

District of Tumbler Ridge

Economic Development Outlook & Business Opportunity Summary

June 2009



Table of Contents

Population Growth	2
Construction and Real Estate Activity	2
Municipal Taxes	3
Forestry Activities	4
Mining Activity	5
Oil and Gas	9
Tourism Development	11
Industrial Service Opportunities	12
Retail and Commercial Service Development: Initiatives and Opportunities	13

District of Tumbler Ridge

Economic Development Outlook & Business Opportunity Summary

Updated: June 2009

Population Growth

Census counted population in 2001: 1851
 Census counted population in 2006: 2454
 Estimated population in 2008: 2440

(Source: BC Stats)

*Estimated local population in 2009: 3500 (unofficial)

* Due to the amount of development taking place in and around the community, the town estimates that it services an additional 1,000 people working in TR at any given time.

Tumbler Ridge Population Projections to Full Operations of Proposed Mining Projects (2009-2010 timeline)

	Employment/Number of New Households	Population Factor*	Additional Total Population
Moderate Growth Scenario	400	2.3	920
High Growth Scenario	1,140	2.3	2,622

- The population factor uses 2.3 people per household as reported in the 2006 census for Tumbler Ridge.
- New Households *do not* include 100 recently laid-off workers expected to return to work.

Based on a starting population of 3,500 (local population estimation) the following table shows potential growth projections for Tumbler Ridge.

	New Employment Population		Projected Population	
	Medium	High	Medium	High
Current	-	-	3,500	3,500
Future	920	2,622	4,420	6,122

Construction and Real Estate Activity

Building Permit Statistics

Building permit values remain steady as more development, both in residential investment and commercial construction, takes place in the community.

Year	2005	2006	2007 *	2008	2009 YTD
Total Value	\$732,600	\$1,142,325	\$3,215,197	\$2,987,168	\$398,500
% Change	N/a	56%	181%	-7%	

* 2007 figures do not include \$10,500,000 in permit values for a hotel construction project.

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Commercial/Industrial Land

With a growing number of inquiries both locally and regionally, the District placed 10 serviced commercial (C2) and 4 heavy industrial (M1) lots on the market. There is one serviced Commercial Core (C1) lot on the market at this time; however there is a great deal of raw land that can be developed if someone wishes to pursue a project. If you have a business idea that fits within the Commercial Core area, do not hesitate to contact the Economic Development Officer as we still may be able to find a suitable location for you.

Residential

One thing is for certain, Tumbler Ridge needs more housing to accommodate the growing workforce being brought in by the local mines. Rental properties are in high demand, with houses fetching \$1250-1500/month and condos at \$900-1200. The provision of apartments, multi-family residential units (townhouses) and entry level homes is a ripe opportunity for anyone that is interested. Another area of market interest is larger homes on larger lots – providing more options than what currently exists in the community.

The District has now sold all of its available residential lots and are actively working with urban planning professionals and the local mines to address housing demands for impending workforce growth. Conceptual plans have been drafted and expansion lands have been identified, so that the stage is set to proceed with interested, qualified developers. Houses once purchased at anywhere from \$25,000 to \$27,000 in 2000/01, are now selling for an average of \$197,000. In fact, Tumbler Ridge's assessed residential property values (with houses) rose 28% between 2005 and 2006. Between 2006 and 2007, the values rose by another 88.7%. Between 2007 and 2009, the values rose another 0.73%. Despite the recent global economic downturn, house values in Tumbler Ridge have continued to increase. Sale values declined 3.18% from 2008 to 2009 across Canada and were down 6% throughout British Columbia for the same time period.

Source: http://www.crea.ca/public/news_stats/statistics.htm

Municipal Taxes

Municipal Taxes are based on the assessed value of property and improvements for 9 basic categories, including Residential, Utilities, Forestry, Heavy Industrial, Light Industrial, Business, Tree Farm, Seasonal Recreational and Farm. The B.C. Assessment Authority determines the assessed value. The municipality, school district, regional district, regional hospital district, B.C. Assessment Authority and Municipal Finance Authority establish the tax rates.

