



Lamming Mills



Mountain View



Museum Road



Ziedler



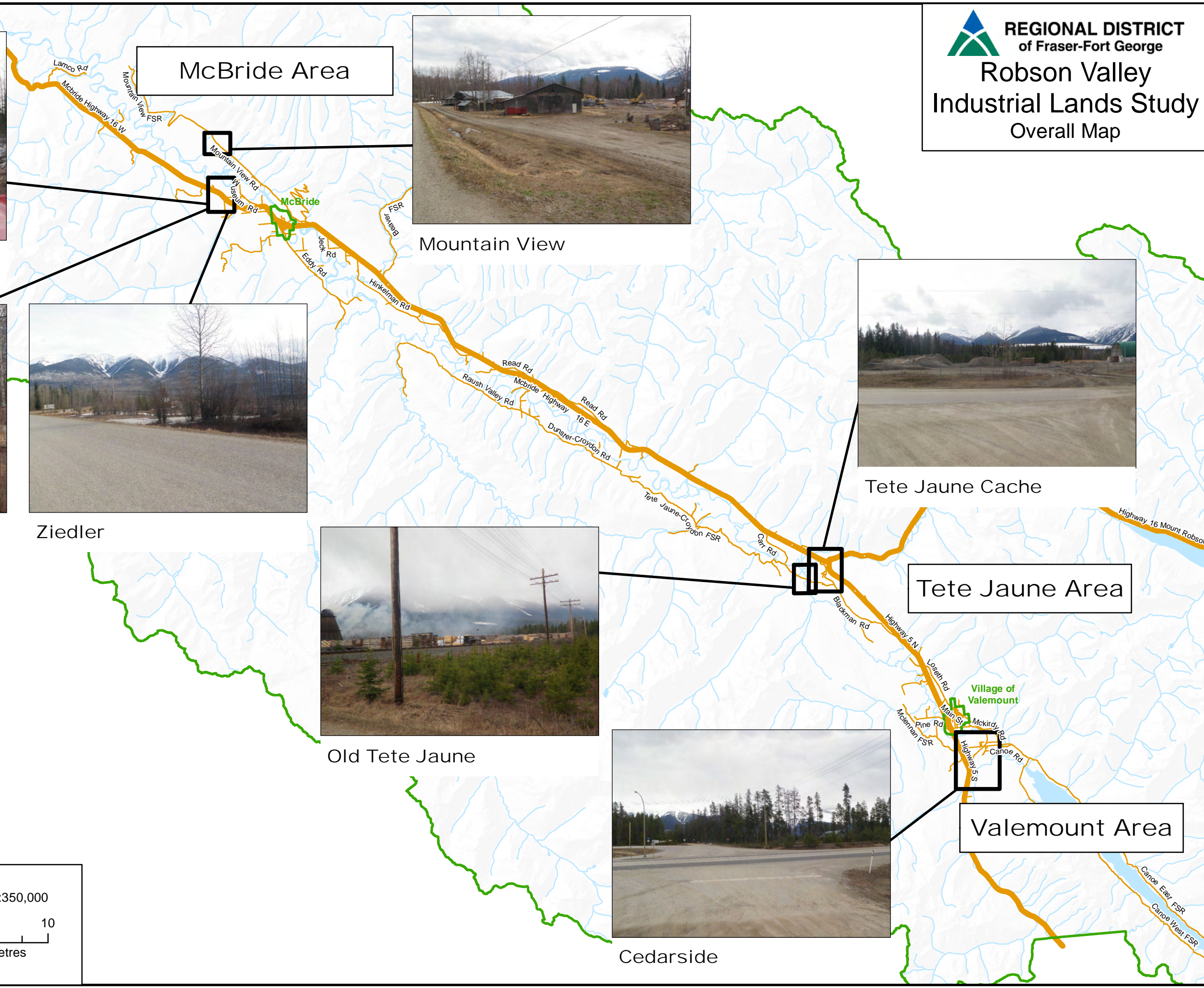
Tete Jaune Cache



Old Tete Jaune



Cedarside



Robson Valley Industrial Lands
McBride Area

Site:	<u>LAMMING MILLS</u>
<p>1. General</p> <p>a. Location:</p> <p>b. Area Extent:</p> <p>c. Parcel Size:</p> <p>d. Coordinates:</p> <p>e. Ownership:</p>	<p>North side of Highway 16 – 11 km west of McBride</p> <p>30 hectares</p> <p>One parcel</p> <p>53-20-35N 120-16-05W</p> <p>Private (Cedar 3 Products – Sawmill)</p>
<p>2. Physical Characteristics</p> <p>a. Soil Type/Quality</p> <p>b. Terrain:</p> <p>c. Access to Water:</p>	<p>Agriculture Class 2, 3 (Canada Land Inventory) millsite</p> <p>Level, but drops steeply to railway on north side</p> <p>Unknown</p>
<p>3. Transportation</p> <p>a. Highways:</p> <p>b. Airport:</p> <p>c. Railway:</p>	<p>Controlled access Highway 16</p> <p>McBride Airport – 11 km</p> <p>CNR mainline Prince Rupert to Edmonton</p>
<p>4. Services</p> <p>a. Electricity:</p> <p>b. Natural Gas:</p> <p>c. Water:</p> <p>d. Sewage Disposal:</p> <p>e. Medical Services:</p> <p>f. Ambulance:</p> <p>g. Police:</p> <p>h. Fire Protection:</p> <p>i. Cellular Service:</p>	<p>BC Hydro</p> <p>N/A</p> <p>Groundwater unknown: BC Environment www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater</p> <p>On-site</p> <p>McBride Hospital – 11 km</p> <p>University Hospital of Northern BC – 180 km</p> <p>McBride – 11 km</p> <p>McBride – 11 km</p> <p>McBride Volunteer Fire Department</p> <p>Yes</p>
<p>5. Regulations/Policies</p> <p>a. Official Community Plan:</p> <p>b. Zoning:</p> <p>c. Agricultural Land Reserve:</p> <p>d. Environmental Requirements:</p> <p>e. Wildlife Concerns:</p> <p>f. Provincial Forest Status:</p> <p>g. First Nations:</p> <p>h. Liquid Waste:</p>	<p>Heavy Industrial (H/IND)</p> <p>Industrial (M3)</p> <p>Approx. 5 ha in the ALR</p> <p>BC Ministry of Environment</p> <p>Not known</p> <p>N/A</p> <p>Lheidli T’enneh, Simpcw, Lhtako Dene</p> <p>Northern Health Authority and Ministry of Environment</p>

Robson Valley Industrial Lands
McBride Area

<p>6. Environmental/Socio Sensitivity</p> <p>a. Noise Levels: b. Airshed: c. Water: d. Wildlife: e. Proximity to Residences: f. Traffic Impacts:</p>	<p>Former sawmill, residences nearby May contribute to McBride airshed, prevailing winds from northwest Groundwater unknown: BC Environment www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater Not known Within 1 km Direct access from Highway 16</p>
<p>7. Potential Future Expansion</p>	<p>21 ha (52 ac) – presently zoned CR1</p>

