



District of

Stewart

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 Stewart

North America's Most Northern Ice Free Port



On behalf of the District of Stewart, I wish to extend to you a warm welcome.

We offer an excellent package of resources, site locations, local services, contractors and skilled labor to suit a variety of industrial and service options.

Stewart has a continuous one hundred year port history of facilitating mining and forestry development. Consistent with its history, favorable market conditions are again encouraging an extraordinarily high level of exploration and development for minerals and coal in Stewart's hinterland in northwest BC.

Stewart's port delivers easy and fast access to Asian Pacific markets and is a viable alternative to Prince Rupert and Vancouver. Shorter turnaround times and private loading and storage facilities make Stewart BC the Port of Choice in Northern BC.

Our community is very supportive of industrial growth. I believe that by investing in Stewart and using our local suppliers, contractors and service providers, your company will enjoy a healthy and profitable future.

Thank you for your interest in Stewart. For more information contact our economic development team:

Phone: 250-636-2251

e-mail: info@districtofstewart.com

website: www.districtofstewart.com

Sincerely,

Galina Durant
Mayor – District of Stewart
PO Box 460
705 Brightwell Street
Stewart, British Columbia
V0T 1W0



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1. DEMOGRAPHICS

POPULATION

STEWART

Population By Age Group	Population (2006)	% Distribution
Under-18	120	24%
18-34	75	15%
35-54	160	31%
55-74	145	28%
75-Older	10	2%
Total:	510	100%
Median Age:	42.9	

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%

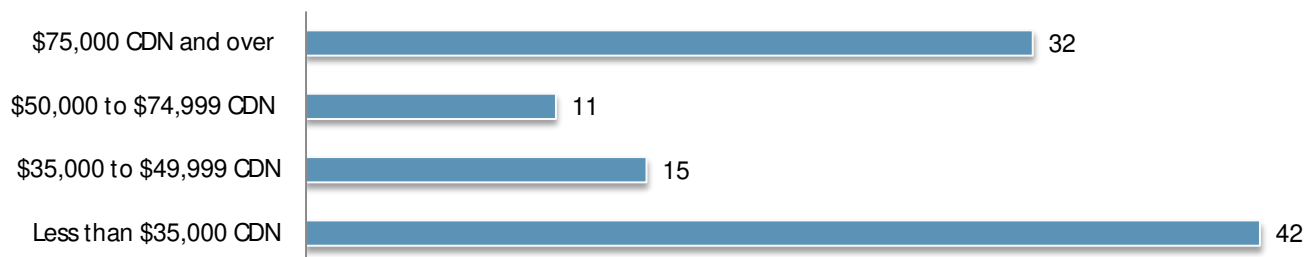
Data Source: Statistics Canada "Stewart 2006"

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HOUSEHOLD INCOME

Household Income	2006
Number of Households	165
Median Income- All Families	\$56,355
Median Income- Married Families	\$57,590
Median Income After Tax- All Families	\$49,390

HOUSEHOLD INCOME - PERCENT DISTRIBUTION



Data Source: Statistics Canada "Stewart 2006"

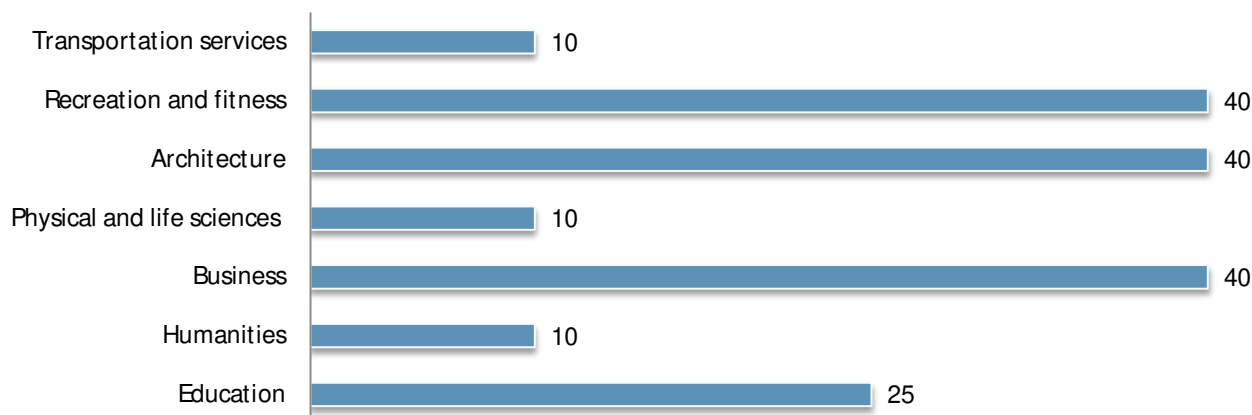
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WORKFORCE EDUCATION ATTAINMENT

Level of Education	# Attained	%
No certificate; diploma or degree	90	23.3%
High school certificate or equivalent	125	32.4%
Apprenticeship or trades certificate or diploma	45	11.6%
College; CEGEP or other non-university certificate or diploma	35	9%
University certificate or diploma below the bachelor level	45	11.6%
University certificate; diploma or degree	40	10.3%

Data Source: Statistics Canada "Stewart 2006" <http://www12.statcan.ca/census-recensement/2006/dp-pd/prof/92-591/details/page.cfm?Lang=E&Geo1=CSD&Code1=5949032&Geo2=PR&Code2=59&Data=Count&SearchText=stewart&SearchType=Begin&SearchPR=01&B1=All&Custom>

MAJOR FIELD OF STUDY



LANGUAGE KNOWLEDGE

Languages Spoken	Citizens
English	460
French	35
German	15
Spanish	4
Russian	2



2. LABOUR FORCE

EMPLOYMENT BY INDUSTRY

STEWART

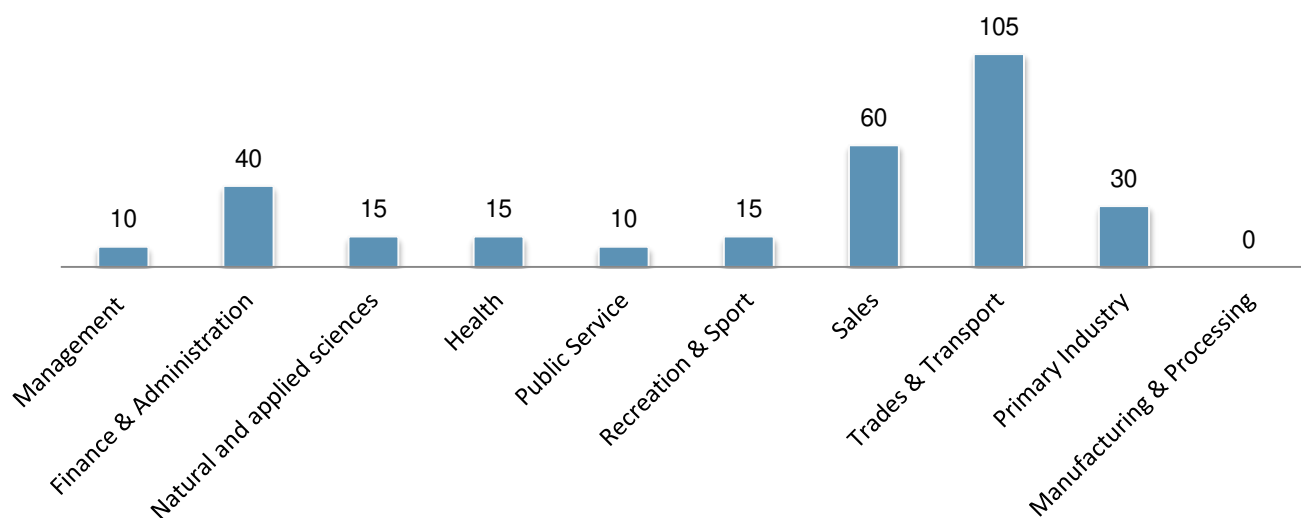
Sector (Industry)	
Construction	35
Manufacturing	0
Wholesale Trades	0
Retail Trades	0
Finance & Real Estate	10
Health Care	25
Education	20
Business Services	50
Other Services	110
Total	285