Average gross municipal taxes for a single family home assessed at \$158,901 in Tumbler Ridge in 2009 were \$1,599. In addition, there is an average charge of \$267 per annum for water and sewer service, thereby bringing the average annual charge for a single family home to \$1,866.

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Tax Distribution by Class for 2009

Class	Municipal	Regional District	Regional District	Regional Hospital	Municipal Finance Authority	BC Assessment Authority	School Tax	Police Tax	Tax Rate (Total)
Residential	4.9516	0.3230	0.0646	0.6083	0.0002	0.0641	3.7475	0.2474	10.0067
Utilities	67.0140	1.1303	0.2260	2.1292	0.0007	0.4951	14.5000	0.8659	86.3612
Major Industrial	45.0417	1.0980	0.2195	2.0684	0.0007	0.4951	7.0000	0.8411	56.7645
Light Industrial	37.3537	1.0980	0.2195	2.0684	0.0007	0.2026	7.0000	0.8411	48.7840
Business/Other	26.8056	0.7912	0.1582	1.4904	0.0005	0.2026	7.0000	0.6061	37.0547
Rec/Non-profit	4.9546	0.3230	0.0646	0.6083	0.0002	0.0641	3.7000	0.2474	9.9622
Farm	4.9516	0.3230	0.0646	0.6083	0.0002	0.0641	6.9000	0.2474	13.1592

New Development Projects

New Hotel – The Lakeview Inn & Suites, a brand new 102 suite hotel in Tumbler Ridge, opened in May of 2008. In order to achieve a long standing objective in our quest for economic diversification, the District developed an innovative partnering agreement with the proponent to construct a fully-equipped conference facility for up to 300 people at any given time, in exchange for the land on which it is being built. This portion of the project was completed at the end of November 2008, allowing the community to pursue the meetings and conventions market. Tumbler Ridge has always been seen as an ideal place to hold corporate retreats and meetings, and we expect this avenue of development activity to flourish over the next few years. The completed project is estimated to have a total value of \$10.5M.

New Retail Space – A brand new building, centrally located downtown, has been built by local business owners in order to house their expanding retail operation. It is now the home of KC's Dollar Store & More and a SUBWAY® Restaurant. The new building has brightened the look of our downtown core immensely.

Forestry Activities

On March 12th, 2005 Tumbler Ridge was invited to apply for a community forest license, which in the probationary stages, equates to an annual harvesting volume of 20 000m³. This community-controlled tenure represents an opportunity for people to access timber for the purposes of creating value added wood manufacturing business in the Tumbler Ridge area. This, in turn, will allow the District and other local manufacturers to leverage additional volumes of wood, thereby helping to expand any manufacturing activities that are established. In of May 2008, Industrial Forestry Services was contracted to complete the license application which was then submitted at the end of September 2008. A decision for award will be made by July 31, 2009 by the Regional Manager for the Northern Interior Forest Region.

Mining Activity

The global mining industry has been rocked over the past few months. Economic turmoil originating in the United States has spread across the world, leading to major, rapid declines in many commodity prices and discouraging economic indicators. The lending crisis, along with turbulence in the stock market, has had a very significant and sudden impact on the global mining industry.

In particular, the coal industry took a hit in 2009, but many analysts are confident that coal demand, along with prices, will rebound in 2010 possibly to higher rates than ever before. This may be driven by the cancellation or postponement of development projects and the rapid industrialization of emerging markets. Coal prices in 2009 fall within the range of \$125-130 (US) per ton; averaging at around the \$125/tonne mark, which will still allow existing operations to remain profitable.

BC is known for its superior product, government policies that are attractive to investors and its ongoing efforts to create and maintain international relationships that are securing the most stable future coal has ever seen. As of 2008, the coal mining industry provided over 7,607 direct jobs in BC and generated gross revenues of \$8.4 billion.

