is alluvial gravel, which has excellent drainage and seismic stability and is capable of withstanding heavy loading associated with a broad range of industrial developments.

On the east side of the highway there is a proposed “small lot” subdivision on approximately 250 acres of land. The vision is for a range of lot sizes from 2 – 10 acres in size, to be sold at market value. There are several larger lots of approximately 50 acres in size that are earmarked to support the forest industry.

Several parcels have been sold including 1187 acres to a developer who plans to build a heavy industrial park for manufacturing facilities with serviced parcels for lease in the 20-50 acre size. Additional lands will be sold by the City to proponents with development plans that significantly bolster the local economy and for which siting at available in town commercial lots would not be suitable.

Data Source: City of Terrace, 2011 - www.terrace.ca

LOCAL PERMIT APPROVALS

| Type of Permit | Average Time for Approval | Associate Fees |
|-------------------------------------|---------------------------|---|
| Building Permit | 2 – 4 weeks | \$9.00 per \$1,000 of estimated project value |
| Business License | 1 – 2 weeks | varies |
| Development Permit | 3 – 6 weeks | \$100 - \$1,000 |
| Occupancy Permit | 1 – 2 weeks | n/c |
| Amendment (Official Community Plan) | 6 – 8 weeks | \$800 |
| Re-Zoning Application | 6 – 8 weeks | \$800 |
| Subdivision Application | varies | \$150 + lot servicing |

Data Source: City of Terrace, 2011 - www.terrace.ca



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.

| Government Ministry | Contact | Notes |
|---|--|--|
| Ministry of Forests, Lands and Natural Resource Operations: Land Tenures Branch | p: 1-877-855-3222 e: FrontCounterBC@gov.bc.ca | Administers and allocates Crown land parcels for lease, license and sale. |
| Ministry of Transportation | Telephone: (250) 387-3198 | Handles land sales related to public airports and port authorities and the marketing of Crown land is done through MLS Realtors. |

| Government Ministry | Contact | Notes |
|---------------------|---------|-------|
|---------------------|---------|-------|

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



Industrial Land

Northwest British Columbia (BC) is a favorable location for industry, with extensive natural resource endowments, a multimodal transportation network and proximity to important export markets in Asia.

Source: City of Terrace

6. UTILITIES

WATER SYSTEM

Water within the City of Terrace is sourced primarily from a groundwater supply system at Frank Street consisting of three 200 Hp pumps rated at 13,000 litres p.m. The water is treated with both Sodium Hypochlorite and Flouride. Major upgrades to the Frank Street Pumphouse were completed in 2009 to improve the overall reliability of the system including installation of a backup diesel generator. The Frank Street wells feed directly into the main water supply grid with excess water directed at the upper grid into the Wilson Avenue Reservoirs (capacity 1.7 million litres). At Wilson Avenue a booster station pumps water to an additional reservoir at Halliwell Avenue (capacity 2.7 million litres).

The City of Terrace has two backup surface water sources: Skeena River Intake (100 and 200 Hp pumps) and Deep Creek Intake (gravity feed).

The Environmental Health Division for the City of Terrace Public Works Department is responsible for the operation of the water supply system. For further information on the City of Terrace water system contact the Public Works Department at 250-615-4021.

WATER PRODUCTION

| Name of Provider | City of Terrace |
|-------------------------------------|--|
| Rated Capacity (Frank Street Wells) | 18.9 million litres/day |
| Average Daily Demand | 9 million litres/day |
| Peak Demand | 18.1 million litres/day |
| Residential Cost (flat rate) | \$9.60/month |
| Industrial Cost / 1,000 Gallons | \$0.06 |
| Water Connection Fee: Industrial | Cost of installation plus administration fee |

Data Source: Invest BC Community Profile-Terrace Area" Utilities"
<http://investbc.gov.bc.ca/CommunityProfiles/Pages/CommunityInfo.aspx?page=utilities&pCommunityID=484>
Data Source: City of Terrace, 2011 - www.terrace.ca



WASTE WATER SYSTEM

The Sewage Treatment Plant (STP) for the City of Terrace is secondary treatment consisting of a two cell aerated lagoon facility including pre-screening, grit chamber, and an outfall to the Skeena River. The original facility was constructed in 1987 with numerous upgrades, the latest occurring in 2006 with a new fine bubble membrane diffuser system and blowers. Six pump stations operate within the sewer distribution system. The Environmental Health Division for the City of Terrace Public Works Department is responsible for the operation of the sewage treatment facility. For further information on the City of Terrace sewer system contact the Public Works Department at 250-615-4021.