NORTHERN BC

Sector (Industry)	
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, Regional Profiles; A, B, C, I www12.statcan.ca/census-recensement/2006/dp-pd/prof/92-591/index.cfm?Lang=E

EMPLOYMENT BY OCCUPATION



Data Source: Statistics Canada "Stewart 2006" <http://www12.statcan.ca/census-recensement/2006/dp-pd/prof/92-591/details/page.cfm?Lang=E&Geo1=CSD&Code1=5949032&Geo2=PR&Code2=59&Data=Count&SearchText=stewart&SearchType=Begin&SearchPR=01&B1=All&Custom>

TOP EMPLOYERS

Company	Product/ Service	# of Employees	Ownership	Website
Soucie Construction	Road Construction	8	Private	
WW Construction	Carpentry	5	Private	www.wwconstruction.net
School District 82	Bear Valley School	12	Public	www.cmsd.bc.ca
Canada Customs	Customs/ Revenue	8	Public	www.cbsa-asfc.gc.ca
District of Stewart	Municipal Government	11	Public	www.districtofstewart.com
Northern Health	Health Care	12	Public	www.northernhealth.ca
King Edward Hotel	Accommodation	14	Private	www.kingedwardhotel.com
Ripley Creek / Bitter Creek	Accommodation	12	Private	www.ripleycreekinn.com
Granmac Services	Petroleum Products/ Expediting	12	Private	
Mountain Boy Minerals	Mining	14	Private	www.mountainboyminerals.ca
Ascot Resources	Mining	16	Private	www.ascotresources.ca
Arrow Mining	Hauling	10	Private	www.arrow.ca
Stewart Bulk Terminals	Ship Loading/ Storage	5	Private	www.stewart-hyder.com/company/bulkterminals.html
Billabong	Highway Maintenance	14	Private	

Data Source: District of Stewart - www.districtofstewart.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

§ For a complete list of Wages and Salaries in Northern BC visit the link below
http://www.labourmarketinformation.ca/standard.aspx?ppid=81&lcode=E&prov=59&gaid=25567&occ=&search_key=5&search_type=&employer_potential=&new_search=&total_records=522

LABOUR FORCE

Total Population 15-Over	385
In Labour Force	305
Employed	280
Unemployed	25

UNEMPLOYMENT RATE

	% of Population
Unemployment Rate	8.2%
Labour Participation	79.2%

LABOUR PARTICIPATION RATE

	Labour Participation Rate
Male	92.1%
Female	66.7%



Data Source: Statistics Canada "Stewart 2006" <http://www12.statcan.ca/census-recensement/2006/dp-pd/prof/92-591/details/page.cfm?Lang=E&Geo1=CSD&Code1=5949032&Geo2=PR&Code2=59&Data=Count&SearchText=stewart&SearchType=Begin&SearchPR=01&B1=All&Cust=om>

3. PAYROLL COSTS

WORKERS COMPENSATION – 2012

		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-\$0.30 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 – 2012

		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 \$839.97(CDN).
§ Employer Rate	2.56%	Maximum annual contribution per worker is \$1,176.00(CDN).
§ Maximum Weekly Benefits	\$485.00 CDN	



SOCIAL INSURANCE (CANADA PENSION PLAN) – 2012

		Notes
Taxable Base	Gross Payroll \$3,500 CDN	Based on annual gross salary up to \$50,100.00, 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	\$2306.70 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	UNBC South-Central Campus S100 100 Campus Way Quesnel, BC V2J7K1
Other Campuses	Prince George (main campus), Fort St. John, Quesnel, Terrace
Website	www.unbc.ca
Driving Distance from Community	722 km
Enrolment (2007/ 08):	4,177

Institution	Northwest Community College
Campus/ Address	Terrace Campus 5440 McConnell Avenue Terrace BC
Other Campuses	Terrace (Main Campus), Hazelton, Houston, Kitimat, New Aiyansh, Prince Rupert, Queen Charlotte City, Smithers
Website	www.nwcc.bc.ca
Driving Distance from Community	Located in Terrace 3 hrs
Enrolment (2003/ 04)	3,078

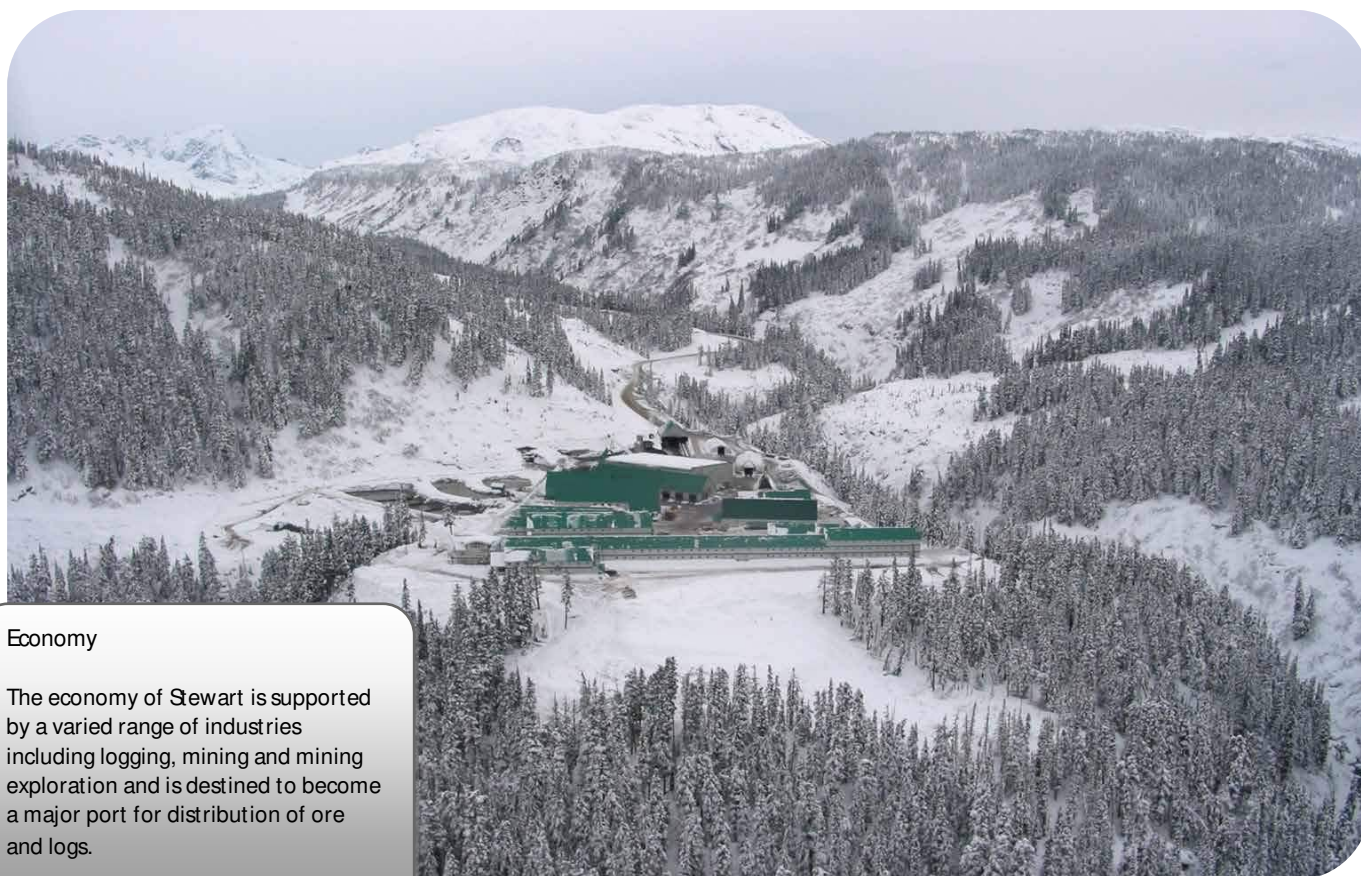
Data Source: University of Northern British Columbia- www.unbc.ca