Robson Valley Industrial Lands
McBride Area

Site:	<u>ZEIDLER</u>
<p>1. General</p> <p>a. Location:</p> <p>b. Area Extent:</p> <p>c. Parcel Size:</p> <p>d. Coordinates:</p> <p>e. Ownership:</p>	<p>Off Highway 16 – 5.8 km west of McBride</p> <p>Approximately 35 hectares</p> <p>6 parcels from 1.4 hectares to 24.5 hectares</p> <p>53-19-36N 120-13-07W</p> <p>5 private, 1 Crown owned (McBride Forest Industries, vacant)</p>
<p>2. Physical Characteristics</p> <p>a. Soil Type/Quality:</p> <p>b. Terrain:</p> <p>c. Access to Water:</p>	<p>Agricultural capability Class 3, 4, 5 (Canada Land Inventory)</p> <p>Level</p> <p>Dore River adjacent</p>
<p>3. Transportation</p> <p>a. Highways:</p> <p>b. Airport:</p> <p>c. Railway:</p>	<p>Zeidler Road direct access to Highway 16, with turning lanes</p> <p>McBride Airport – 5.8 km</p> <p>CNR mainline Prince Rupert to Jasper</p>
<p>4. Services</p> <p>a. Electricity:</p> <p>b. Natural Gas:</p> <p>c. Water:</p> <p>d. Sewage Disposal:</p> <p>e. Medical Services:</p> <p>f. Ambulance:</p> <p>g. Police:</p> <p>h. Fire Protection:</p> <p>i. Cellular Service:</p>	<p>BC Hydro</p> <p>N/A</p> <p>Dore river adjacent</p> <p>On-site</p> <p>McBride Hospital – 5.8 km</p> <p>University Hospital of Northern BC – 185 km</p> <p>McBride – 5.8 km</p> <p>McBride – 5.8 km</p> <p>McBride Volunteer Fire Department</p> <p>Yes</p>
<p>5. Regulations/Policies</p> <p>a. Official Community Plan:</p> <p>b. Zoning:</p> <p>c. Agricultural Land Reserve:</p> <p>d. Environmental Requirements:</p> <p>e. Wildlife Concerns:</p> <p>f. Provincial Forest Status:</p> <p>g. First Nations:</p> <p>h. Liquid Waste:</p>	<p>Heavy Industrial (H/IND)</p> <p>Industrial (M3)</p> <p>In the ALR</p> <p>BC Ministry of Environment, Federal Fisheries and Oceans</p> <p>Not known</p> <p>N/A</p> <p>Lheidli T’enneh, Simpcw, Lhtako Dene</p> <p>Northern Health Authority and Ministry of Environment</p>

Robson Valley Industrial Lands
McBride Area

6. Environmental/Socio Sensitivity a. Noise Levels: b. Airshed: c. Water: d. Wildlife: e. Proximity to Residences: f. Traffic Impacts:	Existing veneer mill, cardlock fuel, close to residences May contribute to McBride airshed, prevailing winds from northwest Dore River adjacent Not known Within 1 km Good access from Highway 16 with turning lanes and street lighting
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Robson Valley Industrial Lands
McBride Area

Site:	<u>MUSEUM ROAD</u>
<p>1. General</p> <p>a. Location:</p> <p>b. Area Extent:</p> <p>c. Parcel Size:</p> <p>d. Coordinates:</p> <p>e. Ownership:</p>	<p>Northwest of McBride on west bank of Dore River 4.5 km West of McBride</p> <p>25 hectares</p> <p>3 parcels from 1.2 hectares to 22.4 hectares</p> <p>53-19-47N 120-12-39W</p> <p>Crown leases (mostly vacant), Block A, DL 8940 private</p>
<p>2. Physical Characteristics</p> <p>a. Soil Type/Quality:</p> <p>b. Terrain:</p> <p>c. Access to Water:</p>	<p>Agriculture Class 3,5 (Canada Land Inventory) mainly gravel Level</p> <p>Dore River adjacent</p>
<p>3. Transportation</p> <p>a. Highways:</p> <p>b. Airport:</p> <p>c. Railway:</p>	<p>Museum Road paved from Highway 16, single lane bridge</p> <p>McBride Airport 4.5 km</p> <p>CNR mainline Prince Rupert to Edmonton</p>
<p>4. Services</p> <p>a. Electricity:</p> <p>b. Natural Gas:</p> <p>c. Water:</p> <p>d. Sewage Disposal:</p> <p>e. Medical Services:</p> <p>f. Ambulance:</p> <p>g. Police:</p> <p>h. Fire Protection:</p> <p>i. Cellular Service:</p>	<p>BC Hydro</p> <p>N/A</p> <p>Adjacent to Dore River</p> <p>On-site</p> <p>McBride Hospital – 4.5 km</p> <p>McBride – 4.5 km</p> <p>McBride – 4.5 km</p> <p>McBride Volunteer Fire Department</p> <p>Yes</p>
<p>5. Regulations/Policies</p> <p>a. Official Community Plan:</p> <p>b. Zoning:</p> <p>c. Agricultural Land Reserve:</p> <p>d. Environmental Requirements:</p> <p>e. Wildlife Concerns:</p> <p>f. Provincial Forest Status:</p> <p>g. First Nations:</p> <p>h. Liquid Waste:</p>	<p>Heavy Industrial (H/IND)</p> <p>Industrial (M3)</p> <p>In the ALR</p> <p>BC Ministry of Environment, Federal Fisheries and Oceans</p> <p>Not known</p> <p>N/A</p> <p>Lheidli T’enneh, Simpcw, Lhtako Dene</p> <p>Northern Health Authority and Ministry of Environment</p>

Robson Valley Industrial Lands
McBride Area

6. Environmental/Socio Sensitivity a. Noise Levels: b. Airshed: c. Water: d. Wildlife: e. Proximity to Residences: f. Traffic Impacts:	Existing industrial area, residences within 1 km McBride, winds northwesterly Adjacent to Dore River Not known Less than 1 km Museum Road paved, with single lane bridge, connecting with Highway 16
7. Potential Future Expansion	28 ha (70 ac)

Robson Valley Industrial Lands
McBride Area

Site:	<u>MOUNTAINVIEW ROAD</u>
<p>1. General</p> <p>a. Location:</p> <p>b. Area Extent:</p> <p>c. Parcel Size:</p> <p>d. Coordinates:</p> <p>e. Ownership:</p>	<p>South side of Mountainview Road 10 km west of Highway 16</p> <p>3.4 hectares</p> <p>Two parcels</p> <p>53-21-52N 120-13-45W</p> <p>Private (Monroe & Marsh Brothers Farms Ltd.)</p>
<p>2. Physical Characteristics</p> <p>a. Soil Type/Quality</p> <p>b. Terrain:</p> <p>c. Access to Water:</p>	<p>Agricultural capability Class 5 (Canada Land Inventory)</p> <p>Sloping to the south</p> <p>Unknown</p>
<p>3. Transportation</p> <p>a. Highways:</p> <p>b. Airport:</p> <p>c. Railway:</p>	<p>Mountainview Road paved through rural and residential areas</p> <p>McBride Airport</p> <p>In McBride – 12 km</p>
<p>4. Services</p> <p>a. Electricity:</p> <p>b. Natural Gas:</p> <p>c. Water:</p> <p>d. Sewage Disposal:</p> <p>e. Medical Services:</p> <p>f. Ambulance:</p> <p>g. Police:</p> <p>h. Fire Protection:</p> <p>i. Cellular Service:</p>	<p>BC Hydro</p> <p>None</p> <p>BC Environment</p> <p>www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater</p> <p>On-site</p> <p>McBride Hospital – 12 km</p> <p>McBride – 12km</p> <p>McBride – 12 km</p> <p>McBride Volunteer Fire Department</p> <p>Yes</p>
<p>5. Regulations/Policies</p> <p>a. Official Community Plan:</p> <p>b. Zoning:</p> <p>c. Agricultural Land Reserve:</p> <p>d. Environmental Requirements:</p> <p>e. Wildlife Concerns:</p> <p>f. Provincial Forest Status:</p> <p>g. First Nations:</p> <p>h. Liquid Waste:</p>	<p>Heavy Industrial (IND/H)</p> <p>Industrial (M1) & (M11)</p> <p>In the ALR</p> <p>Ministry of Environment</p> <p>Not known</p> <p>N/A</p> <p>Lheidli T’enneh, Simpcw, Lhtako Dene</p> <p>Ministry of Environment and Northern Health Authority</p>

