



DISTRICT OF TUMBLER RIDGE
BUSINESS INFORMATION PACKAGE

December 2004

INDEX	Page
<i>INTRODUCTION</i>	<i>3</i>
<i>HISTORY</i>	<i>4</i>
<i>LOCATION</i>	<i>4</i>
<i>TRANSPORTATION</i>	<i>5</i>
<i>CLIMATE</i>	<i>6</i>
<i>MUNICIPAL ADMINISTRATION</i>	<i>7</i>
<i>POPULATION & WORKFORCE</i>	<i>8</i>
<i>RESIDENTIAL DEVELOPMENT & HOUSING</i>	<i>11</i>
<i>TOWN CENTRE</i>	<i>11</i>
<i>TOWN CENTRE COMMERCIAL BUILDING LISTING</i>	<i>12</i>
<i>OTHER BUSINESS SERVICE ZONES</i>	<i>14</i>
<i>MUNICIPAL SERVICES</i>	<i>17</i>
<i>MUNICIPAL TAXES</i>	<i>18</i>
<i>UTILITIES</i>	<i>20</i>
<i>BUSINESS LICENCING</i>	<i>21</i>
<i>DEVELOPING LAND</i>	<i>22</i>
<i>COMMUNICATIONS</i>	<i>23</i>
<i>MEDICAL</i>	<i>24</i>
<i>EDUCATION</i>	<i>25</i>
<i>RECREATIONAL FACILITIES</i>	<i>25</i>
<i>OUTDOOR RECREATION</i>	<i>27</i>

<i>CHURCHES AND WORSHIP SERVICES</i>	<i>28</i>
<i>ADDITIONAL INFORMATION</i>	<i>29</i>

INTRODUCTION

This Business Information Package for the District of Tumbler Ridge is designed to provide complete within one document, information regarding the most frequently asked questions about our community. The document aims to assist business in evaluating the opportunities available in Tumbler Ridge by providing relevant information in an accessible form.

Both the Municipal Council and Staff recognize the importance of attracting new businesses into Tumbler Ridge and maintaining a healthy business environment in the community. If we can be of assistance in any way, or if you require additional information, please feel free to contact us.

**DISTRICT OF TUMBLER RIDGE
P.O. BOX 100
TUMBLER RIDGE, BC
V0C 2W0**

**PHONE: (250) 242-4242
FAX: (250) 242-3993**

HISTORY

It will be tough for historians to say exactly when Tumbler Ridge came into being. In the spring of 1982, there was nothing but a few cleared patches and a couple of camp trailers surrounded by mud. Today, there are an estimated 3,000 people living here. Roads are paved, houses clean and modern, and the residents are serviced by all the usual facilities that one finds in a town of this size.

This young town was built to service the northeast coal project - a \$3 billion project involving the export of 100 million tonnes of metallurgical coal to Japan over a period of 15 years (1982 - 1997). Early in 1976 the developer - consortiums led by Denison Mines and the Teck Corporation together with the provincial government decided that it would be impractical to transport the workforce in daily from Chetwynd or Dawson Creek, 100 km away. They also discounted setting up camps at the mine site, between which the miners would commute for seven-day shifts. The only solution, which satisfied the need to attract and maintain a steady labour force, was to build a new town.

Thus was Tumbler Ridge conceived.

LOCATION

Tumbler Ridge is located approximately 1100 kms northeast of Vancouver, close to the BC - Alberta boundary. Tumbler Ridge is at the junction of the paved Highway 29 from Chetwynd, and the paved Heritage Highway to Dawson Creek and extension to Grande Prairie. Tumbler Ridge is situated on a plateau above this confluence of three major rivers, the Murray, Wolverine and Flatbed. The setting is magnificent, with Mount Bergeron and Quintette Mountain adding to the natural beauty of copious forest and rolling hills.

Driving Distances to:

Dawson Creek	120 km
Chetwynd	95 km
Fort St. John	200 km
Grande Prairie	250 km
Prince George	414 km
Edmonton	785 km
Calgary	1000 km
Vancouver	1178 km

TRANSPORTATION

Air

An airport sit has been developed several miles southeast of the town site. There is presently a 4,000 foot x 100 foot paved runway and terminal building that requires no prior permission to use. There is taxiway and apron lighting. Other features include Precision Approach Path Slope Indicators (PAPI), lighted windsocks and Non-Directional Beacon. There are no fuel facilities at present, however, further improvements are planned for the future.

Highway

Tumbler Ridge is accessible by paved Highway 29 via Chetwynd and the paved Highway 52 (Heritage Highway) via Dawson Creek. The Boundary Road (Hwy. 52 east) via Grande Prairie is in the process of being paved, and should be finished by the fall of 2006.

Freight and Courier

Regular freight services are provided by Canadian Freightways, Van Kam, Loomis, Purolator, Greyhound Bus Lines, Federal Express, Double O Delivery, and other major freight and courier services.