Data Source: North West Community College- www.nwcc.bc.ca



TRAINING SERVICES

Institution	Category	Address
St. John Ambulance	First Aid Services	4443 Keith Avenue, Terrace, BC V8G 1J7, Canada
Northwest Training LTD.	Management Training & Development	201-4622 Greig Avenue, Terrace, BC V8G 1M9, Canada
16-37 On-Site Computer Training & Development	Basic Computer Training	3404 Mile Place, Terrace, BC, Canada
Kermodei Driving School	Driving School	2-3507 Old Lakelse Lake Drive, Thornhill, BC V8G 5J9, Canada
Skeena Native Development Society	Employment Training	Hwy-16, Terrace, BC, Canada
Cat Rental Store	Equipment & Operator Training	4621 Keith Avenue, Terrace, BC V8G 1K3, Canada



Economy

The economy of Stewart is supported by a varied range of industries including logging, mining and mining exploration and is destined to become a major port for distribution of ore and logs.

5. TRANSPORTATION

MAJOR TRANSPORTATION ROUTES

PACIFIC GATEWAY

British Columbia's ports in Vancouver and in 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 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.

CN RAIL'S NORTHERN CORRIDOR RAIL LINE



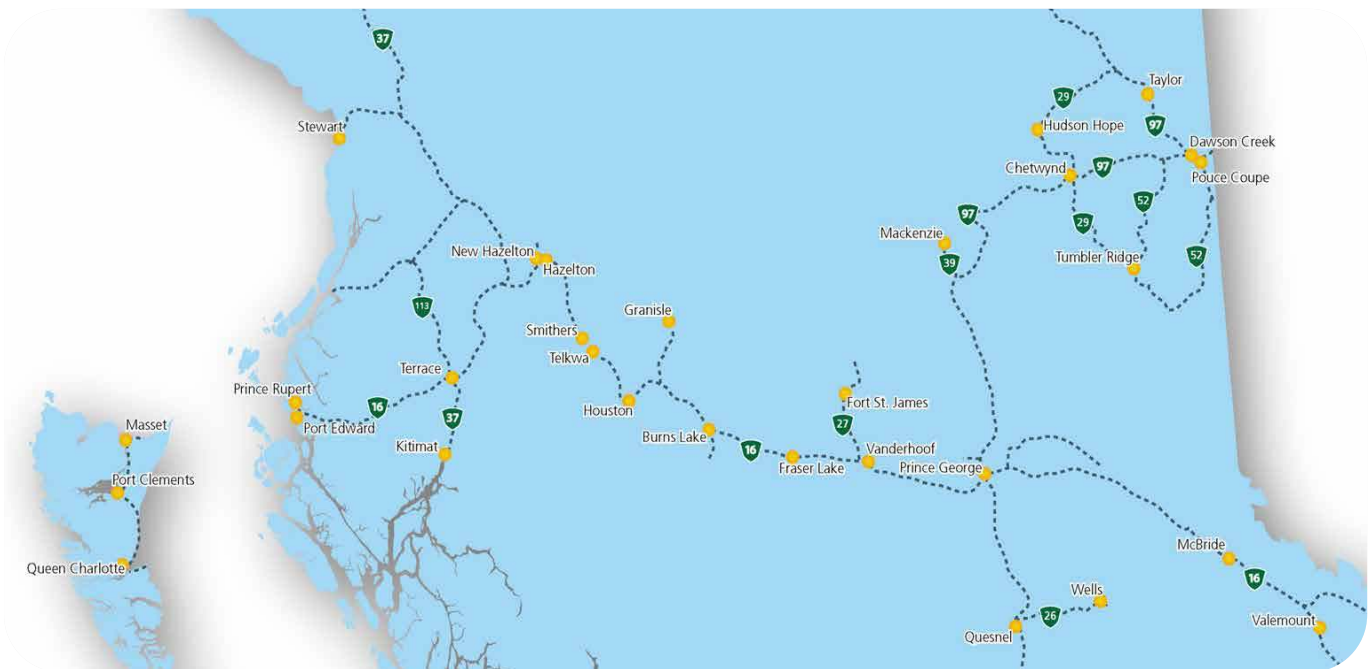
NORTHERN CORRIDOR

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.

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 Axle	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 Axle	9,100 kgs
Tandem Axle (set)	23,000 kgs
Tridem Axle (set)	29,000 kgs

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

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

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	

HIGHWAY DISTANCES

Metro Area	Distance (Km's)
Prince George	698
Kamloops	1,218
Edmonton	1,440
Vancouver	1,481
Calgary	1,492
Victoria	967
Seattle	1,595

RAILROADS

CN Rail	www.cn.ca
Main or Branch Line:	Branch & Main
Shortline or National:	National & Shortline
Distance to Nearest Switching Yard:	221 km
Capabilities	Cargo-Bulk, Container, Liquid, Multi Commodities

VIA Rail	www.viarail.com
Main or Branch Line:	Main Line
Shortline or National:	National
Distance to Nearest Switching Yard:	221 km
Capabilities	Passenger



CN Rail

CN Rail serves the Quesnel area, running north and South, and connecting with other carriers in Prince George in the north and Vancouver in the south. For detailed schedule and fares, visit: www.cn.ca

COMMERCIAL AIRPORTS

Stewart Airport

Hub Status	Commercial
Distance From Community	Located in Stewart
Hours of Operation	Seasonal
Customs Point of Entry	No
Foreign Trade Zone	No
Full Instrumentation	No
No. of Runways	1
Runway Length	3,900 ft.