On February 17, 2009 the Province of British Columbia introduced legislation which will extend the Mining Flow-Through Share Tax Credit to the end of 2009, retroactive to Jan. 1, 2009. The program, which enables investors to deduct eligible exploration expenses, reduces the cost of a \$1,000 investment to about \$383, and has increased provincial exploration spending from \$29 million in 2001 to \$367 million in 2008. In 2008, \$22 million was spent on 10 significant mining exploration projects in Northeastern BC. This is especially good news for Tumbler Ridge and other communities along the Northeastern BC Coal Belt, which contains 800 million tons of coal resources.

A steady increase in mining jobs should be of great interest to the investment community – PricewaterhouseCoopers' 2008 Mining Report reported an increase in average salary and benefits per employee from \$101,700 in 2007 to \$112,800 in 2008. For Tumbler Ridge, this translated to a great deal of disposable income for a captive population located at 1.5 hours drive from the closest shopping centre.

Sources: Ministry of Energy, Mines and Petroleum Resources

Tumbler Ridge Area Mine Activity Summary

Updated June 2009

Project	Status	Current Employment	Forecasted Additional Employment Generation	Projected Investment
Western Canadian Coal				
Wolverine	Currently Operating	300	100*	\$20M (fy'09)
Brule (closer to Chetwynd)	Currently Operating	35	50	\$10M (fy'09)
Willow Creek (closer to Chetwynd)	Temporarily on hold until 2009	N/a	N/a	\$15M (fy'09)
Hermann	EA Certificate received	N/a	100	\$55M
Teck Coal				
Quintette	Pre-feasibility Study	N/a	500	Unavailable
Peace River Coal Inc.				
Trend Mine	Currently Operating	280+	50+	\$200M
Roman	Feasibility in 2008	1	~200	\$250M
Horizon	Undergoing Feasibility	N/a	200	\$25M
Hillsborough Resources Ltd.				
Wapiti Thermal Coal Mine	In discussion w/major Asian utility company	N/a	40	

*This number refers to recently laid-off workers. They are expected to return to work.

Peace River Coal Inc.

In November of 2006, the Peace River Coal Limited Partnership (PRC) was formalized between Anglo Coal Canada (Anglo), Northern Energy and Mining Inc. (NEMI) and Hillsborough Resources Ltd. (HLB). As a result, the Northeastern BC coal assets of the partners, with the exception of Hillsborough's proposed Wapiti project, are now held under PRC. NEMI's contribution to the partnership was its Trend coal property and related assets, including coal preparation plant and rail loadout, and its 50-per-cent interest in the Belcourt Saxon limited partnership. Coal assets contributed by Hillsborough include the Horizon Coal Mine Project and its portion of the Murray River Project Group. Anglo Coal, a division of Anglo American plc, is PRC's operational manager.

The present focus of PRC's attention is taking the Trend Mine to its full production potential of 1.8Mtpa. In 2008 PRC's Shareholders approved the purchase of over \$120M in new mining equipment and infrastructure. In January 2009, PRC commenced operating the mine without the assistance of contractors.

PRC's business development group will continue the exploration and development of its other projects, namely Horizon and Roman. Exploration and in-fill drilling as well as environmental field work will continue on several other Tumbler Ridge area properties. A small exploration field program is planned to be undertaken by the Belcourt Saxon

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limited partnership in which PRC holds a 50% interest, the other half being owned by Western Canadian Coal.

Trend Mine

PRC received its full mine permit in January 2007. Currently employment is approximately 280 people, which includes the mine site, coal transportation and rail loadout. This will increase to approximately 300 once the mine achieves full production.

Roman Project

PRC has commenced a pre-feasibility study on the Roman Project, which is adjacent to the Trend Mine. The EA application was submitted in Q308 with approvals expected by Q209 and mine development to commence in late 2011. The Roman Mine has the potential to produce approximately 3 Mtpa over a 15 year mine life. An additional 200 new workers will be employed.