Canadian National Railway (CN Rail)

The local area is capable of receiving freight service from CN Rail. Additional capacity for freight entering or leaving the Tumbler Ridge area can be obtained by contacting CN Rail freight services.

CLIMATE

The complex mountainous terrain influences the weather at Tumbler Ridge, interactions of the warm moist pacific air and the colder, dryer Arctic air masses. The climate of the area is characterized by long, cool winters, warm springs and short, cool summers. Precipitation in the form of rain and snow is 496 mm annually. The area is also prone to frequent Chinooks.

Climate Summary

Temperatures (Celsius)

Month	Maximum	Minimum	Mean Max	Mean Min	Mean
January	14.5	-41.5	-2.1	-10.0	-5.3
February	15.5	-38.0	-1.2	-10.00	-5.5
March	15.5	-38.0	3.0	-6.7	-1.8
April	26.0	-20.0	9.8	-1.3	4.7
May	31.0	-7.0	15.2	3.3	9.1
June	30.5	-2.0	18.6	7.2	12.9
July	33.0	0.5	21.2	9.3	15.2
August	33.0	-4.0	20.6	8.3	14.5
September	34.0	-11.5	15.0	4.6	9.8
October	24.0	-28.0	8.6	0.2	4.4
November	14.5	-46.0	-1.0	-8.0	-4.5
December	10.5	-41.5	-2.9	10.8	-7.2
Annual	34.0	-46.0	7.0	-0.9	3.9

Average Precipitation (Water Equivalent mm)

January	40.2
February	24.3
March	32.4
April	25.1
May	30.1
June	73.0
July	78.6
August	49.2
September	52.1
October	47.5
November	39.5
December	27.61

Annual 519.4 (Average annual snowfall 185.2 cm)

MUNICIPAL ADMINISTRATION

Initially Tumbler Ridge's local government consisted of an appointed Commissioner who acted as Mayor and Council for the new municipality. In 1983, three alderman were appointed by the Province of B.C. and in 1984, the first municipal elections were held, with three additional aldermen elected to make a seven person council.

In 1985 the three appointed alderman positions and the mayor's position were all open for election. Tumbler Ridge now has a fully elected seven-person council.

The present slate in Council is as follows:

Mayor & Council

Mayor	Clay Iles
Councillors	Pernell Kirby Rose Colledge Don McPherson Doreen Younge Glenn Steele Lynn Way

The municipality has a complete staff to handle all day-to-day functions of the District. The municipal staff and department heads are:

Chief Administrative Officer/Treasurer	Nigel Black
Clerk/Deputy Administrator	Kim Isaak
Public Works Operations Manager	Clark Hazlehurst
Fire Chief/Bylaw Enforcement Officer	Dan Golob
Director of Community Services	Peter Thomas
Economic Development Officer	Ray Proulx

POPULATION AND WORKFORCE

Population

The following table illustrates data collected by Statistics Canada in the 2001 Census:

Population by Age Group 2001

Age Group	Population	% Distribution
Under 18 years	505	27.4%
18 - 34 years	280	15.2%
35 - 54 years	725	39.3%
55 - 74 years	320	17.3%
75 years and over	15	0.8%
Total	1,845	100.0%

The unofficial count for 2004 is approximately 3000 residents.

Workforce

The following table illustrates data collected by Statistics Canada in the 2001 Census:

Labor Force by Sector:***Non-Agricultural Labor Force Reported by Place of Residence***

	Total Number Employed	% of Total Employed Persons
Forestry & Logging	25	2.30%
Mining	360	32.70%
Construction	60	5.50%
Manufacturing	50	4.50%
Transportation & Public Utilities	75	6.80%
Wholesale Trade	0	0.00%
Retail Trade	95	8.60%
Finance, Insurance & Real Estate	35	3.20%
Services	330	30.00%
Government	70	6.40%
Total	1,100	100.00%

Labor Force by Occupation:
Reported by Place of Residence

	Total Number Employed	% of Total Employed Persons
Administrative/Clerical	140	12.70%
Executive	15	1.40%
Farming/Forestry	110	10.00%
Labourers/Handlers	100	9.10%
Machine Operators	140	12.70%
Management	65	5.90%
Precision Production	40	3.60%
Professional	35	3.20%
Protective Services	20	1.80%
Sales	30	2.70%
Services	215	19.50%
Technician	145	13.20%
Transportation and Public Utilities	45	4.10%
Total	1,100	100.00%

Labor Force Participation Rate *

Male	77.60%
Female	65.50%
Total	71.60%

* Labor Force/Population 15-64 Years (%)

RESIDENTIAL DEVELOPMENT AND HOUSING

The District of Tumbler Ridge has developed in excess of 1100 single family lots, 113 mobile home lots, eight apartment sites and a mobile home park. All of the property has now been purchased. The municipality still has an inventory of single family and duplex lots that are located in fully serviced subdivisions with paved roads, curb and gutter, underground utilities and sidewalks.