Data Source: District of Stewart - www.districtofstewart.com



Northwest Regional Terrace-Kitimat Airport	www.yxt.ca
Hub Status	Commercial
Distance From Community	301 km
Hours of Operation	24 Hours
Approved Capital Expansion	Not Available
Customs Point of Entry	No
Foreign Trade Zone	No
Full Instrumentation	No
No. of Runways	2
Runway Length	1829 m, 1638 m
Carriers	Air Canada Jazz, Hawk Air, Central Mountain Air
No. of Days Closed From Bad Weather in last 3 yrs	0
Weekly Non-Stop Flights	35

COURIERS

Purolator	www.purolator.com
Latest pick-up Time	12:30 pm
Earliest Delivery	10:30 am
Next Day Delivery Guarantee	No
Saturday Delivery	No

UPS	www.ups.com
Latest pick-Up Time	12:30 pm
Earliest Delivery	10:30 am
Next Day Delivery Guarantee	No
Saturday Delivery	No

Data Source: District of Stewart - www.districtofstewart.com

PORT OF STEWART

Stewart Bulk Terminals	http://www.stewart-hyder.com/company/bulkterminals.html
Distance from Stewart	Located in the Community
Location of Port	Stewart
Additional Locations	None
Type of Port	Ocean
Channel Depth	46 meters
Berthing Structure	50,000 dwt
Concentrate Loading Rates	700 – 800 tonnes/hr
Ship Cycle Time	24 hrs
Shallow Water Barging Facilities	Yes
Deep Water Barging Facilities	Yes
General Cargo Facilities	No
Containerized Facilities	No
Storage Facilities	2
Highway Serving Port	Yes, 37A
Railway Serving Port	No

Data Source: District of Stewart - www.districtofstewart.com



CUSTOM PORT OF ENTRY

Name:	Stewart Bulk Terminals
Type of Entry Point	Port
Location	P.O. Box 278 Stewart, British Columbia Canada V0T 1W0 Tel:250-636-2215 Fax: 250-636-2348
Services Available	Provides full service to large freighters that carry loads throughout the Pacific Rim. Stewart Bulk Terminals has developed a reputation for quality and efficient workmanship, and their goal is to continue to develop that reputation into a major presence in the shipping industry of the Pacific Northwest.



TRANS-PACIFIC MINERAL CONCENTRATE SHIPPING

From Stewart, the distance for a concentrate ship to travel to a smelter in Japan is about 3896 nautical miles whereas from Vancouver the distance is 4260 nautical miles, about 9% farther. In recent years, both the cost of fuel and the market time value cost of deep sea bulk vessels have increased considerably. As a result, Stewart's marine transport cost advantage for access to the orient has also increased considerably.

On a round trip, the ship cost advantage for the typical bulk carrier vessel of 24,000 deadweight tonnes calling at Stewart for concentrates is about \$102,000 for each shipment.

Vessel Port Cost	24,000 dwt handy sized vessel Cost Differences, Vancouver Vs. Stewart
\$48,527	Plus: fuel cost advantage for Stewart
\$12,833	Plus: non-fuel operating cost advantage for Stewart
\$73,500	Plus: time charter cost advantage for Stewart
\$7,446	Less: pilotage cost advantage for Vancouver
\$25,200	Less: tug assistance advantage from Stewart

The comparison of transport from Stewart with transport from Vancouver is particularly relevant to Stewart's mineral concentrate trades. Stewart and Vancouver are the only export ports for minerals concentrates on the Pacific Northwest coast. It is also to Stewart's advantage that costly lost ship time due to waiting for a berth is rare in Stewart.

Since Stewart also has the potential to enter the coal trades to Asia, it is relevant to note that for a 74,000 dwt panamax vessel common for this trade, Stewart's cost advantage per shipment over Vancouver is about \$224,000.

Vessel Port Cost	70,000 dwt panama vessel Cost Differences, Vancouver vs. Stewart
\$80,269	plus: fuel cost advantage for Stewart
\$12,833	plus: non-fuel operating cost advantage for Stewart
\$189,000	plus: time charter cost advantage for Stewart
\$7,446	less: pilotage cost advantage for Vancouver
\$50,400	less: tug assistance advantage for Vancouver

In recent years, the trend has been to higher fuel prices and higher vessel time charter rates. These trends have been accentuating Stewart's marine transport cost advantage over southern B.C. on trades to Asia.

Data Source: "Master Plan for Port Development in Stewart" - District of Stewart

WAREHOUSES

No. of Bonded Warehouses	0
No. of Public Warehouses	2

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.	--	123 NM 1 Hrs.	477NM 1.2 Days	1,432NM 3.6 Days	3,810NM 9.8 Days	5,323NM 13.7 Days	6,110NM 15.7 Days	6,110NM 15.7 Days
Stewart	264 NM 17 Hrs.	123 NM 1 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 1 Day	477 NM 1.2 Days	573 NM 1.5 Days	--	991NM 2.5 Days	4,262NM 11 Days	5,763NM 15 Days	6,587NM 17 Days	7,578NM 20 Days
Los Angeles	1,391 NM 3.5 Days	1,432 NM 3.6 Days	1,529 NM 4 Days	991NM 2.5 Days	--	4,839NM 12.5 Days	6,380NM 18 Days	7,578NM 20 Days	8,959NM 23 Days
Yokohama	3,941 NM 10 Days	3,810 NM 9.8 Days	3,896 NM 10.3 Days	4,262NM 11 Days	4,839NM 12.5 Days	--	1,585NM 4 Days	1,335NM 3.4 Days	1,335NM 3.4 Days
Hong Kong	5,444 NM 14 Days	5,323 NM 13.7 Days	5,406 NM 14.1 Days	5,763NM 15 Days	6,380NM 18 Days	1,585NM 4 Days	--	290NM 18 Hrs.	2,90NM 18 Hrs.
Kaohsiung Kang	6,187 NM 16 Days	6,587 NM 17 Days	5,155 NM 13.4 Days	6,587NM 17 Days	7,578NM 20 Days	1,335NM 3.4 Days	290NM 18 Hrs.	--	227NM 14 Hrs.
Xingang	6,187 NM 16 Days	6,587 NM 17 Days	4,749 NM 12.5 Days	7,578NM 20 days	8,959NM 23 Days	1,335NM 3.4 Days	290NM 18 Hrs.	227NM 14 Hrs.	--

Distances between Ports (Nautical Miles & Approximate Days)

Source: United States Government. "Distance between Port

6. INDUSTRIAL LAND USE

LAND ZONED AND DESIGNATED IN THE OFFICIAL COMMUNITY PLAN

	Industrial Land	Commercial Land
Total	163.09	9.88
Acres Developed	108.56	7.82
Acres Vacant	54.53	2.06