SEWAGE SERVICE

| | |
|--|--|
| Name of Provider | City of Terrace |
| Rated Capacity | 20 million litres/day |
| Average Daily Demand | 7.1 million litres/day |
| Peak Demand | 11.9 million litres/day |
| Cost per 1000 Gallons- Industrial | \$0 |
| Sewer Connection fee for Industrial Users | Cost of installation and administration fees |

LANDFILL AND WASTE MANAGEMENT

| | |
|---|---|
| Landfill Name | Forceman Ridge Waste Management Facility |
| Location | 35 km south of Terrace |
| Capacity Left at Current Site | 75-100 years |
| Not generally accessible – controlled waste applicants, operations contractor with transfers from Thornhill Transfer Station. | |

LICENSED HAZARDOUS MATERIALS DISPOSAL

| | |
|---|---|
| Name of Site | None Located Directly Within The Community |
| No. of Licensed Hazardous Waste Haulers Serving the Area | 4 |

Data Source: Invest BC Community Profile - Terrace Area" Utilities
<http://investbc.gov.bc.ca/CommunityProfiles/Pages/CommunityInfo.aspx?page=utilities&pCommunityID=484>

ELECTRIC POWER

| | |
|--|--|
| Provider: BC Hydro | www.bchydro.com |
| Enquiries to hook up new property | Tel: 1-877-520-1355 |
| Enquiries about existing properties already hooked up | Tel: 1-800-224-9376 |

NATURAL GAS

Pacific Northern Gas www.png.ca

Vanderhoof to Prince Rupert/Kitimat Area

Tel: 1-800-667-2297 Emergency: 1-800-663-1173

TELECOMMUNICATIONS

| | |
|-------------------------|--|
| Name of Provider | Telus |
| Address | #5-3777 Kingsway Burnaby, BC V5H 3Z7 |
| Website | www.telus.net |
| Contact# | |
| ▪ Residential | Tel: 250.310-2255 |
| ▪ Business | Tel: 250.310-3100 |

| | |
|-------------------------|--|
| Name of Provider | City West |
| Address | 248 Third Ave West, Prince Rupert BC V8J 1L1 |
| Website | www.citywest.ca |
| Contact# | 1-800-442-8664 |

7. BUSINESS SUPPORT SERVICES

Business Support Services

| | |
|-----------------------------------|---|
| Machine Shop (Tool & Die) | 8 |
| Welding | 7 |
| Office Equipment Service & Repair | 3 |
| Temporary Employment Services | 5 |

Data Source: Invest BC Community Profile-Terrace Area" Business Support Services"
<https://tools.britishcolumbia.ca/Invest/Pages/Profile.aspx?page=2&pCommunityID=480&type=2>

COURIER AND FREIGHT SERVICES

International Support Services

| | |
|--------------------------------|---|
| Import/Export Brokers | 1 |
| International courier Services | 6 |
| Freight Forwarders | 3 |

Data Source: Invest BC Community Profile-Terrace Area" Business Support Services"
<https://tools.britishcolumbia.ca/Invest/Pages/Profile.aspx?page=2&pCommunityID=480&type=2>



8. GOVERNMENT

MUNICIPAL GOVERNMENT

City of Terrace

| | |
|-------------------------------------|-------------------|
| Form (Structure) | Mayor and Council |
| Number of Elected Officials | 7 |
| Mayor | Carol Leclerc |
| ▪ Year Elected | November 2014 |
| ▪ Next Election date | 2018 |
| Chief Administrative Officer | Heather Avison |



REGIONAL DISTRICT

Kitimat-Stikine Regional District

| | |
|-------------------------------------|---------------------|
| Form (Structure) | Chair and Directors |
| Number of Elected Officials | 12 |
| Chair | Stacey Tyers |
| ▪ Year Elected | November 2014 |
| ▪ Next Election Date | 2018 |
| Chief Administrative Officer | Robert Marcellin |

PROVINCIAL GOVERNMENT REPRESENTATION

| | |
|---|----------------------|
| Name of Member of Legislative Assembly (MLA) | Robin Austin |
| Total Members of Legislative Assembly | 1 |
| Electoral District | Skeena |
| Party Affiliation | New Democratic Party |

FEDERAL GOVERNMENT REPRESENTATION

| | |
|--|-----------------------|
| Name of Member of Parliament (MP) | Nathan Cullen |
| Electoral District | Skeena-Bulkley Valley |
| Year Elected | May 2, 2011 |
| Party Affiliation | New Democratic Party |

9. HOUSING

HOUSING CHARACTERISTICS

| Dwelling Type | Number | Percent of Total Dwellings |
|--------------------------------|--------------|----------------------------|
| Single-detached houses | 2,930 | 65% |
| Movable dwelling | 200 | 4% |
| Other dwelling | 1,410 | 31% |
| Semi-detached houses | 215 | 5% |
| Row houses | 325 | 7% |
| Apartments, duplex | 255 | 6% |
| Other single-attached house | 25 | 1% |
| Total private dwellings | 4,535 | 100% |