Horizon Mine Project

The Horizon Project has been in the exploratory phase since drilling programs began in March 2005. A recently completed preliminary assessment of the property's resources has indicated the presence of a resource base to support production of 1.5Mtpa for a 15 year mine life. The employment forecast for this project is approximately 200 people. The intent is to submit the EA application in Q409 with approvals expected by Q210 and mine development to commence in early 2012.

Western Canadian Coal Corp.

WCC began operating the first active coal mine to create new employment opportunities for Tumbler Ridge residents in December 2004. This Dillon Mine on the Burnt River property is now depleted, having produced 1.26 million tons of coal during its two year life.

In March of 2005, WCC was granted its mining permit for the Wolverine coal mine 25 km west of the Tumbler Ridge town site. WCC spent in excess of \$300 million to construct the Wolverine Mine, which began production of hard coking coal in July 2006. This open-pit deposit will achieve initial production levels of 2.4 million tonnes per year of metallurgical coal from a proven and probable reserve of 43 million tons of run-of-mine coal in two deposits (Perry Creek and EB). This mine has created more than 360 full-time production jobs and has a projected life of eleven years.

Perry Creek is just one of three potential developments in the Wolverine area west of Tumbler Ridge, and potential expansion scenarios are available to support annual production levels of 3.0 million tons by the end of 2008. In November of 2008, WCC received an environmental certificate for its \$55-million Hermann mine, which also forms part of the company's Wolverine expansion.

The Company is also working in partnership with Peace River Coal to explore the possibility of developing two other large multi-deposit property groups in the Tumbler Ridge area – the Belcourt/Saxon properties – covering 50,000 ha, with a total historical

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resource estimate for surface mining in excess of 150 million tons. The Partnership released a 43-101 technical report that indicates the property has reserves over 86 million tons.

In November 2006, WCC announced its intention to proceed with development and start-up of the Company's Brule mine, located within the Burnt River coal property (next to the depleted Dillon mine) northwest of Tumbler Ridge and west of the Sukunka River. The Environmental Assessment certificate for the Brule mine was received in 2006. The Brule mine is operating at an annual run rate of 1,300,000 tons of PCI (pulverized coal injection) coal. A Mine Permit allowing for production of up to 2.0 million tons per annum at Brule was received early in February 2007. The Brule Mine is a replacement for the depleted Dillon Mine.

In May 2008, the Company acquired the Willow Creek mine, located within 65 km's of the Brule mine, from Cambrian Mining plc. At the end of November 2008, a decision was made to temporarily suspend operations for this project until clarity is reached for 2009 coal prices and purchaser commitments become more visible. Once operations resume, the mine is projected to progress at an initial annual run rate of 720,000 per annum with the target to be at 1.5 million tons by early 2010.

All in all, the Company has plans to produce over 7 million tons of metallurgical coal from its three properties. There is also a potential for a further 4 million tons per year, minimum, from the Belcourt-Saxon joint venture, which could commence mining as early as 2013.

Hillsborough Resources Limited

Hillsborough is evaluating the potential to develop a mine on the Wapiti property to supply thermal coal into the export market. Such a mine is expected to have a production level up to 600,000 tons per year with permanent employment of about 40 people with a 12-year mine life. A technical report completed and filed in February 2007 provided an updated resource estimate of 80.1 million tons measured and indicated a further 35.2 million tons inferred. The large resource tonnage offers the opportunity for mine development based on the export market as well as the regional industrial markets both in British Columbia and Alberta, and the Corporation is continuing in active discussions with a major Asian utility company to consider the possibility of their participation in the mine's development. Hillsborough continues to pursue development of the Wapiti. Work is underway to obtain regulatory approvals, and the Corporation is evaluating financing options.

Teck Coal

Teck Coal has completed a pre-feasibility study to evaluate the possible reopening of Quintette Operations. There is no decision pending regarding the future of the operation nor are there any official announcements pending. Unlike the Bullmoose property, which was decommissioned and disassembled upon mine closure, the Quintette mine site was 'mothballed' and can be reinstated within a short period of time. Teck Coal Ltd. is headed by Boyd Payne, President and Chief Executive Officer. Teck Coal is a wholly owned subsidiary and business unit of Teck Resources Ltd.