VACANT LAND ZONED & DESIGNATED IN THE OFFICIAL COMMUNITY PLAN

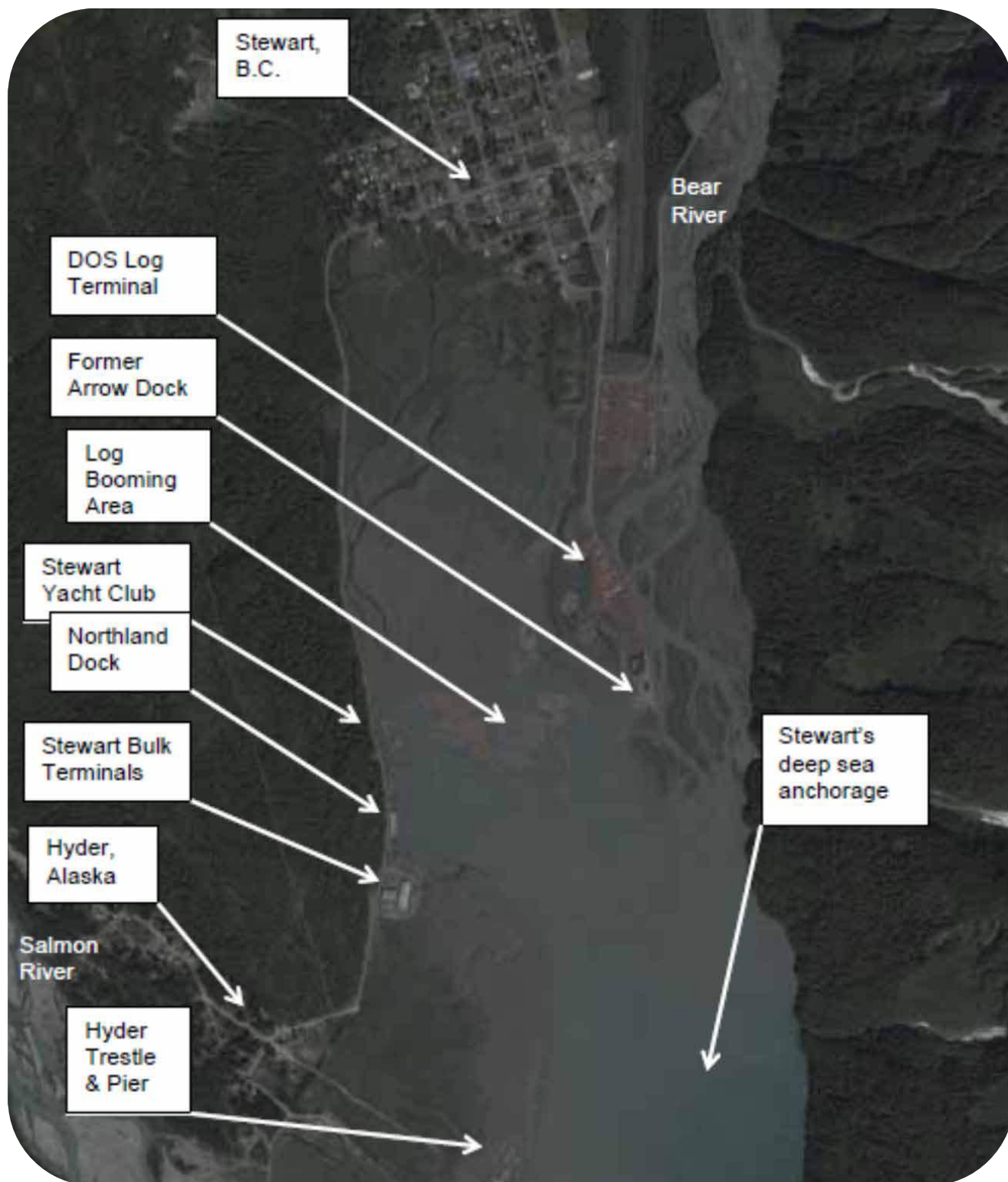
	Vacant Industrial Land	Vacant Commercial Land
Total	54.53	2.06
Acres Developed	27.67	2.06
Lots Vacant	Please contact District office	13

LOCAL PERMIT APPROVALS

Type of Permit	Average Time for Approval	Associate Fees
Building Permit	1-2 days	\$2.00/\$1000 cost
Business License	1-day	\$25 Seasonal, \$50 Annual
Development Permit	Dependent on Council Approval	n/a
Occupancy Permit	Dependent on Council Approval	Based on contract terms
Plan Amendment	Dependent on Council Approval	n/a
Re-Zoning Application	Dependent on Council Approval	\$250
Subdivision Application	Dependent on Council Approval	\$25 / 1 st parcel, \$10/additional parcel

Data Source: District of Stewart - www.districtofstewart.com

EXISTING PORT DEVELOPMENT



Data Source: District of Stewart - www.districtofstewart.com

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	250-371-3952	Handles land sales related to resort development, under the All Seasons Resort Policy.
Ministry of Transportation	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

WATER PRODUCTION

Name of Provider:	District of Stewart
Rated Capacity (Frank Street Wells)	3,000 L/minute
Average Daily Demand	1,220 cubic meters/day
Peak Demand	3,000 cubic meters/day
Residential Cost (flat rate)	Determined on property tax frontage
Industrial Cost / 1,000 Gallons	Determined on property tax frontage
Water Connection Fee: Industrial	\$300 - \$600

WASTE WATER SYSTEM

SEWAGE SERVICE

Name of Provider	District of Stewart
Rated Capacity	
Average Daily Demand	1,169 cubic meters/day
Peak Demand	1,659 cubic meters/day
Cost per 1000 Gallons- Industrial	Determined on property taxes based on frontage
Sewer Connection fee for Industrial Users	\$300 - \$600

Data Source: District of Stewart - www.districtofstewart.com

LANDFILL AND WASTE MANAGEMENT

Landfill Name	District of Stewart Solid Waste Site
Location	Stewart
Capacity Left at Current Site	15 years
Plans for New Capacity	In progress

LICENSED HAZARDOUS MATERIALS DISPOSAL

Name of Site	None Located Directly Within The Community
No. of Licensed Hazardous Waste Haulers Serving the Area	2

ELECTRIC POWER

Provider: BCHydro	www.bchydro.com
Net Importer/ Exporter of Power:	Net Exporter – BC Hydro generates 50,000 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	99.974
§ Last 5 Years	99.967
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	5.98 cents per Kwh for the first 1,350 Kwh they use over a two month billing period. Above that amount customers will pay 7.21 cents per Kwh for the balance of the electricity used during the billing period.
Business Customers	Average Cost Per kWh
General Service under 35kW for 2 Months	Small business such as stores, small warehouses, offices and auto repair shops
§ Basic Charge	15.48 cents per day
§ All kWh	\$0.0736 kWh
§ Minimum Charge	The Basic Charge
§ Rate Rider	0.5% Rate Rider applied to all charges, before taxes and levies.

General Service 35 kW and over for 1 month	<i>Retail stores, medium industry, manufacturing, schools, office buildings, supermarkets</i>
§ Basic Charge	15.48 cents per day
§ Demand Charge	First 35 kW for NIL Next 115 kW at \$3.77 per kW All additional kW at \$7.23 per kW
§ Energy Charge	First 14,800 kWh \$0.0736 per kWh All additional kWh \$0.0354 per 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.
§ 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	0.5% 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	\$5.036 per kVa of billing demand
§ Energy Charge	\$0.02462 per kWh applied to all kWh up to and including 90% of the customers baseline load (CBL) in each billing year. \$0.07360 per kWh applied to all kWh above 90% of the CBL in each billing year.
§ Minimum Charge	\$5.036 per KVa of billing demand per billing period
§ Rate Rider	0.5% Rate Rider applied to all charges, before taxes and levies.