The present profile of completed housing units is approximately as follows:

Single Family & Duplex	906
Apartments (8)	416
Townhouses	19
Mobile Home Lots (owned)	113
Mobile Home Lots (rented)	185
Co-op Houses	20

TOWN CENTRE

The heart of Tumbler Ridge is the Town Centre. Designed around the theme of “Main Street – Tumbler Ridge”, it provides a unique downtown environment.

Main Street, of course, is the focal point, where canopied buildings shelter pedestrians as they stroll wide sidewalks. Attractive street furniture, benches and plants decorate the walkways.

Main Street is wide enough for vehicles, but still of a scale that allows pedestrians to feel at ease when crossing the street.

The downtown is compact in comparison with other northern BC communities. Community facilities, including community centre, Town Hall, and post office, are within a few hundred feet of each other. Commercial buildings, retail shops and service buildings are one and two stories high with canopies providing a “street front gallery” which protects from harsh weather yet takes advantage of the southwestern exposure to the sun. View gateways provide access to the centre while also serving to preserve views of the region’s natural beauty.

Anchored by the Town Hall at the east and the community services complex at the west, the town centre is unified by co-ordinated landscape and streetscape plans that create a cozy and human scale for commerce and social interaction. At the same time, a strong sense of the region’s history, and feeling of security, permanence and stability are achieved.

The overall result is a unique combination of the pioneering excitement of a new enterprise with a well-designed environment where there is still room for residents to make their mark.

Currently the only District-owned properties for sale are three commercial lots in the downtown core. Please contact Town Hall at (250)242.4242 for maps and application forms.

TOWN CENTRE BUILDING LISTING

Private Commercial Buildings

<u>Lot</u>	<u>Project</u>	<u>Owner</u>
F	Food Store	Shop Easy Kelly Douglas & Co. Ltd. 4700 Kingsway Burnaby, BC V5H 2C1 Contact: Joe Bran (604) 661-1471
G	Royal Bank Building	Dyna Investments Ltd. 308-626 Pender Street Vancouver, BC V6B 1V9 Contact: Roy Roots (604) 681-7106
O	Single Storey Building with Liquor Store	Tumbler Ridge Plaza Ltd. 211-1527-3 rd Avenue Prince George, BC V2L 3G3
N	Two Storey Building Rescan	Allen M. Futchner 52172 Rge –Rd. 232 Sherwood Park, AB T8B 1B3 (780) 467-9485
H	Commercial Building	Koals Holdings PO Box 1468 Tumbler Ridge, BC V0C 2W0 (250) 242-4361
V	Gas & Service Station	Shell Canada Ltd. PO Box 2211 Vancouver, BC V6B 3W4

Contact: Dennis Heywood
(604) 685-5155

A1	Gas Bar/Convenience Store	Tags Food & Gas Box 2039 Tumbler Ridge, BC V0C 2W0 Contact: Pernell Kirby (250) 242- 3394
B1	Twilight Lodge	Yvette Francois 10202-75A Avenue Grande Prairie, AB T8W 2H9
W/C1	Motor Hotel	Tumbler Ridge Inn Ltd. C/o Central Homes & Development Ltd., PO Box 1804 Prince George, BC V2L 4V4

Public Buildings

A	Community Centre Library Aquatic Centre	District of Tumbler Ridge Municipal Hall PO Box 100 Tumbler Ridge, BC V0C 2W0 (250) 242-4242
D	High School	School District #59 Dawson Creek, BC (250) 782-8571
E	Health & Social Services Centre	Peace River Liard Regional Hospital District (250) 782-5891
T	Town Hall	District of Tumbler Ridge (250) 242-4242
S	Fire Hall	District of Tumbler Ridge (250) 242-3939 (250) 242-5555 (emergency)
S	RCMP	Public Works Canada (250) 242-5252

There are still prime lots available in the town core area, prices vary according to size and location.

OTHER BUSINESS SERVICE ZONES

Commercial Park

The Tumbler Ridge Commercial Park is a six hectare (15 acre) service commercial subdivision located close to the town centre on the East Side of Mackenzie Way between the Chetwynd Highway and Pioneer Loop. It is a fully serviced, high quality municipal subdivision with paved roads, curb and gutter and all utilities underground, including sewer, storm, hydro and gas.

To date, all 15 lots have been sold to private interests. These are listed in the following table:

Lot	Civic Address	Owner	Address
1	139 Commercial Pk.	Joy Propane	724 - 114 Avenue Dawson Creek, BC V1G 3A3
2	135 Commercial Pk.	C. Friesen Holdings Ltd.	Box 1034 Tumbler Ridge, BC V0C 2W0
3	131 Commercial Pk.	Individual Owner	Box 713 Tumbler Ridge, BC V0C 2W1
4	127 Commercial Pk.	Sentinel Sheet Metal & Gas Fitting Inc.	Box 39 Site 270 RR#2 Stoney Plain, AB T72 1X2
5	123 Commercial Pk.	MR Maintenance	Box 74 Tumbler Ridge, BC V0C 2W0
6	119 Commercial Pk.	Pacific Northern Gas	2900 Kerr Street Terrace, BC V8G 4L9
SL2	115 Commercial Pk.	Individual Owner	Box 1192 Tumbler Ridge, BC V0C 2W0