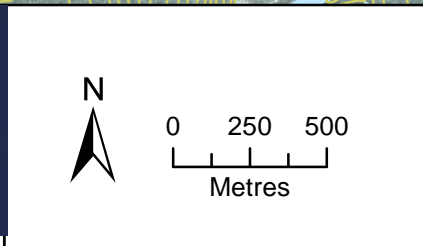
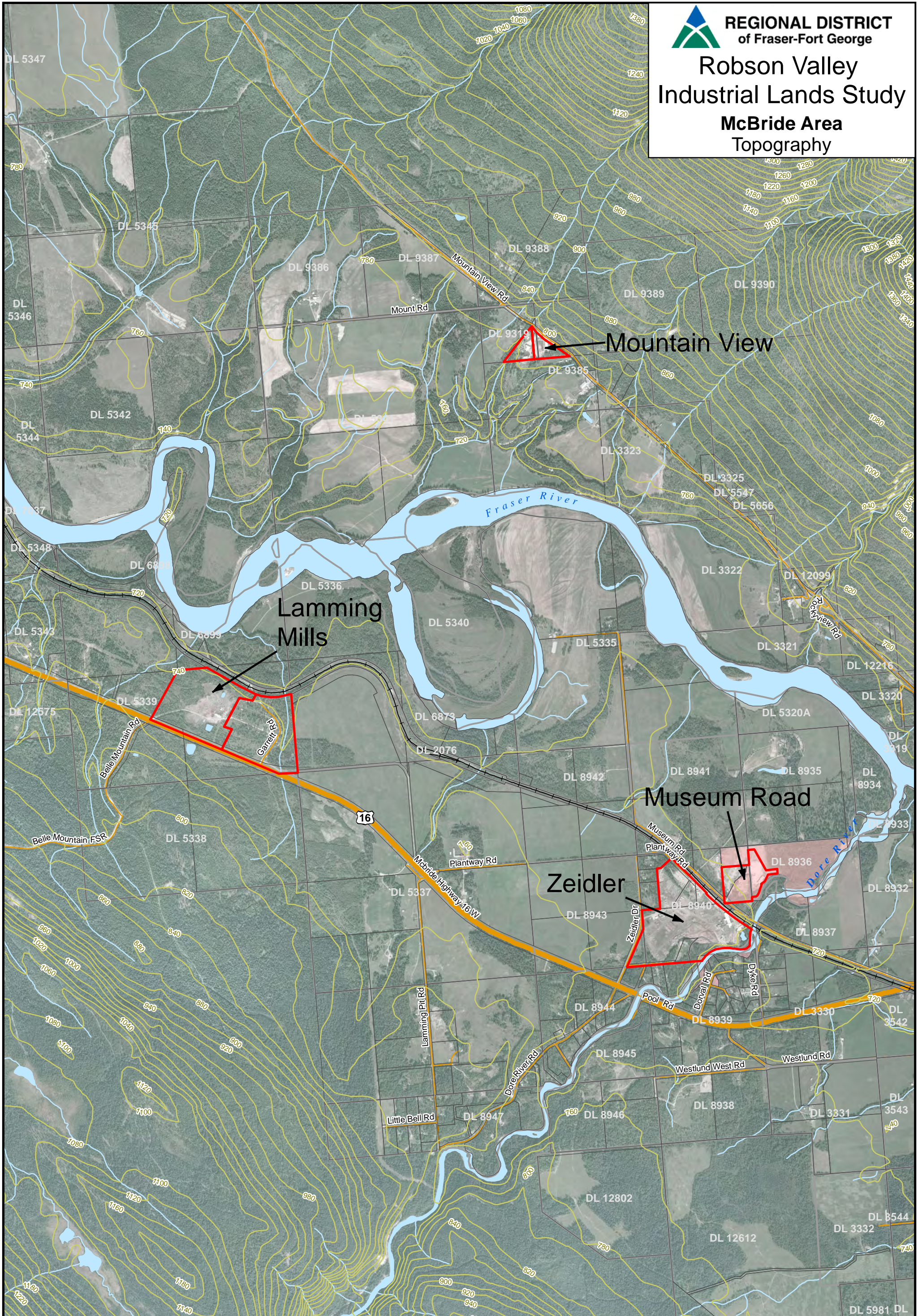
Robson Valley Industrial Lands
McBride Area

6. Environmental/Socio Sensitivity a. Noise Levels: b. Airshed: c. Water: d. Wildlife: e. Proximity to Residences: f. Traffic Impacts:	Existing sawmill, rock cutting, and proposed abbatoir residences in area McBride downwind BC Environment www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater Not known Within 1 km Mountainview Road industrial capable
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REGIONAL DISTRICT
of Fraser-Fort George

Robson Valley Industrial Lands Study McBride Area Topography

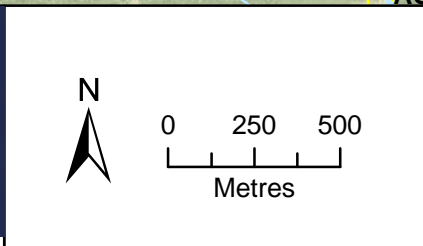


Legend	
	Railway
	Road
	Highway
	Contours (20 m interval)
	Parcels
	District Lots
	Industrial Areas of Interest
	Crown Land (ICF)



REGIONAL DISTRICT
of Fraser-Fort George

Robson Valley Industrial Lands Study McBride Area Official Community Plan



Legend			
	Railway		Recreation Commercial (RC)
	Road		Resort Commercial (RESORT-COM)
	Highway		Light Industrial (L/IND)
	Parcels		Heavy Industrial (H/IND)
	District Lots		Public Development/Institutional (PD/I)
	Agricultural Land Reserve		Future (F)
	Agricultural/Resource (AG/RES)		Industrial Areas of Interest
	Rural Holdings (RH)		
	Rural Residential (RR)		
	Local Commercial (LC)		
	Highway Commercial (HC)		