Rates effective 2006

NATURAL GAS

Pacific Northern Gas	www.png.com
Rate Territory	Vanderhoof-Prince Rupert/Kitimat Area
Firm Contract Rates (2006)	
Type of Customer	Small Industrial (RS5)
Basic Charge (Monthly)	\$2,973.07 (CDN)
Administration Fee (Monthly)	-
Demand Charge	\$0.00 (CDN)

Rates effective 2006

Data Source: District of Stewart - www.districtofstewart.com

TELECOMMUNICATIONS

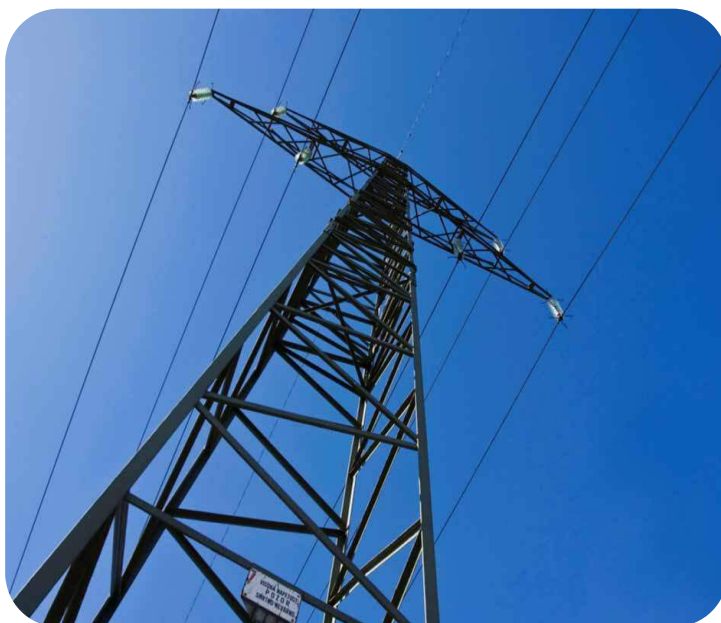
Telus	www.telus.com
Address	#5-3777 Kingsway Burnaby, BC V5H 3Z7
Website	www.telus.net
Contact#	
§ Residential	250-310-2255
§ Business	250-310-3100

Service Characteristics of The Office:

§ Switch Technology	Digital
§ Fiber Service provided	Yes
§ 100 Mbps LAN Service Available	Yes
§ Monitoring- Remotely or On-Site	Remotely
§ ISDN Available	Yes
§ ADSL Available	Yes
§ ADSL Available From Switch	Yes
§ Central Office on Self-Healing Fiber Ring	No
§ Dual Feed from Two Separate Switching Offices	No

Rates effective 2006

Data Source: District of Stewart - www.districtofstewart.com



The building of a power line along Highway 37 in northwest B.C. has the potential to create thousands of jobs, generate new sources of clean power and provide additional revenues to government to help pay for important programs and services.

- § Power line along Highway 37 could create 10,700 jobs
- § Potential for \$15 billion in capital investment
- § Improves access to clean electricity sources
- § Potential benefits include more than \$300 million in annual tax revenues to governments

8. BUSINESS SUPPORT SERVICES

Business Support Services

Machine Shop (Tool & Die)	1
Welding	3
Office Equipment Service & Repair	0
Temporary Employment Services	1

Data Source: District of Stewart - www.districtofstewart.com

9. GOVERNMENT

MUNICIPAL GOVERNMENT

District of Stewart

Form (Structure)	Mayor & Council
------------------	-----------------

No. of Elected Officials	7
--------------------------	---

Mayor	Galina Durant
-------	---------------

§ Year Elected	November 2011
----------------	---------------

§ Next Election Date	2014
----------------------	------

Chief Administrative Officer	Douglas Jay
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REGIONAL DISTRICT

Kitimat-Stikine Regional District

Form (Structure)	Chair and Directors
------------------	---------------------

No. of Elected Officials	12
--------------------------	----

Chair	Harry Nyce
-------	------------

§ Year Elected	November 2008
----------------	---------------

§ Next Election Date	November 2011
----------------------	---------------

Chief Administrative Officer	Bob Marcellin
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PROVINCIAL

Government of British Columbia

Form (Structure)	British Parliamentary
------------------	-----------------------

Number of Elected Officials	79
-----------------------------	----

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)	Doug Donaldson
Total Members of Legislative Assembly	1
Electoral District	Sikine
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

SENATORS

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

10. HOUSING

HOUSING CHARACTERISTICS

Dwelling Type		% of Total Dwelling
Single-detached houses	195	86.7%
Semi-detached houses	0	0%
Apartments, duplex	10	4.4%
Other dwellings	15	6.7%
Number of owned dwellings	180	80%
Number of rented dwellings	45	5%
Number of dwellings constructed before 1986	200	89%
Number of dwellings constructed between 1986 and 2006	30	7.5%
Total # of Private Dwellings	225	100%

AVERAGE HOUSING VALUES

Municipality	Single Family Homes	Total Property Tax & Charges
Stewart	\$60,000	\$1,500

Data Source: Statistics Canada "Stewart 2006" <http://www12.statcan.ca/census-recensement/2006/dp-pd/prof/92-591/details/page.cfm?Lang=E&Geo1=CSD&Code1=5949032&Geo2=PR&Code2=59&Data=Count&SearchText=stewart&SearchType=Begin&SearchPR=01&B1=All&Custom>



11. TAXATION

CORPORATE INCOME TAX

	Small Business	Manufacturing	Non-Manufacturing
Federal			
§ Rate	11%	19.5%	19.5%
§ Formula (Sales, Property & Payroll)	n/a	n/a	n/a
§ Accelerated Depreciated Permitted	Yes	Yes	Yes
Provincial			
§ Rate	3.5%	11.0%	11.0%
§ 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	14.5%	30.5%	30.5%

PERSONAL INCOME TAX

	Federal	State/ Provincial	Local
Earned Income	15 – 29%	5.24 – 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	12%	Net of HST 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	5%	12% less point of sale rebate of 7%
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	Light Industry	Business	Non-Profit
School	3.8804	14.2000	6.4000	6.4000	6.4000	3.4000
General Municipal	9.1646	24.8481	34.6384	43.3952	14.9086	14.9086
Regional Hospital District	0.0527	0.1845	0.1792	0.1792	0.1291	0.1291
Police Act	0.3551	1.2287	1.1936	1.1936	0.8601	0.8601
Northwest Regional Hospital	0.7085	2.4798	2.4089	2.4089	1.7358	1.7358
Regional District	0.2452	0.8582	0.8337	0.8337	0.6007	0.6007
MFA	0.0002	0.0007	0.0007	0.0007	0.0005	0.0005
BCAA	0.0599	0.5113	0.5113	0.1843	0.1843	0.0599

Property Tax rates per \$100 Assessed Personal Property (M&E, Inventory, Other) Municipal

Note: BC does not have Personal Property Taxes

Data Source: District of Stewart - www.districtofstewart.com

12. INTERNATIONAL RESOURCES

INVESTMENT AND BUSINESS SUPPORT OFFICES

Stewart Chamber of Commerce

Country Orientation	Canada/USA
Contact Name	Gwen McKay
Title	Manager
Address	PO Box 306
Qty	Stewart BC
Postal Code	V0T 1W0
Phone Number	250-636-9224

Northern Development Initiative Trust

Contact Name	Brodie Guy, Director, Market Development
Address	301 – 1268 Fifth Avenue, Prince George BC V2L 3L2
Phone Number	250-561-2525
E-Mail	brodie@northerndevlopment.bc.ca