SL1	115 Commercial Pk.	Fellowship of Evangelical Baptist Churches of BC & Yukon	201-26600 - 56 Avenue Langley, BC V4W 3X5
B	111 Commercial Pk.	El-Ja Pressure Services	Box 2015 Tumbler Ridge, BC V0C 2W0
A	107 Commercial Pk.	Individual Owner	Box 1689 Tumbler Ridge, BC V0C 2W0
10	103 Commercial Pk.	Roman Catholic Espiscopal Corporation	Box 7000 Prince George, BC V2N 3Z2
11	112 Commercial Pk.	Northern Metalic Sales	9729-19 Street Dawson Creek, V1G 4B2
12	116 Commercial Pk.	Kodiak Construction	Box 1641 Tumbler Ridge, BC V0C 2W0
13	120 Commercial Pk.	Kodiak Construction	Box 1641 Tumbler Ridge, BC V0C 2W0
14	124 Commercial Pk.	DTR-Fire Dept	Box 100 Tumbler Ridge, BC V0C 2W0
15	128 Commercial Pk.	Individual Owner	Box 368 Tumbler Ridge, BC V0C 2W0

Due to the increasing interest in local business investment, especially land development, the District is constructing another group of lots with the combined area of 9 acres. This new commercial park will be located near the existing one, on the opposite side of Mackenzie Way, approximately 200m to the south.

Industrial Park

The District of Tumbler Ridge has also developed a 11.7 hectare (29 acre) heavy industrial park, located six miles south of the Tumbler Ridge town centre en route to the Quintette Mine site. All parcels are privately owned and vary in size from one to five acres.

All lots are serviced with underground water, sewer, gas and overhead power. The park is oriented towards heavy industrial users and current owners/occupants are included in the following table:

Lot	Area (ha)	Civic Address	Owner	Address
Lot 1	0.9982	101 Industrial Drive	709125 Alberta Ltd.	Box 9 Millet, AB T0C 1C0
Lot 2	1	201 Industrial Drive	H.F. Nodes Construction	Box 373 Pouce Coupe, BC V0C 2C0
Lot 3	0.5	207 Industrial Drive	Individual Owner	Box 454 Dawson Creek, BC V1G 4H3
Lot 4	0.5002	213 Industrial Drive	Individual Owner	Box 2188 Tumbler Ridge, V0C 2W0
Lot 5	0.5	219 Industrial Drive	Individual Owner	1702-41 Ave. Vernon, BC V1T 7M9
Lot 6	0.7484	225 Industrial Drive	Babcock Mountain Sawmill	Box 2020 Tumbler Ridge, BC V0C 2W0
Lot 7	0.4982	225 Industrial Drive	Babcock Mountain Sawmill	Box 2020 Tumbler Ridge, BC V0C 2W1
Lot 8	0.5	225 Industrial Drive	Babcock Mountain Sawmill	Box 2020 Tumbler Ridge, BC V0C 2W2
Lot 9	0.4982		Individual Owner	Box 769 Tumbler Ridge, BC V0C 2W0
Lot 10	0.9982		Northern Drilling Inc. 59055A	Box 887 Tumbler Ridge, BC V0C 2W0
A	1	302 Industrial Drive	BC Building Corp	3350 Douglas St. Victoria, BC V8Z 3L1
Lot 13	0.4983	102 Quarry Crescent	Northland Fleet	Box 579 Tumbler Ridge, BC V0C 2W0
Lot 14	0.5001	108 Quarry Crescent	LapCorp Holdings	2053 S. Ogilvie Street S. Prince George, BC V2N 1X2
Lot 15	1	114 Quarry Crescent	LapCorp Holdings	2054 S. Ogilvie Street S. Prince George, BC V2N 1X2
Lot A	0.25	102 Industrial Drive	Colco Enterprises	204-17957-55 Avenue Surrey, BC V3S 6C4
Lot B	0.25	108 Industrial Drive	Individual Owner	Box 454 Dawson Creek, BC V1G 4H3
Lot A	0.5		Individual Owner	101-610 Signal Road Ft. McMurray, AB T9H 4W5
Lot 16	1.497	107 Quarry Crescent	Pavilis Trucking	Site 3, Comp 26, RR1 Dawson Creek, BC V1G 4E7

MUNICIPAL SERVICES

Streets and Roads

All major arterial roads are fully paved and all subdivision streets are paved with curb and gutter. Utilities including hydro and telephone are underground and on most streets sidewalks have been provided.

Water

The municipality has its own water supply that it takes from two aquifer areas. The system is serviced by a seven million-litre reservoir. There is adequate water to serve all developed areas of the municipality for both domestic and fire purposes.

A water treatment plant completed in 1991 treats all water in the residential and commercial areas.