Data Source: 2011 Census Community Profiles – <http://www12.statcan.gc.ca/census-recensement/index-eng.cfm?>

AVERAGE HOUSING SALE PRICE

| Municipality | Single Family Homes | Total Properties Sold Jan-Aug 2016 |
|--------------|---------------------|------------------------------------|
| Terrace | \$319,836 (CDN) | 179 |

Data Source: BC Northern Real Estate Board, Aug 2016



10. TAXATION

PROPERTY TAX

| Levy | Residential | Utility | Major Industry | Light Industry | Business | Non-Profit | Farm |
|-------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| General City | 6.11000 | 65.22000 | 54.52000 | 50.27000 | 26.09000 | 7.92000 | 30.29000 |
| General Debt | .31000 | 3.35000 | 2.70000 | 2.58000 | 1.34000 | .57000 | 1.55000 |
| Regional District | .24900 | .87200 | 0.84700 | .84700 | .61100 | .24900 | .24900 |
| Hospital | .65770 | 2.30200 | 2.23700 | 2.23700 | 1.61200 | .65770 | .65770 |
| Transit | .17000 | .59500 | 0.57800 | 0.57800 | .41700 | .17000 | .17000 |
| MFA | .00020 | .00070 | .00070 | .00070 | .00050 | .00020 | .00020 |
| BCAA | .05990 | .51130 | .51130 | .18430 | .18430 | .05990 | .05990 |
| School | 3.88400 | 14.20000 | 2.56000 | 2.56000 | 6.40000 | 3.40000 | 3.45000 |
| TOTAL | 11.4408 | 87.0510 | 63.9540 | 59.5270 | 36.6548 | 13.0568 | 36.4268 |

*Property Tax rates effective 2012,
Property Tax rates per \$1000 Assessed Personal Property (M&E, Inventory, Other) Municipal
Note: BC does not have Personal Property Taxes.
Data Source: City of Terrace, 2012 - www.terrace.ca*

11. BUSINESS SUPPORT OFFICES

Visit the City Business Services web-page for information on various business support organizations in our community:
<http://www.terrace.ca/business-development/economic-development/business-services>

EMPLOYMENT ASSISTANCE

| Name of Company | Address | Phone # | Website |
|--|--|--------------|--|
| Employment Resources Centre | 200-3219 Eby Street, Terrace, BC V8G 4R3 | 250-635-7995 | tdcss.ca |
| Progressive Employment Services Ltd Fax | Suite 202 – 4716 Lazelle Ave. Terrace, B.C. V8G 1T2 | 250-615-2059 | pesl.ca |
| Employment & Income Assistance | 3250 Eby Street, Terrace | 866-866-0800 | www.gov.bc.ca/hsd |
| Northwest Training | 201-4622 Greig Ave. Terrace, B.C. V8G 1M9 | 250-638-8108 | www.northwestcareers.bc.ca |
| Terrace & District Community Services | 100 – 3219 Eby St. Terrace, B.C. | 250-635-3178 | www.tdcss.ca |