Invest BC

Contact Name	Michael Track
Address	999 Canada Place, Suite 730, Vancouver BC V6C 3E1
Phone Number	604-775-2202
E-Mail	michael.track@gov.bc.ca

Ministry of Jobs, Tourism and Innovation – Regional Economic Operations

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

Community Futures Development Corporation – Pacific Northwest

E-Mail	info@communityfutures.ca
Address	Suite 1056, 409 Granville Street, Vancouver BC V6C 1T2
Phone Number	604-685-2332

AIR TRANSPORTATION SERVICE

Largest International Airport	Vancouver International Airport
Distance from Community	1,355 Km
No. Of Weekly Non-Stop Flights To	
§ Asia	Average 99/ Week
§ Europe	Average 42/ Week
§ Mexico	Average 9/ Week
§ United States	Average 722/ Week
Closest International Airport	Prince George International Airport
Distance from Community	698 Km
No. Of Weekly Non-Stop Flights To	
§ Greater Vancouver	84
§ Calgary	28
§ Dawson Creek Area	21
§ Greater Victoria	14
§ Fort Nelson Area	7
§ Kamloops Area	7



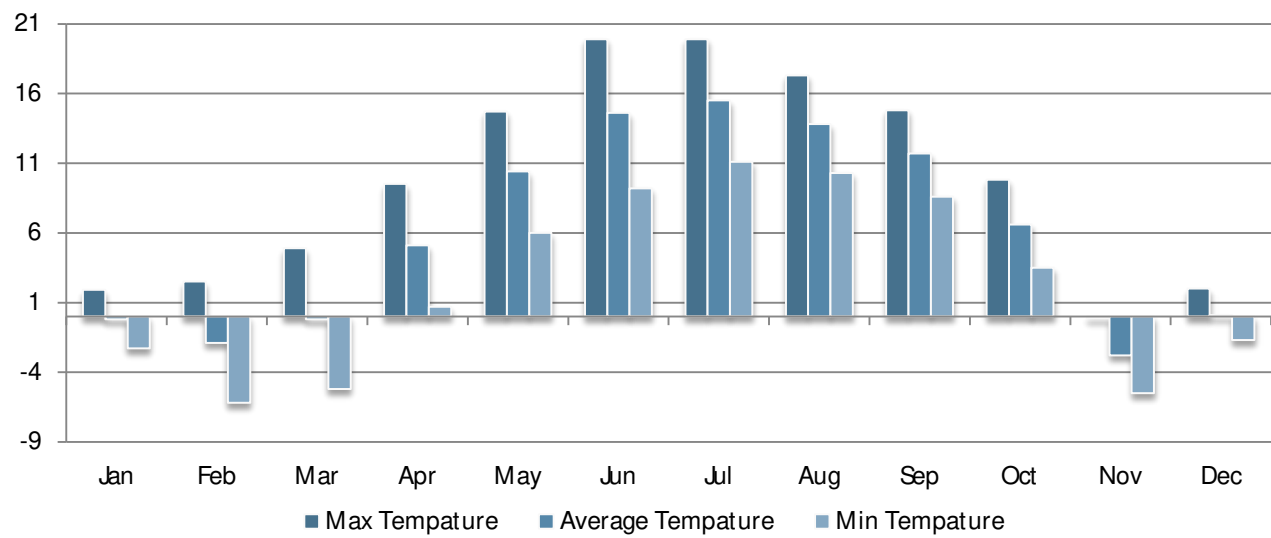
13. QUALITY OF LIFE

CLIMATE

Location: Stewart, BC
Latitude: 55° 56'167" N
Longitude: 129° 59'100" W



AVERAGE TEMPERATURE IN DEGREES CELSIUS BY MONTH



Data Source: Environment Canada - "National Climate Data And information Archive" - http://www.climate.weatheroffice.ec.gc.ca/climateData/canada_e.html

* Table displays data averages over a 30 year period from 1980-2010

Stewart's climate is typical of British Columbia's north coast. Rainfall can be expected in all seasons with an annual total of about 1,305 mm. The annual snow fall is about 556 cm with weather conditions creating high accumulations, at times. Precipitation occurs on 164 days of the year. In winter, Stewart's average temperatures are relatively mild for its 53° latitude because of moderating inflows of warm moist Pacific air. However, sudden temperature drops occur when outflow winds bring cold continental air through the mountain valleys to the coast. Spring and summer are cool and often wet.

Data Source: "Master Plan for Port Development in Stewart" - District of Stewart

RAINFALL RECORD

	2005	2004	2003	2002	2001
Total (mm)	1,072.4	1,649.6	1,554.5	1,436.2	1,385.3

SNOWFALL RECORD

	2005/ 06	2004/ 05	2003/ 04	2002/ 03	2001/ 00
October	8.4	0.2	30.0	0	0
November	141.6	56.8	103.3	143.0	8.0
December	254.1	101.8	64.7	82.7	58.6
January	243.0	166.2	74.4	63.6	140.6
February	97.9	76.6	144.2	20.0	51.2
March	175.5	94.6	6.4	49.6	46.2
April	12.6	8.0	16.4	0	1.0
May	0	0	0	0	0
Total (cm)	933.1	504.2	439.4	358.9	305.6

*Data Source: Environment Canada-"National Climate Data And information Archive"-
http://www.climate.weatheroffice.ec.gc.ca/climateData/canada_e.html*