Sanitary Sewer

Tumbler Ridge has a complete sanitary sewer system serving the municipality. Treatment facilities and sewage lagoons have been constructed at the north end of the municipality.

The annual residential charge for sanitary sewer and water service is \$227.34. Fees for commercial users vary depending on the number of fixtures.

The heavy industrial park is fully serviced by treated water and sewer system and has its own lagoon facility.

Garbage Disposal

The District provides garbage collection for residential, commercial and industrial users on a regular basis. There is no charge for weekly residential service. Commercial and industrial users may rent a garbage container \$267.75 per quarter and the District will collect the garbage three times per week or as required. There is no charge for use of the Municipal dumping ground.

Fire Protection

Tumbler Ridge has a full time fire chief LAFC, and a volunteer fire department. The fire hall is located in the town centre and is well equipped with emergency and fire protection vehicles as well. The Fire Department works in conjunction with Search and Rescue, supplying equipment and sharing the use of Squad Bay. The Fire Hall also acts as a Red Cross Medical Equipment Loan Service Depot for the Tumbler Ridge area.

To become a volunteer firefighter you must be 19 years of age, have a valid drivers license and complete a criminal record check. Applications for a volunteer firefighter position can be picked up at the Fire Hall, 325 Founders Street or by printing from this site. For more information and required qualifications or recruitment process, contact the Fire Chief at (250) 242-3939.

Police Services

Police protection is provided by the R.C.M.P., who have a permanent detachment in the Tumbler Ridge Town Centre. The detachment headquarters have office and detainment facilities.

MUNICIPAL TAXES

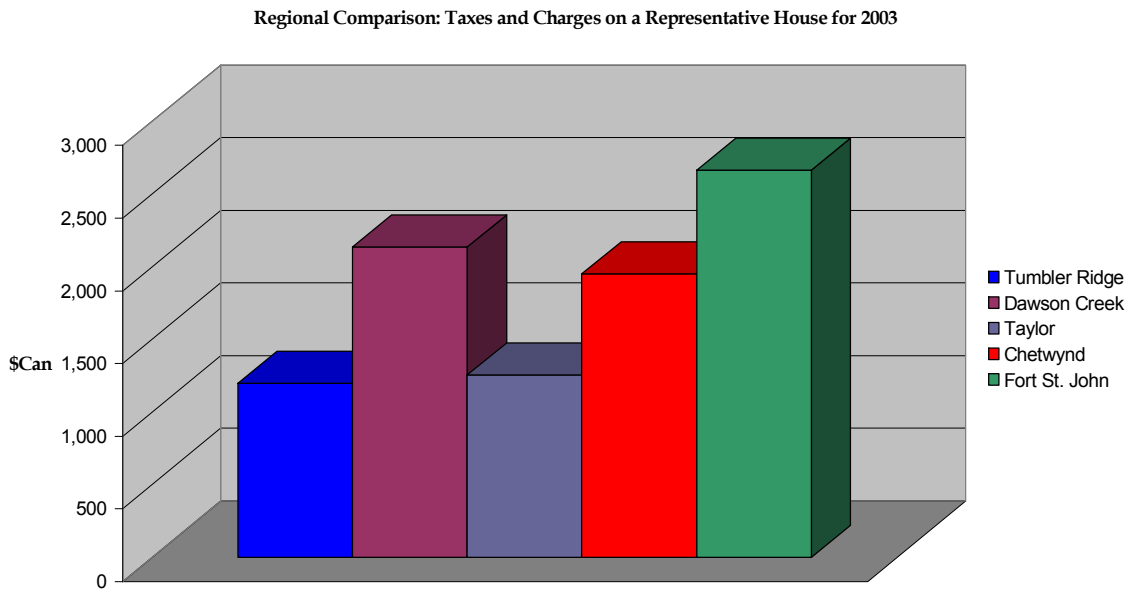
Municipal Taxes are based on the assessed value of property and improvements for 9 basic categories, including Residential, Utilities, Forestry, Heavy Industrial, Light Industrial, Business, Tree Farm, Seasonal Recreational and Farm. The B.C. Assessment Authority determines the assessed value. The municipality, 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 \$39 901.00 in Tumbler Ridge in 2004 were \$979.13. In addition, there is an average charge of \$ 227.34 per annum for water and sewer service, thereby bringing the average annual charge for a single family home to \$1206.47.

If your primary residence is in Tumbler Ridge you are eligible for a B.C. Homeowners Grant. which can often lower the amount of your gross payment significantly. The following table illustrates this point:

	Gross Taxes (Before Deductions)	Maximum Eligibility	Net Taxes Payable
Age			
Under			
65	\$1,206.47	\$470.00	\$736.47
Over			
65	\$1,206.47	\$745.00	\$461.47

The following chart illustrates a regional comparison of residential taxes and charges on a representative house for the 2003 tax year:



Source: Union of BC Municipalities 2003

A full summary of the 2004 tax rates by each class is shown in the following table:

Class		Tax Rates
1	Residential	16.3658
2	Utilities	32.7316
4	Major Industrial	41.7328
5	Light Industrial	33.5499
6	Business/Other	30.2767
8	Rec/Non-profit	16.3658
9	Farm	16.3658

A Note on Calculating Taxes:

Annual taxes for any given class are calculated by dividing a property's current assessment by 1000, then multiplying the resulting number by the current year's tax rate.