Robson Valley Industrial Lands
Tete Jaune Area

Site:	OLD TETE JAUNE ROAD
<p>1. General</p> <p>a. Location:</p> <p>b. Area Extent:</p> <p>c. Parcel Size:</p> <p>d. Coordinates:</p> <p>e. Ownership:</p>	<p>On Old Tete Jaune Road west of Blackman Road</p> <p>Approximately 12 hectares</p> <p>1 parcel</p> <p>52-57-38N 119-27-57W</p> <p>Private (Hauer Bros Lumber Ltd.)</p>
<p>2. Physical Characteristics</p> <p>a. Soil Type/Quality:</p> <p>b. Terrain:</p> <p>c. Access to Water:</p>	<p>Agricultural capability Class 5, 6, 7 (Canada Land Inventory)</p> <p>Generally level</p> <p>McLennan River</p>
<p>3. Transportation</p> <p>a. Highways:</p> <p>b. Airport:</p> <p>c. Railway:</p>	<p>2.5 km to Highway 5</p> <p>Valemount Airport – 21 km south</p> <p>CNR mainline Prince Rupert to Jasper</p>
<p>4. Services</p> <p>a. Electricity:</p> <p>b. Natural Gas:</p> <p>c. Water:</p> <p>d. Sewage Disposal:</p> <p>e. Medical Services:</p> <p>f. Ambulance:</p> <p>g. Police:</p> <p>h. Fire Protection:</p> <p>i. Cellular Service:</p>	<p>BC Hydro</p> <p>None</p> <p>BC Environment www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater</p> <p>On-site</p> <p>Valemount Diagnostic and Treatment Centre 25 km</p> <p>McBride Hospital – 75 km</p> <p>University Hospital of Northern BC, Prince George – 270 km</p> <p>University Hospital of Alberta, Edmonton – 500 km</p> <p>Seton Hospital in Jasper – 105 km</p> <p>Valemount – 25 km</p> <p>Valemount – 25 km</p> <p>None</p> <p>Yes</p>

Robson Valley Industrial Lands
Tete Jaune Area

<p>5. Regulations/Policies</p> <p>a. Official Community Plan:</p> <p>b. Zoning:</p> <p>c. Agricultural Land Reserve:</p> <p>d. Environmental Requirements:</p> <p>e. Wildlife Concerns:</p> <p>f. Provincial Forest Status:</p> <p>g. First Nations:</p> <p>h. Liquid Waste:</p>	<p>Heavy Industrial (H/IND)</p> <p>Industrial (M3)</p> <p>Approximately 1.5 ha on west end of site in ALR</p> <p>BC Ministry of Environment, Environment Canada, Federal Fisheries and Oceans</p> <p>Located on fish bearing stream – McLennan River, Development Permit Area for watercourse protection on first 60m from McLennan River</p> <p>N/A</p> <p>Lheidli T’enneh, Simpcw</p> <p>Northern Health Authority and Ministry of Environment</p>
<p>6. Environmental/Socio Sensitivity</p> <p>a. Noise Levels:</p> <p>b. Airshed:</p> <p>c. Water:</p> <p>d. Wildlife:</p> <p>e. Proximity to Residences:</p> <p>f. Traffic Impacts:</p>	<p>Residences and farms in area</p> <p>Local airshed</p> <p>McLennan River, groundwater: BC Environment www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater</p> <p>Unknown</p> <p>Less than 1 km</p> <p>Old Tete Jaune Road, one level railway crossing, and level crossing onto site</p>

Robson Valley Industrial Lands
Tete Jaune Area

Site:	<u>TETE JAUNE CACHE</u>
<p>1. General</p> <p>a. Location:</p> <p>b. Area Extent:</p> <p>c. Parcel Size:</p> <p>d. Coordinates:</p> <p>e. Ownership:</p>	<p>At junction of Highways 16 and 5</p> <p>Approximately 76 hectares</p> <p>6 parcels from 3 hectares to 41 hectares</p> <p>52-57-43N 119-25-28W</p> <p>Crown and private (Road Maintenance Yard)</p>
<p>2. Physical Characteristics</p> <p>a. Soil Type/Quality:</p> <p>b. Terrain:</p> <p>c. Access to Water:</p>	<p>Mostly granular with excellent drainage</p> <p>Level</p> <p>BC Environment</p> <p>www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater</p>
<p>3. Transportation</p> <p>a. Highways:</p> <p>b. Airport:</p> <p>c. Railway:</p>	<p>Controlled access Highway 5</p> <p>Close to Controlled Access Highway 16</p> <p>Blackman Road access to Highway 5</p> <p>Valemount Airport – 18 km south</p> <p>CNR mainline Edmonton to Port of Vancouver</p> <p>CNR mainline Edmonton to Port of Prince Rupert</p>
<p>4. Services</p> <p>a. Electricity:</p> <p>b. Natural Gas:</p> <p>c. Water:</p> <p>d. Sewage Disposal:</p> <p>e. Medical Services:</p> <p>f. Ambulance:</p> <p>g. Police:</p> <p>h. Fire Protection:</p> <p>i. Cellular Service:</p>	<p>BC Hydro</p> <p>N/A</p> <p>Groundwater: BC Environment</p> <p>www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater</p> <p>On-site</p> <p>Valemount Diagnostic and Treatment Centre 25 km</p> <p>McBride Hospital – 75 km</p> <p>Seton Hospital in Jasper – 120 km</p> <p>University Hospital of Northern BC, Prince George – 270 km</p> <p>University Hospital of Alberta, Edmonton – 500 km</p> <p>Valemount – 25 km</p> <p>Valemount – 25 km</p> <p>N/A</p> <p>Yes</p>

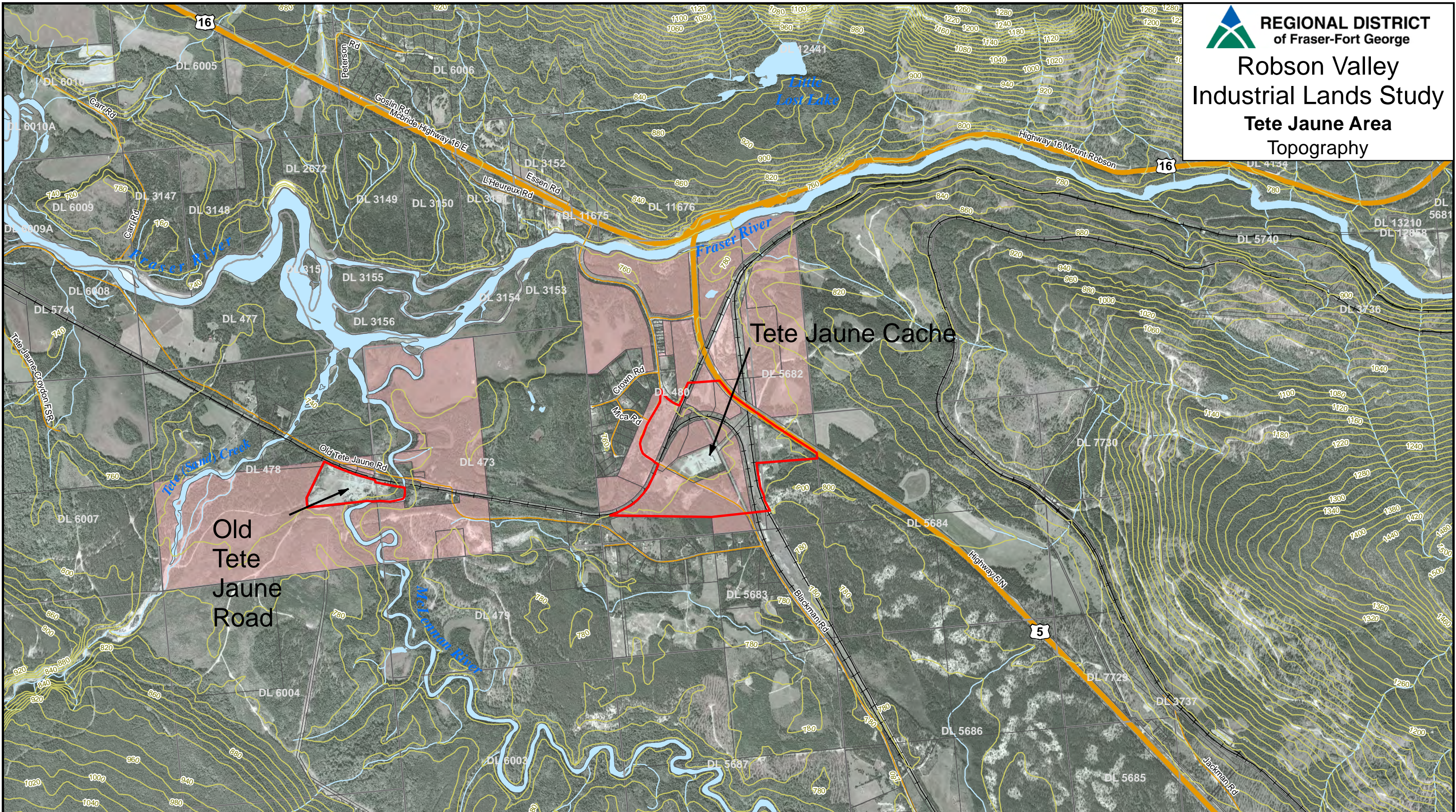
Robson Valley Industrial Lands
Tete Jaune Area