Data Source: District of Stewart - www.districtofstewart.com



CULTURE

TOP ANNUAL EVENTS

Top Events

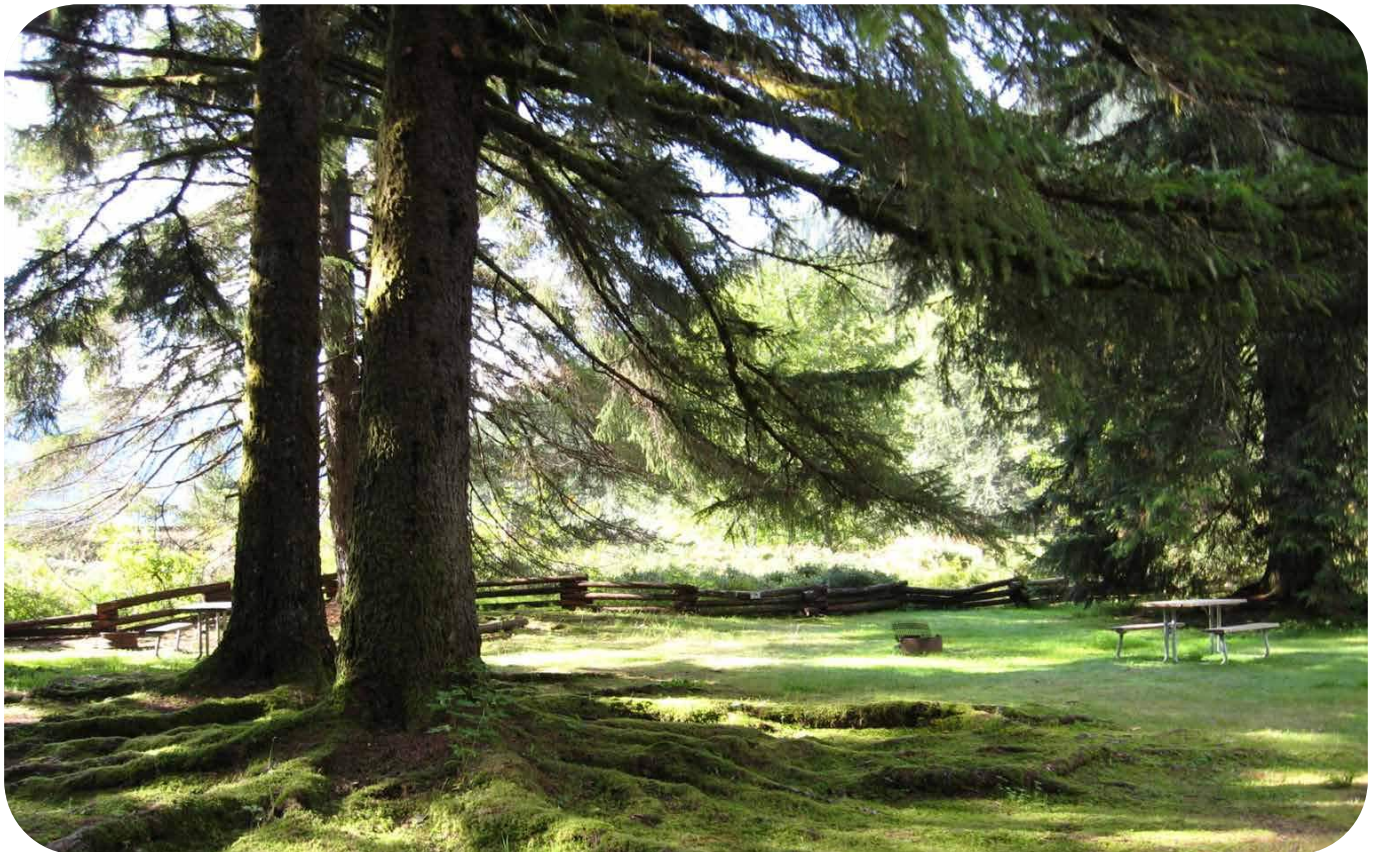
International Days	July 1st - July 4th
Stewart Annual Bear Festival	2 nd weekend of August
Border Town Snowmobile Club Poker Run	3rd Weekend in April

RELIGION

Amenity

Catholic Churches	2
Protestant Churches	1
Synagogues	0
Other Religious Institutions	0

Data Source: District of Stewart - www.districtofstewart.com



RECREATIONAL AMENITIES

Amenity	Activity
Fishing	There are several lakes and rivers in the area for fishing, boating and water-skiing. Portland Canal also offers fishing in Canadian and Alaskan waters.
Skiing	Stewart and Hyder are situated near Bell 2 Lodge, a world renowned heli-skiing destination. The Ripley Creek Inn also provides 11 weeks of heli-skiing opportunities during the winter.
Golfing	Stewart and Hyder have a par 3 golf course, but do offer a great driving range.
Snowmobiling	Snowmobiling during the winter starts in November and continues through to July, the Stewart Bordertown Snowmobile Club is the local organization that holds events.
Hiking Trails	We offer a variety of maintained Hiking Trails. You can find more information available at the Tourist Information Centre.
Salmon Glacier	The fifth largest glacier in North America. Looking down upon the Salmon Glacier and along the valley below you can see how the glacier is continually transforming the landscape and itself.
Bear Glacier	This road side glacier will leave you breathless with its beauty and incredible blue color.

Data Source: District of Stewart - www.districtofstewart.com



HEALTH

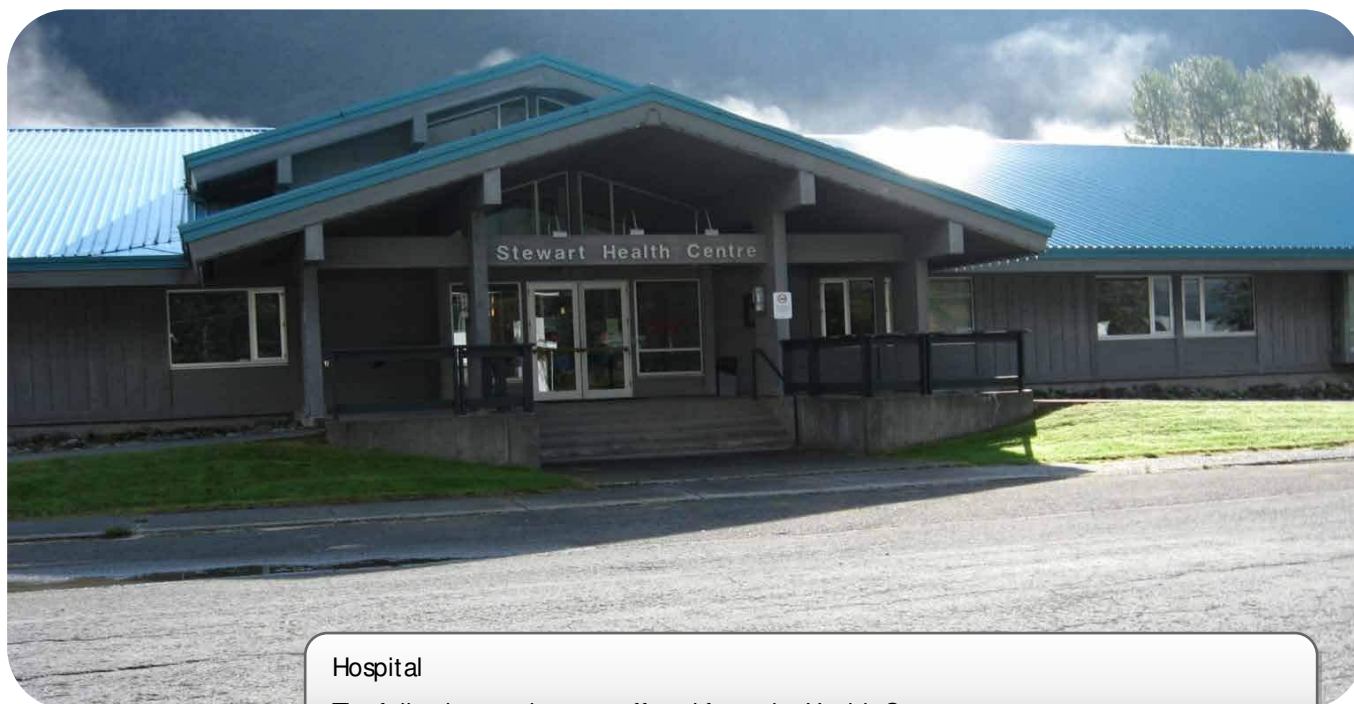
HOSPITALS

Facility Type	
Hospitals	1
Teaching Hospitals	1
Beds	0
Outpatient Clinics	0

PHYSICIANS AND DENTISTS

Health Providers	
Physicians	4
Dentists	0

Data Source: District of Stewart - www.districtofstewart.com



Hospital

The following services are offered from the Health Centre:

Acute Care, Home Support, Public Health, Physicians, Counselling Services, Community Pharmacy, Visiting Specialist Services, Mammography, Ambulance Services



District of Stewart
705 Brightwell Street, V0T 1W0

Phone: 250-636-2251

Email: info@districtofstewart.com

www.districtofstewart.com



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