UTILITIES

Electricity

B.C. Hydro and Power Authority provide electrical utility service to all developed areas of the municipality.

Rates as of July 2004

Residential Rate (Rate 1101)

Basic Charge	\$7.42 for 2 month period
All kWh per period	\$0.0619 per kWh

Commercial Rates (Rate 1220)

Consumers of less than 35kW for 2 months (I.e. Offices, repair shops)

Basic Charge	\$8.89 for 2 month period
All kWh	\$0.0696 per kWh
Minimum Charge	\$13.10 for 2 months

Consumers of 35kW or more for 1 month (I.e. Buildings, retail, small manufacturing)

Basic Charge	\$4.45/month
First 14 800 kWh	\$0.0696 per kWh
All additional kWh	\$0.0335 per kWh

Industrial Rates (Rate 1821)

Demand Charge	\$4.730 per kV. A
Energy Charge	\$0.02787 per kWh
Minimum Charge	\$4.730 per kV. A of billing demand per billing period

Natural Gas

Pacific Northern Gas is the sole operating utility providing natural gas service to Tumbler Ridge. Natural gas is available to commercial, industrial, and residential areas of Tumbler Ridge. Phone: 1-800-663-1173

Rates as of July 2004

Monthly fixed charge the same for residential, commercial and industrial: \$8.50

Energy Charge (per GJ)

Residential	\$12.220
Small Commercial	\$11.613
Large Commercial (5500+ GJ/yr.)	\$10.875

Industrial Transport

Monthly fixed charge	\$10,000.00
Delivery charge (≤400,000 GJ/yr.)	\$0.158
(>400,000 GJ/yr.)	\$0.458

BUSINESS LICENCING

3 Steps To Opening A Business in Tumbler Ridge:

1. Call, e-mail or stop by the economic development office to get some direction and assistance.
2. Investigate the operational guidelines for your particular business and possible locations for you to set up shop. Business guidelines, vacant property listings and zoning descriptions may be obtained from Town Hall.
3. Once you're ready to do business, you must purchase one of the following licenses from the District of Tumbler Ridge:

Business Classification	License Fee
Industrial Business	\$200.00
Commercial Business	\$150.00
Home Business (Contractor)	\$150.00
Non-Resident Business	\$150.00
Unclassified Business	\$150.00
Home Occupation Business	\$75.00
Daily Business	\$50.00

Any owner or operator of a business in Tumbler Ridge must hold a valid Business Licence. Further information can be obtained at Municipal Hall or by phoning 242-4242.

DEVELOPING LAND

If thorough research and preparation is done, developing land in the Tumbler Ridge area is a relatively simple process. For those looking at constructing new developments, there are two sources of land:

- 1) The District of Tumbler possesses limited parcels of cleared, leveled land for development. As a planned community, we have assigned the conceptual lay out and zoning designations to allow future expansion. As a result, development in new areas is quite feasible given the right proposals. After consulting with District staff (the Economic Development Officer and Public Works Manager) to test initial approval and feasibility, development permit applications can be obtained from Town Hall. There is a non-refundable fee of \$75.00 to submit the application, and once this is done the application will be brought to Mayor and Council to discuss in a closed session during a regular council meeting. These are held on the first and third Monday of every month unless otherwise posted.

Please note: Developers of District property must complete construction within two years of the sale agreement.

- 2) With the largest municipal area in British Columbia, Tumbler Ridge contains a great deal of Crown Land (provincially-owned) within its boundaries. If you cannot find a suitable developed land base for your project in Tumbler Ridge, the possibility of acquiring Crown Land does exist.

To inquire about developing Crown Land in and around Tumbler Ridge, please contact Land and Water British Columbia (Fort St. John office) at (250) 787-3415.

To save yourself time, money and subsequent frustration, please ensure that:

- You are going to develop the land, not secure it for speculation
- Your proposed development utilizes the lot to the fullest capacity that its zoning designation will allow. For example, a 0.5 ha parcel of District land in the downtown core will not be sold if the development proposal indicates that a 15'x15' ice cream stand will be built on it. In this case, we would suggest that the applicant downscale their land request.
- Your development plan is thorough and well articulated
 - Draft both a written description of the plan and the accompanying maps that include scaled conceptual drawings

- The land you wish to develop on is properly suited for the use you are proposing
 - Does the existing zoning permit your proposed development? Is there a possibility that it will need to change?
 - Have the zoning guidelines been incorporated and adhered to in your plan?
 - Are municipal services (water and sewer) and utilities available? Are there any modifications and/or upgrades that need to be made?
 - Does the development meet the goals and objectives established in Tumbler Ridge's Official Community Plan (OCP)?
- Your plan is logistically and financially sound
 - Do you have adequate resources to be able to complete the project within a certain time frame?
- You have gained the acceptance and support of the municipality
 - Be prepared to present your idea to Mayor and Council either directly or through municipal staff
- All required permits are in place, including those issued by engineers, building inspectors, etc, before any construction takes place

We are here to help.