<p>5. Regulations/Policies</p> <p>a. Official Community Plan:</p> <p>b. Zoning:</p> <p>c. Agricultural Land Reserve:</p> <p>d. Environmental Requirements:</p> <p>e. Wildlife Concerns:</p> <p>f. Provincial Forest Status:</p> <p>g. First Nations:</p> <p>h. Liquid Waste:</p>	<p>Light Industrial (L/IND) and Agriculture/Resource (Ag/Res) Industrial (M2)</p> <p>N/A</p> <p>BC Ministry of Environment, Environment Canada</p> <p>Not known</p> <p>N/A</p> <p>Lheidli T'enneh, Simpcw</p> <p>Northern Health Authority and Ministry of Environment</p>
<p>6. Environmental/ Socio Sensitivity</p> <p>a. Noise Levels:</p> <p>b. Airshed:</p> <p>c. Water:</p> <p>d. Wildlife:</p> <p>e. Proximity to Residences/Provincial parks:</p> <p>f. Traffic Impacts:</p>	<p>Residential subdivision adjacent to west, constant rail traffic in area</p> <p>Local airshed, winds southeast and northwest</p> <p>Groundwater unknown: BC Environment www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater</p> <p>Salmon spawning in Fraser River 1 to 1.5 km north</p> <p>Less than 1 km to residences; less than 0.5 km to Jeekman Provincial Park</p> <p>Access through residential and rural areas</p>



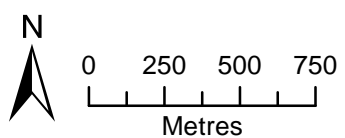
REGIONAL DISTRICT
of Fraser-Fort George

Robson Valley Industrial Lands Study Tete Jaune Area Topography



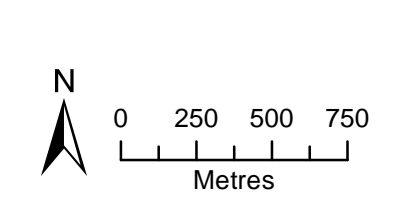
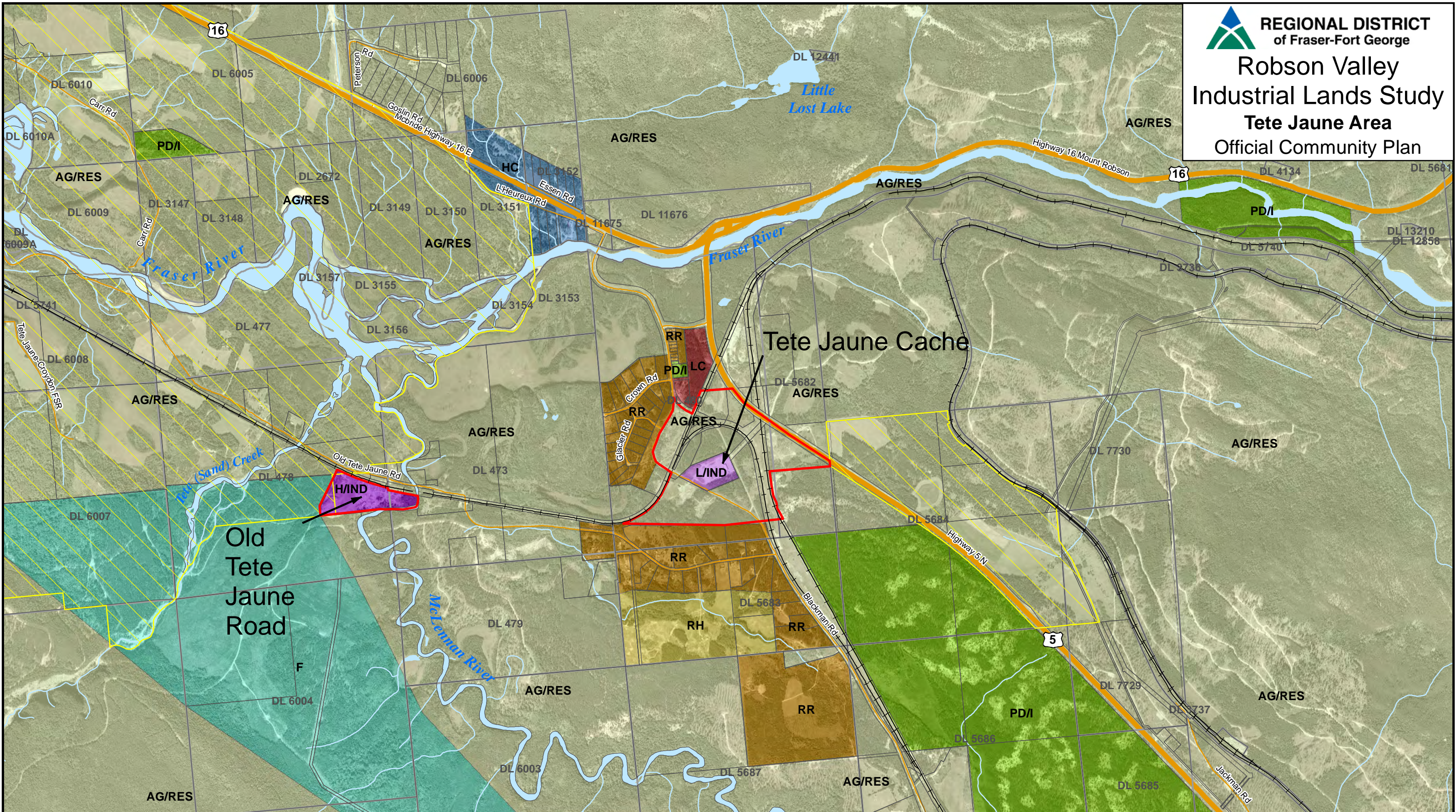
Old Tete Jaune Road