Oil and Gas

With the petroleum industry applauding the current provincial government's Oil and Gas Development Strategy for improving the investment climate through targeted royalties, upgrading of roads, the adoption of summer drilling incentives, enhanced tax competitiveness and streamlined regulatory processes, Tumbler Ridge's prospects for acting as home base for a myriad of service companies are getting brighter all the time.

The most active companies in the Tumbler Ridge area include: EnCana Corporation, Shell Canada Ltd., BP Canada Energy Company and ConocoPhillips Canada (BRC) Ltd.

Oil and Gas Tenures in the Tumbler Ridge Area

(Approx. 100km radius of townsite)

Year	Bonus Paid	Tenures Issued	Total Ha
2004	\$87,868,384	103	90,506
2005	\$291,178,206	190	156,704
2006	\$39,021,794	57	64,315
2007	\$1,053,927,872	113	248,836
2008	\$1,542,216,465	96	120,682
Total	\$3,014,212,721.00	559	681,043

Source : Ministry of Energy and Mines - Oil and Gas Titles Branch

* **Note:** Tenure acquisition does not indicate ground activity levels but more reflective of resource interest. It sometimes goes in small parcels for exploratory testing followed by larger ones to pick up the indicated resource or in the other direction, starting large with small 'fill ins' later. The tenure term for most drilling licenses in the area is 5 years, so on the ground activities may occur at any time during the term. Activities are also driven by availability of rigs, tenure expiration date and location, which may not be in B.C.

3 Largest Combined Bonuses Paid 2008

Company	Bonus	Total Combined Tenure Area (ha)
WINDFALL RESOURCES LTD.	\$326,915,646	11,580
STANDARD LAND COMPANY INC.	\$258,046,112	13,993
SANDSTONE LAND & MINERAL COMPANY LTD.	\$210,395,040	21,134

3 Largest Combined Tenure Areas Acquired 2008

Company	Total Combined Tenure Area (ha)
SANDSTONE LAND & MINERAL COMPANY LTD.	21,134
CONOCOPHILLIPS CANADA LTD.	14,715
STANDARD LAND COMPANY INC.	13,993

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**Summary of Well, Pipeline, and Geophysical Activity Taking Place in
the Tumbler Ridge area (Approx. 100 km radius from town site)**

2007	Wells New Apps	Wells Amendments	Pipelines New Apps	Pipelines Amendments	Geophysical New Apps	Geophysical Amendments
	Started	146	95	76	26	10
Approved	136	94	75	28	11	9

2008	Wells New Apps	Wells Amendments	Pipelines New Apps	Pipelines Amendments	Geophysical New Apps	Geophysical Amendments
	Started	151	99	88	29	8
Approved	171	100	96	30	7	4

2009	Wells New Apps	Wells Amendments	Pipelines New Apps	Pipelines Amendments	Geophysical New Apps	Geophysical Amendments
	Started	31	19	34	4	3
Approved	29	19	44	5	3	0

Note: 2007 - Date Range is January 1, 2007 to December 31, 2007

Note: 2008 - Date Range is January 1, 2008 to December 31, 2008

Note: 2009 - Date Range is January 1, 2009 to June 15, 2009 (YTD)

Source: Oil and Gas Commission

Three Most Active O&G Operators in the Tumbler Ridge Area

Application Type	Operator	New Apps Approved
		Well
	EnCana Corporation	8
	BP Canada Energy Company	3
Pipeline	BP Canada Energy Company	11
	ConocoPhillips Canada (BRC) Ltd.	9
	EnCana Corporation	6
Geophysical	Complete Exploration Services Ltd.	1
	Devon ARL Corporation	1
	International Exploration Consul. Inc.	1

Note: Most Active Operators based on # of new applications of each type approved between January 1, 2009 and June 15, 2009 (YTD)