Most of these details can be ironed through consultation with the District of Tumbler Ridge, by speaking with both the Economic Development Officer and Public Works manager. Stop by in the early stages of conceptual development and we will do our best to guide you down the path to success.

COMMUNICATIONS

Three weekly newspapers serve Tumbler Ridge:

Tumbler Ridge News (locally owned and operated)
 P.O. Box 1981
 Tumbler Ridge, BC
 V0C 2W0
 Phone: 242-5343
 Fax: 242-4837

Northeast Weekly
 Phone: (250) 785-1775

Tumbler Ridge Observer
 C/O Peace River Block News
 901 – 100th Avenue

The community has four FM radio stations including CBC National Radio, CFMI Vancouver, Sun FM Grande Prairie and CJDC Dawson Creek.

Television

Tumbler Ridge has full cable complement through Regional Cable TV Ltd.

Satellite television access is provided by Bell Express Vu and Starchoice

Telephone

Services Provided by:

Telus	Westel
Unitel	Cantel

Cellular Service

Provided by: Telus

Internet Services

Both dial-up and wireless internet services are provided by the Peace Region Internet Society:

Peace Region Internet Society
929 106th Avenue
Dawson Creek, BC
V1G 2N9

Toll Free: 1.800.768.3311
Account info: acct@pris.ca

MEDICAL

Community Health Centre

The Health and Social Services Centre provides comprehensive health care to the community. All health-related services are housed under one roof. Doctor, ambulance, public health nurse, counselling, as well as lab, x-ray and emergency services are all available.

Tumbler Ridge has the services of two family physicians, mental health counselor, visiting physiotherapist and visiting optometrist.

Emergency care is equipped with a 24-hour facility and fully equipped ambulance service. Tumbler Ridge Health Centre hours of operation are M-F 8:30 a.m. - 5:00 p.m. A nurse is available (on Call) for medical emergencies after hours at 242-5271. Ambulance is a 911 call.

Medivac air service can also be utilized if necessary.

EDUCATION

Tumbler Ridge is well equipped with adequate schooling to handle the needs of the community. The schools that are located in Tumbler Ridge are as follows:

Tumbler Ridge Elementary School

- Accommodating kindergarten to the sixth grade.

Tumbler Ridge Senior Secondary School

- Accommodating seventh grade to twelve.

Northern Lights College

- Providing advanced education and quality life style courses for a variety of careers, personal interests and industry needs.

RECREATIONAL FACILITIES

Community Centre

The centerpiece of indoor recreation in Tumbler Ridge is the \$13 million Community Centre. The Centre is a multi use building servicing recreation, sport, and cultural needs of the residents.

The recreational component consists of an ice arena, four sheet curling rink, fully equipped weight room, youth centre, climbing wall and an aquatic centre.

The aquatic centre boasts a four-lane twenty five metre competition style main tank, side lagoon play area, separate tots pool. Whirlpool, dry sauna, steam room, squash court, racquetball court, open and enclosed poolside seating, family change rooms, patio sundeck and deck level diving.

The Centre also houses an art gallery show space, library, restaurant and sports lounge, meeting rooms, banquet facilities, museum displays, and is the home of the Tumbler Ridge childcare.

Golf Course

A nine hole, par 36, golf course, cut from thick, forested terrain high above the Murray River is located on the edge of town. Course facilities include a restaurant, pro-shop, practice green, golf carts and driving range. The clubhouse is a year round facility, golfing in the summer and marked, groomed cross-country ski trails in the winter.

OUTDOOR RECREATION

Tumbler Ridge is located in one of the finest wilderness recreation areas in the Province of British Columbia. The year-round recreation opportunities seem almost unlimited. They include hiking, fishing, hunting, snowmobiling, cross country skiing, canoeing, boating, four wheeling, horseback riding, the list is endless.

Hiking Trails

Hiking trails, which encircle the town site and the surrounding areas, are maintained throughout the summer. A walk to the Bald Spot rewards a person with the spectacular view of Tumbler Ridge nestled in the foothills. The Flatbed Falls trail (ideal for a novice hiker) begins in town and leads a person through the Lions Flatbed Creek Campground right through to the Flatbed Falls Interpretive Centre.

The Wolverine Nordic Mountain Society has worked tirelessly to create a network of 18 well-constructed trails to a variety of amazing destinations throughout the Tumbler Ridge area. Brochures featuring maps of these trails can be found on the WNMS website at <http://www.pris.bc.ca/wnms/brochures.htm>.