Tete Jaune Cache



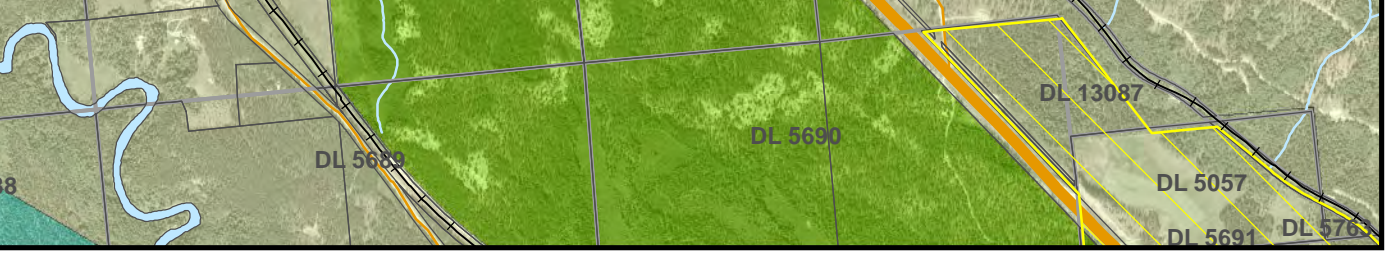
Legend

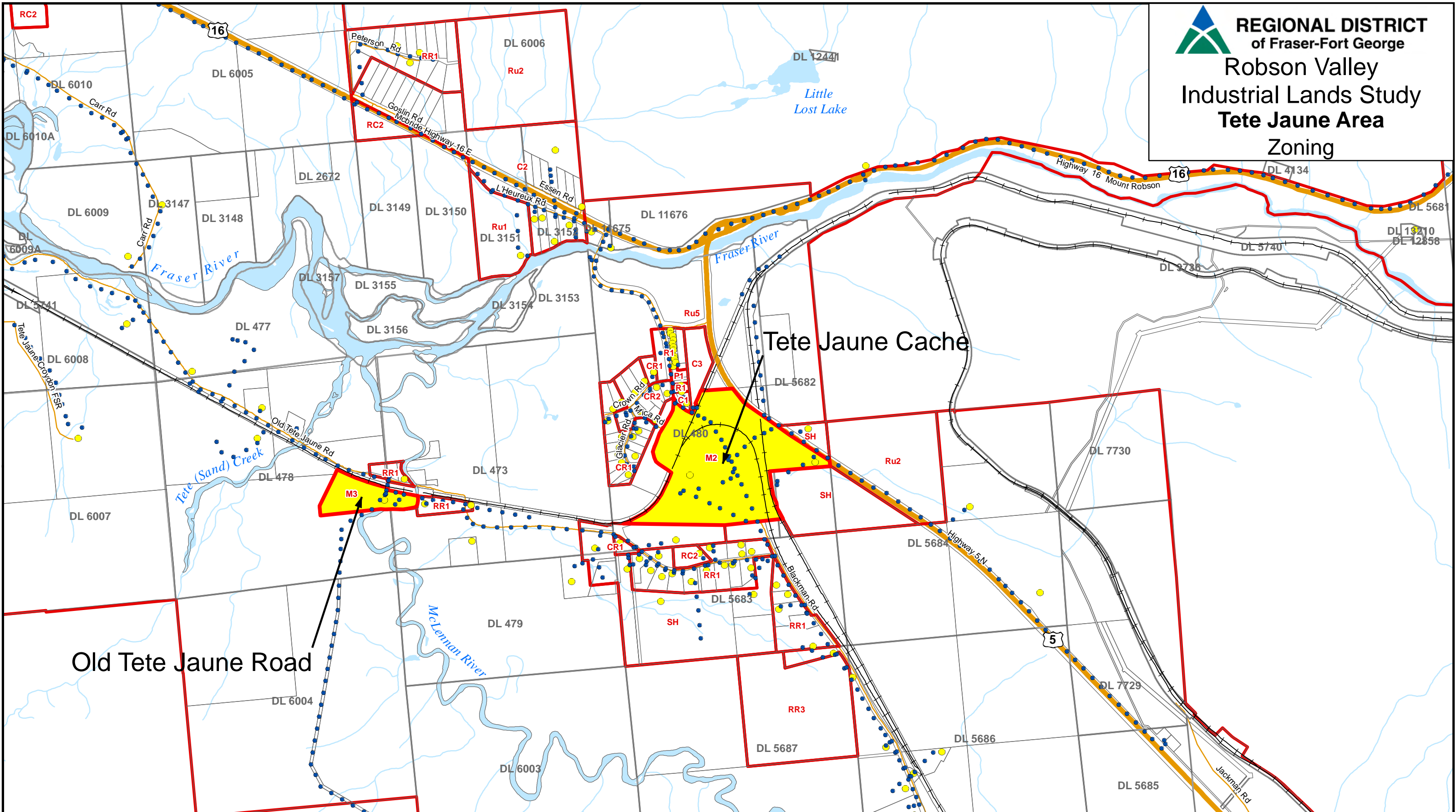
- Railway
- Road
- Highway
- Contours (20 m interval)
- Parcels
- District Lots
- Industrial Areas of Interest
- Crown Land (ICF)



Legend

Railway	Official Community Plan Agricultural/Resource (AG/RES)	Recreation Commercial (RC)
Road	Rural Holdings (RH)	Resort Commercial (RESORT-COM)
Highway	Rural Residential (RR)	Light Industrial (L/IND)
Parcels	Local Commercial (LC)	Heavy Industrial (H/IND)
District Lots	Highway Commercial (HC)	Public Development/Institutional (PD/I)
Agricultural Land Reserve		Future (F)
		Industrial Areas of Interest





Old Tete Jaune Road

Tete Jaune Cache

Robson Valley Industrial Lands
Valemount Area

Site:	<u>CEDARSIDE</u>
<p>1. General</p> <p>a. Location: 1 km south of Valemount b. Area Extent: Approximately 233 hectares c. Parcel Size: 37 properties from 0.5 hectares to 55 hectares d. Coordinates: 52-48-05N 119-14-41W e. Ownership: Private and Crown (mostly vacant)</p>	
<p>2. Physical Characteristics</p> <p>a. Soil Type/Quality: Agricultural capability Class 5 (Canada Land Inventory) b. Terrain: Generally level c. Access to Water: Groundwater: BC Environment www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater</p>	
<p>3. Transportation</p> <p>a. Highways: Controlled access Highway 5 Cedarside Road on North side of area Whiskeyfill Road on South side of area Good access from Highway 5 b. Airport: Valemount Airport – 12 km c. Railway: On CNR mainline between Edmonton and Vancouver/Prince Rupert</p>	
<p>4. Services</p> <p>a. Electricity: BC Hydro b. Natural Gas: N/A c. Water: Groundwater: BC Environment www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater On-site (BC Ministry of Environment) d. Sewage Disposal: Valemount Diagnostic and Treatment Centre - 2 km e. Medical Services: McBride Hospital – 85 km Seton Hospital, Jasper – 125 km University of Northern BC, Prince George – 270 km Royal Inland Hospital, Kamloops Hospital – 310 km f. Ambulance: Valemount – 2 km g. Police: Valemount – 2 km h. Fire Protection: Valemount Volunteer Fire Department i. Cellular Service: Yes</p>	