Source: Oil and Gas Commission

Cutbank Ridge Play – EnCana Corporation

In 2003, EnCana Corporation completed the acquisition of about 325,000 net acres of prospective natural gas development lands in the Canadian Rocky Mountain foothills. It

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now holds approximately 962,000 net acres. The lands are located approximately 55 kilometres Northeast of Tumbler Ridge. As the largest single-day petroleum land sale in BC history, it is expected to yield steady, profitable, long-life production growth. As the table above indicates, EnCana's preliminary Cutbank Ridge development plan resulted in the approval of 24 wells in the Tumbler Ridge area for the year of 2008.

Source: EnCana Corporation website

BP Canada Energy Company – Noel Major Project

The Noel Major Project received BP's internal approval in September 2008. It is also subject to BC's regulatory and permitting requirements for natural gas development. BP is currently drilling with two rigs and completing their facility construction. BP plans to construct a 70 km power line from West of Dawson Creek to One Island Lake which will begin in September 2009 and completed by first quarter 2010. Located within an area that is 60 km north of Tumbler Ridge and 10km West of Kelly Lake, this project includes the drilling, completions and tie-in of more than 130 sweet gas wells over the next 10 years. This project has a projected life of 30 years.

Tourism Development

The development of a balanced, thriving tourism industry continues to be a mainstay focus of Tumbler Ridge's economic diversification efforts.

Tumbler Ridge has been described in a myriad of ways; a fledgling mountain resort community, Shangri-la of the Northern Rockies and an oasis in an overdeveloped world. During a visit to the community in 2002, former Mayor of Whistler Ted Nebbeling was shocked to see the striking similarities between Tumbler Ridge and the resort community he helped develop. Having completed a town-wide visioning process in 2006, Tumbler Ridge residents expressed their desire to see tourism become a larger part of the local economy.

For a full inventory of Tumbler Ridge's tourism attractions and infrastructure, please contact the Economic Development Office.

There are a variety of key initiatives that are steadily moving Tumbler Ridge towards its tourism vision:

Tourism Investment Strategy

Completed in January of 2008, Tumbler Ridge's Tourism Investment Strategy outlines a series of key investment opportunities and strategic development recommendations for the local tourism industry. Copies of the executive summary and full report are available by request from the Economic Development Office.

Community Tourism Foundations

Tumbler Ridge completed the Tourism BC's Community Tourism Foundations program in December 2008. The main objectives of the program were to assemble local tourism industry stakeholders to develop and implement two strategic tourism industry plans: one targeted towards development and the other

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for marketing. A Tourism Development Plan was created out of the project, accepted by Council in November 2008 and is moving forward in 2009.

Dinosaur Developments

- The Claude Galibois school facility is now the home of the Peace Region Palaeontological Research Centre and Dinosaur Discovery Gallery which re-opened in May 2009 – exhibits include marine vertebrates, skeletal mounts and dinosaur trackways & bones.
- Continued evolution of attractions and products being developed by the Tumbler Ridge Museum Foundation, including the increasingly popular dinosaur trackway tours, Dinosaur Discovery Gallery and the Dinosaur Camps (for children and adults).

For more information visit: www.trmf.ca and www.prprc.com

Trail Infrastructure

- Tumbler Ridge is not only gifted with an abundance of natural treasures, we are also blessed with a dedicated group of outdoor enthusiasts (Wolverine Nordic & Mountain Society) that have worked tirelessly to create an evolving network of recreational trails to facilitate access to these areas. At this point in time, 37 formalized trails exist in the Tumbler Ridge area. We currently have a trail crew working to improve existing and to clear new trails in the area.
- The Monkman Pass Memorial Trail was completed and the official opening took place on July 17th, 2008. This six day journey through Monkman Provincial Park (and beyond) is poised to outshine the West Coast and Chilkoot Trails.