Bird Sanctuary

A new Bird Sanctuary Trail opened in April 1995. This trail to Tumbler Ridge Point is well groomed. Signage is located at points of interest listing the species of birds that inhabit that area. Pick up a TR Bird Watch Guide at the Trail Head, Chamber of Commerce, or Town Hall.

Provincial Parks

All descriptions are by the Ministry of Water, Land and Air Protection (2004).

Monkman

Established in 1981, Monkman Provincial Park is nestled in the Hart Ranges of the Central Rocky Mountains and Foothills, covers 32,000 hectares of diverse natural landscapes encompassing extensive alpine meadows, jagged mountain peaks, forested valleys, thundering waterfalls and clear alpine lakes. An additional 22,000 hectares were added in 1999 to protect the Limestone Lakes and Upper Fontiniko Creek Valley areas. This addition protects old growth spruce forests, unique geological formations and important recreation.

The park has a diverse water system that includes the Murray and Monkman drainages. Scenic rapids, waterfalls, streams and lakes all contribute to the dramatic visual impact of the landscape. The northern section of Monkman Provincial Park features Kinuseo Falls, where the Murray River plunges 60 metres over a geological fault to the river bed below. This thunderous cascade of water is higher than Niagara Falls and provides many visitors with the highlight of their trip. Despite the rugged grandeur of the park, prime areas of it can be easily accessed--there is even a wheelchair-accessible platform affording great views of the Falls and horseshoe pits at the nearby campsite. Activities at Monkman include camping, fishing, hiking, and wildlife viewing, picnicking, and backcountry

camping.

Gwillim Lake

Winds whispering through the pine forests, waves lapping at the shoreline, Gwillim Lake Provincial Park provides a peaceful outdoor experience. Set in the picturesque Rocky Mountain Foothills on Highway 29, a half-hour's drive from Chetwynd and Tumbler Ridge and the massive Northeast Coal development, visitors can enjoy canoeing, kayaking, swimming, hiking, fishing and a viewpoint that provides a panoramic vista of the superb Rocky Mountain scenery.

Bearhole Lake

Bearhole Lake Provincial Park and Protected Area is located 25 km east of Tumbler Ridge on the Alberta Plateau. Access is via 20 km west along the Kiskatinaw Forest Service Road, which can be reached from the Heritage Highway. Fishing, cross-country skiing, canoeing, camping, hiking, and wildlife viewing are just some of the outdoor pursuits that can all be enjoyed here.

Wapiti Lake

Wapiti Lake Provincial Park is located about 60 km south of Tumbler Ridge in the upper portions of the Wapiti River drainage. It is accessed via the Wapiti River Forest Service Road. Follow this road to kilometre 29 and turn right onto a road that leads to an old well site. The trail starts at the southwest corner of this site. The trail is approximately 19 km and follows the north side of the Wapiti River and the shores of a few smaller lakes. A view of Wapiti Falls can be achieved by following a short 200 metre trail off the main trail at kilometre 7. Be sure to bring your camera, as the scenic views are plentiful

More information about all the provincial parks surrounding Tumbler Ridge can be found on their own BC Provincial Parks websites:

- Monkman - wlapwww.gov.bc.ca/bcparks/explore/parkpgs/monkman.htm
- Gwillim Lake - wlapwww.gov.bc.ca/bcparks/explore/parkpgs/gwillim.htm
- Bearhole Lake - wlapwww.gov.bc.ca/bcparks/explore/parkpgs/bearhole.htm
- Wapiti Lake - wlapwww.gov.bc.ca/bcparks/explore/parkpgs/wapiti_lake.htm

The District itself has numerous local and neighbourhood parks, well equipped recreational facilities, baseball diamonds, soccer fields, tennis courts, volleyball court, hiking trails, outdoor skating rinks, picnic sites and horseback trails to name a few.

Camping Facilities

Lions Flatbed Creek Campground

Campsites, group picnic areas, washroom facilities and swimming.

Monkman Way RV Park

Full hookups with complete washroom facilities, laundry room, playground and 40 man industrial camp.

For further information on recreation and tourist facilities kindly enquire at:

Tourism Information Booth

(Located in the downtown core at 280 Southgate, across from the TR Inn)

Phone: (250) 242.3123

E-mail: trinfo@dtr.ca

Or;

Town Hall at (250) 242.4242

CHURCHES AND WORSHIP SERVICES

Church of Jesus Christ of Latter Day Saints

Holy Cross Roman Catholic Church

Jehovah's Witnesses of Tumbler Ridge

Ken Campbell Ministries

New Life Assembly

Salvation Army

Seventh Day Adventist Church

St. Paul's Church (Presbyterian, Anglican, United & Lutheran)

The Pentecostal Assemblies of Canada

The House on the Rock

Tumbler Ridge Fellowship Baptist Church

Wilderness Ministries

ADDITIONAL INFORMATION

If additional information is required on Tumbler Ridge, interested parties are requested to contact:

District of Tumbler Ridge
Municipal Hall
PO Box 100
Tumbler Ridge, BC
V0C 2W0

Phone: 242-4242, ext.225
Fax: 242-3993