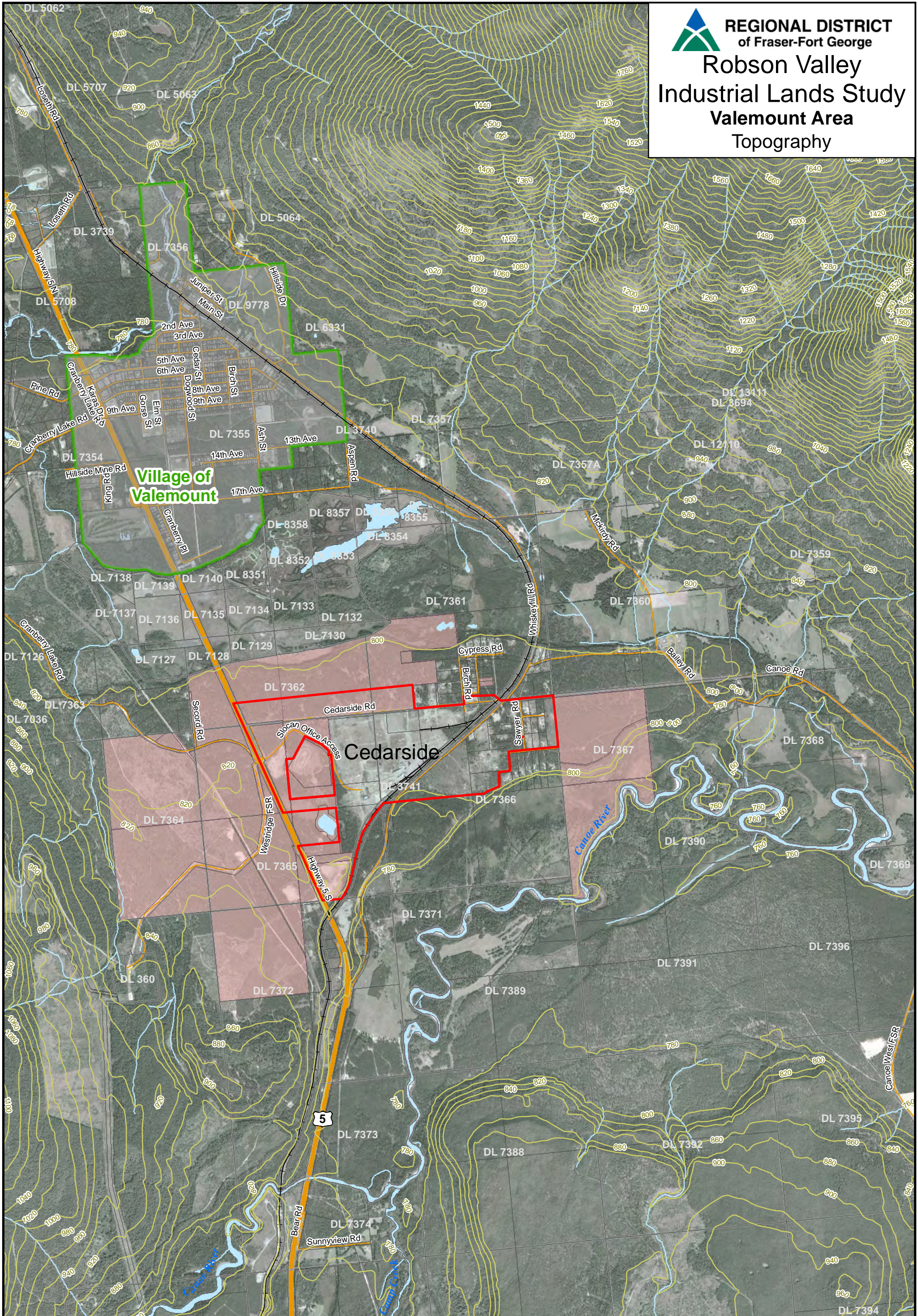
Robson Valley Industrial Lands
Valemount Area

<p>5. Regulations/Policies</p> <p>a. Official Community Plan: b. Zoning: c. Agricultural Land Reserve: d. Environmental Requirements: e. Wildlife Concerns: f. Provincial Forest Status: g. First Nations: h. Liquid Waste:</p>	<p>Heavy Industrial (H/IND) Industrial (M3) and Industrial (M2) N/A BC Ministry of Environment, Environment Canada Not known N/A Simpcw; Lheidli T’enneh, Northern Health Authority and Ministry of Environment</p>
<p>6. Environmental/ Socio Sensitivity</p> <p>a. Noise Levels: b. Airshed: c. Water: d. Wildlife: e. Proximity to Residences/Provincial Parks: f. Traffic Impacts:</p>	<p>Former sawmill and industrial area. Some residences. Within Valemount airshed, prevailing winds from southeast Groundwater unknown: BC Environment www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater Unknown Residences to the south and east, site surrounds/borders Regional Park and Canoe Rodeo grounds (RC3 zoned area) Roads organized for industrial traffic</p>