For more information visit: www.pris.bc.ca/WNMS

Industrial Service Opportunities

Industrial Services

There are a multitude of opportunities for a variety of industrial service companies to position themselves in the midst of all the activity that is taking place in the Tumbler Ridge area. By establishing operations in Tumbler Ridge, companies enhance their competitiveness through the elimination of operational expenses associated with travel and workforce lodging. In addition, as companies move closer to the field they can exercise economies of scale by being closer to a variety of job sites and keep a more watchful eye on their operations.

As far as identified needs are concerned, active mining companies in the area were asked what services they feel will be needed over the next few years.

Some of their responses included contractors for;

1. Additional site clearing/harvesting
2. Exploration reclamation
3. Waste oil disposal
4. Sewage disposal

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Shop Space

Businesses are now positioning themselves for the development that is going to take place within the next 2-3 years. Since we are on the doorstep of a critical mass of gas plays and coal properties, people have realized that being closer to the action helps sharpen their competitive edge. In response to the increasing number of inquiries from businesses looking to relocate to Tumbler Ridge, we have expanded our commercial and heavy industrial parks. Not only does this provide space for businesses to set up shop themselves, it offers the opportunity for people to build shops for lease purposes.

Retail and Commercial Service Development: Initiatives and Opportunities

A **Commercial Investment Strategy** was developed for the District over the course of 2007 and adopted in March of 2008. The final report outlines the scope of unfulfilled retail and commercial service niches in the community then summarizes them in a prioritized grouping. In addition, the report also outlines a series of key recommendations for enhancing Tumbler Ridge's climate for attracting and retaining business in the local economy. This document not only serves the District, but is also a valuable resource for the existing business community in order to help them with their expansion-based decisions, by new investors looking for opportunities, and by prospective developers that are considering, or in the process of, building new commercial infrastructure.

The Executive Summary and full report are available from the Economic Development Office.

Based on the report's analysis, and on new services added since 2007, immediate local opportunities for successful investment in new or expanding non-basic retail and service businesses include:

- Building construction and maintenance trade work that tends to be used on an ongoing basis after initial construction, for example;
 - Renovations and finishing carpentry
 - Regular maintenance and small repairs and replacements, e.g., annual commercial furnace inspections and property upkeep
- Professional or semi-professional services, such as;
 - Specialized financial services such as portfolio management
 - General management consulting
 - Writing

Other categories of opportunity for completely new enterprises are likely to arise as the population increases over time. Meanwhile, the types of goods and services they would involve may be in enough current demand to enable existing local businesses to successfully expand their range and volume of delivered products or services. These categories include:

- Family and women's clothing
- Direct sales distributorships (usually home-based)

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- Specialized legal, technical, and management services, e.g., law, notary, accounting, engineering, medicine, dentistry, tutoring
- Personal services, e.g., interior design, landscaping, photography, amusement, auto and residential upkeep
- Restaurants
- Lunch Truck – catering service

Commercial Lease Space

A variety of retail and service-based businesses have contacted the Economic Development Department hoping to establish themselves in Tumbler Ridge, but there are limited options for ground level retail space. This could be a lucrative opportunity for anyone that has the expertise and resources to establish a multi-use building that combines ground level retail with office space above it. Contacts for potential tenants can be obtained from the Economic Development Officer.

Entertainment

Tumbler Ridge residents are flush with cash and would like to see an expansion in things to do in the evenings, particularly during the winter months. Two of the most requested forms of entertainment are a proper venue to see movies and a bowling alley/billiards hall. Anyone that is interested in the possibility of establishing these services in Tumbler Ridge is asked to contact the Economic Development Office.

Food and Beverage

In a recent survey (published 2006) in which close to 50% of the local households participated, some noticeable gaps in our local food and beverage services were identified. These included:

- More selection in restaurants
- Franchise establishments
- A second grocery store (**an average of 7,859 trips made out of town each year by the survey respondents for groceries**).
- Stand alone bakery/deli
- Stand alone butcher

The future is here...you should be too.

**We invite to fulfill your dreams in Tumbler Ridge and leave
your own *lasting impressions*.**

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