Data Source: City of Terrace, 2011 - www.terrace.ca

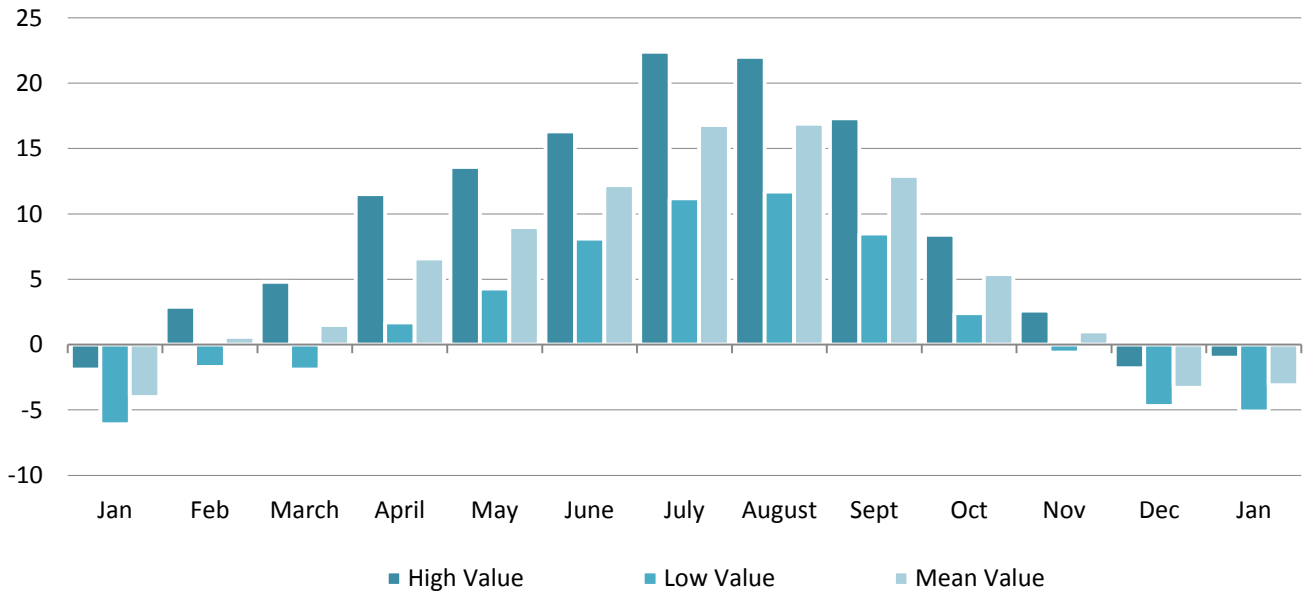
12. QUALITY OF LIFE

CLIMATE

Location: Terrace, BC Canada
Latitude: 54°28'N
Longitude: 128°3' W



AVERAGE TEMPERATURE IN DEGREES CELSIUS BY MONTH –2014



Data Source: Government of Canada-“Monthly Climate Summaries”-
http://climate.weather.gc.ca/climateData/dailydata_e.html?timeframe=2&Prov=BC&StationID=441&dlyRange=1953-08-01|2013-01-16&Year=2013&Month=1&cmdB1=Go&Day=1

CULTURE

TOP ANNUAL EVENTS

| Top Events | Date(s) |
|----------------------------|-----------------------------------|
| Aboriginal Days | Jun 21 st |
| Northwest Music Festival | Late March |
| Riverboat Days | 1 st weekend in August |
| Terrace River Kings Hockey | October-February |
| Terrace Speedway | March-October (every weekend) |
| Terrace Tradeshow | Late April |

- Terrace is also host to a variety of other events such as; the Christmas parade of Lights, the Christmas Winter Festival, local Farmers Market as well as various fishing derbies and gold tournaments.

CULTURAL PLACES AND AMENITIES

| Amenity | Number |
|--------------------|--------|
| Parks | 10 |
| Fitness Centres | 4 |
| Dance Companies | 2 |
| Art Galleries | 1 |
| Symphony Companies | 1 |
| Theatre Companies | 2 |
| Libraries | 1 |
| Museums | 1 |



Photo Credit: Larry Goldstein

CULTURE AND RECREATION

| Amenity | Number |
|------------------------------------|--------|
| Number of Religious Establishments | 20 |
| Number of Enclosed Shopping Malls | 1 |

RECREATIONAL AMENITIES

| Amenity | Activity |
|-----------------------------------|------------------------------------|
| Big Cedar Snowmobile/Hiking Trail | Snowmobile/Hiking Trails |
| Ferry Island | Camping, Hiking Trails and Fishing |
| Kitselas Canyon | Hiking/Heritage Site |
| Hirsch Creek Golf & Club | 18 Hole Golf |
| Lakelse Lake Provincial Park | Camping |
| Mount Claque | Snowmobile/Hiking Trails |
| Nisga'a Memorial | Camping |
| Nisga'a Volcano Hiking Trail | Hiking |
| Terrace Aquatic Centre | Swimming |
| Robinson Ridge | Snowmobile/Hiking Trails |
| Shames Mountain | Skiing |
| Skeena Golf and Country Club | Golfing/venue for weddings, etc. |
| Sportsplex | Multipurpose Arenas |
| Sterling Mountain | Snowmobile/Hiking Trails |
| Whale Watching | Various Tours |



HEALTH

HOSPITALS

| Hospital | Hospital Mills Memorial |
|-------------------|---|
| Teaching Hospital | Yes |
| Number of Beds | 52 |
| Outpatient Clinic | 1 |
| Contact | 4720 Haugland Avenue, Terrace, BC V8G 2W7, Canada 250-635-2211 |

Data Source: City of Terrace, 2011 - www.terrace.ca

PHYSICIANS AND DENTISTS

| Health Providers | Number |
|---------------------------|----------|
| Physicians | 16 |
| Dentists | 9 |
| Ratio Physicians per 1000 | 0.9:1000 |
| Ratio Dentists per 1000 | 0.5:1000 |

Data Source: City of Terrace, 2011 - www.terrace.ca





City of Terrace
Manager, Economic
Development

3215 Eby Street, Terrace B.C

Phone: 250-615-4030