REGIONAL DISTRICT
of Fraser-Fort George

Robson Valley Industrial Lands Study Valemount Area Topography



**Village of
Valemount**

Cedarside

5



0 250 500 750
Metres

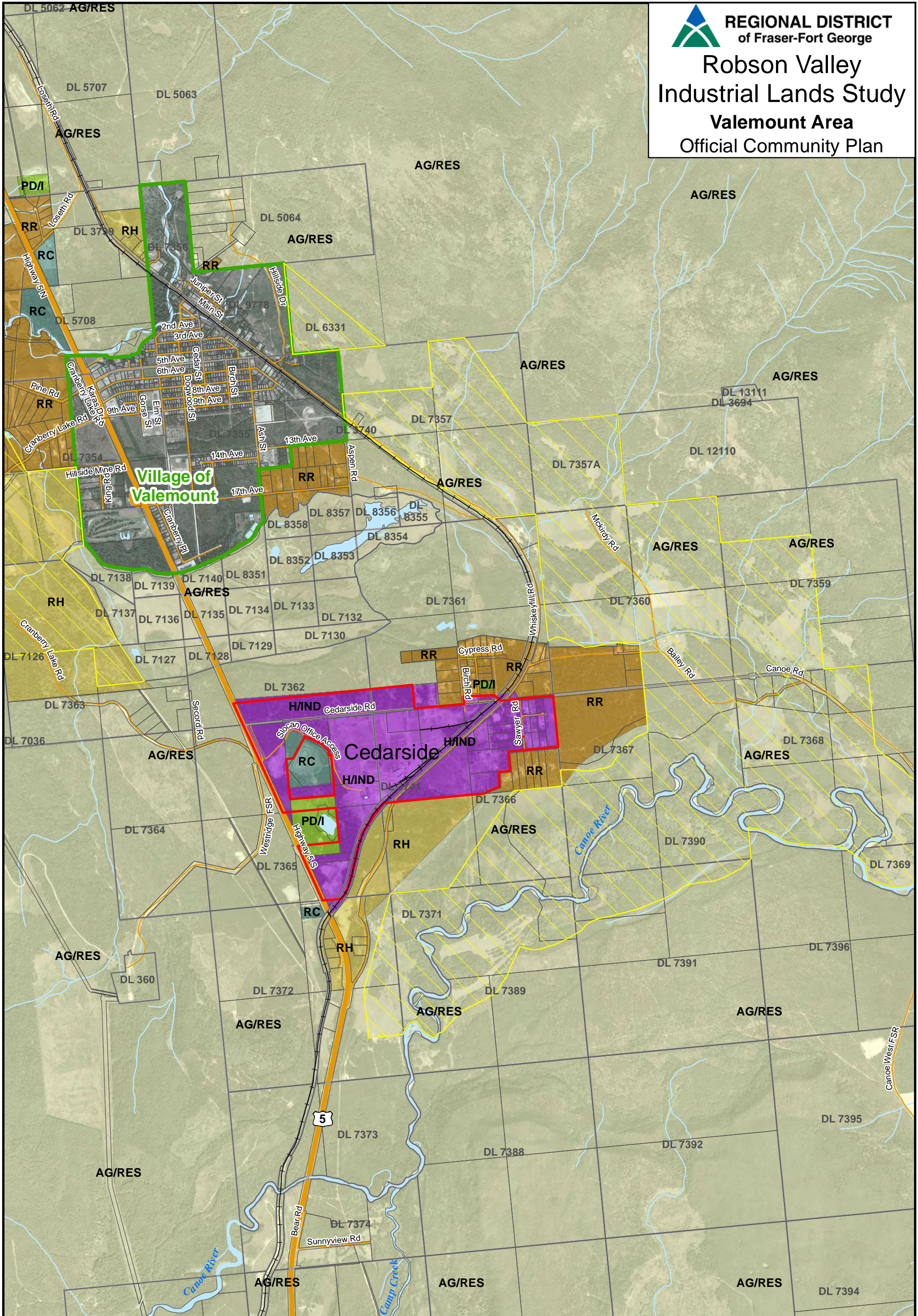
Legend

- Contours (20 m interval)
- Railway
- Road
- Highway
- Parcels
- District Lots
- Village of Valemount Boundary
- Areas of Interest
- Crown Land (ICF)



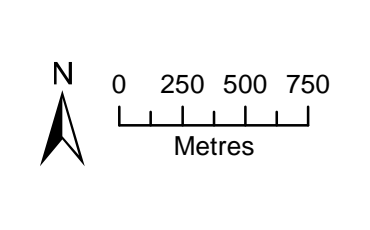
REGIONAL DISTRICT
of Fraser-Fort George

Robson Valley Industrial Lands Study Valemount Area Official Community Plan



Village of
Valemount

Cedarside

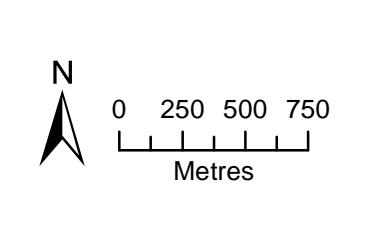
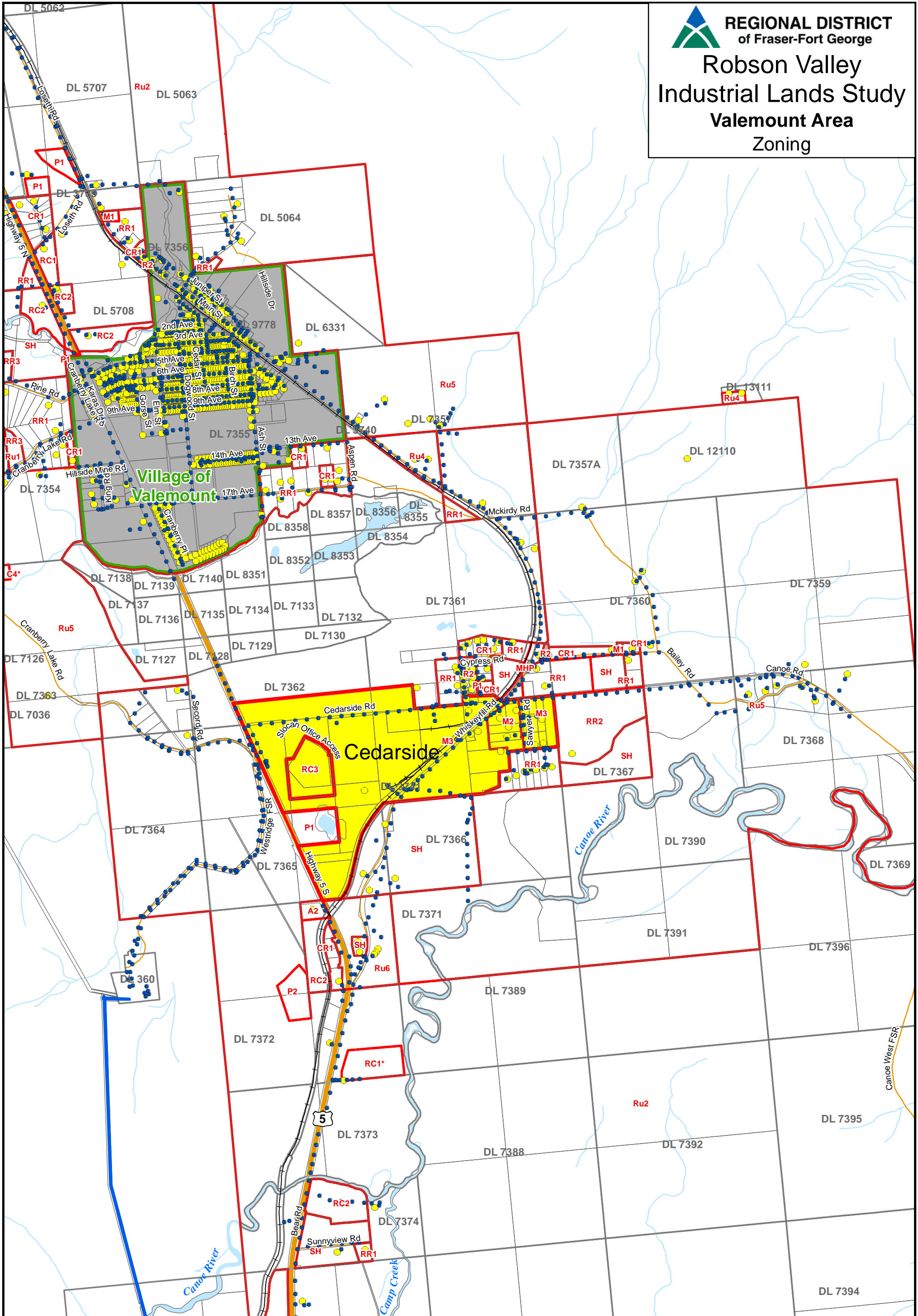


Legend	
	Railway
	Road
	Highway
	Village of Valemount Boundary
	Parcels
	District Lots
	Agricultural Land Reserve
	Official Community Plan
	Agricultural/Resource (AG/RES)
	Rural Holdings (RH)
	Rural Residential (RR)
	Local Commercial (LC)
	Highway Commercial (HC)
	Recreation Commercial (RC)
	Resort Commercial (RESORT-COM)
	Light Industrial (L/IND)
	Heavy Industrial (H/IND)
	Public Development/Institutional (PD/I)
	Future (F)
	Industrial Areas of Interest



REGIONAL DISTRICT
of Fraser-Fort George

Robson Valley Industrial Lands Study Valemount Area Zoning



Legend	
● BC Hydro Poles	— BC Hydro Transmission Lines
● Address Points	▭ RDFFG Zoning Bylaw 833
— Railway	▭ Parcels
— Road	▭ District Lots
— Highway	▭ Village of Valemount Boundary
	▭ Industrial Areas of Interest