



Powell River offers an excellent mix of industrial, commercial and residential development, and has become a hotspot for businesses and individuals looking to relocate to an area offering an abundance of opportunities.

The Region has experienced a surge in migration with Real Estate sales hitting record levels in 2016 and 2017, which has led to a significant increase in residential development (\$15 million in 2016 and 2017. \$20 million in applications filed in first quarter of 2018). Inside the City a healthy mixture of Single Family dwellings and Multi Family Residential developments are either on the way or completed. Many of Powell River's new residents (evenly split between retirees and working age people) have become entrepreneurs and started new businesses or are telecommuters using the region's fibre optic network to work remotely.



Region's Chief Exports:

- Paper
- Lumber
- Green energy
- Crushed limestone
- Seafood
- Education
- Tourism

The Powell River Region has a strong history of creating innovative partnerships to move projects forward for the betterment of the community. The City took a bold approach to reducing major industrial tax rates for Catalyst Paper Corporation (\$18-million in savings) and in turn made a deal to take ownership of needed lands and assets. School District 47 and Vancouver Island University have partnered to create dual credit trades programs that have become a model for the rest of British Columbia. The City partnered with the Tla'amin Nation to form a Limited Partnership to sell lands surplus to Catalyst Paper's operations for redevelopment to create new jobs and tax revenues. These partnerships are just a few examples of how the community works in a cooperative manner to make things happen.



Developers and investors have recognized the value proposition that the City offers and have invested in the community as well. The range of new developments stretches from sectors such as International Education, Horticulture, Food and Beverage Production to Aviation Maintenance and Repair.

Sino Bright School

A prime example of new development is Sino Bright Schools (SBS). SBS operates 13 campuses in mainland China and has committed to building a new private school campus and dormitories in Powell River for a first year enrolment of 400 students (Grades 9 to 12). Besides the \$30 million investment in the facility, the school will generate \$10.5 million a year in new revenues annually and approximately 100 new jobs in the community.

Sante Veritas Therapeutics Inc

Sante Veritas Therapeutics Inc is proceeding with plans to open a new production facility in Powell River. This facility will be located in the old Catalyst administration building and surrounding lands. The company will spend upwards of eight million dollars on construction in its first phase of development (five phases are planned currently). After extensive research the company selected Powell River for its production facilities due to the availability of labour and industrial power, as well as the overwhelming support from local government in assisting the company with its plans. The company has applied and received approval from Health Canada for the project and plans to grow the highest quality products in compliance with all government regulations and to act in an environmentally responsible manner. All plants will be grown utilizing natural ingredients in a secure environment, be contaminant free and subject to third party testing.

Pacific Aquaculture International

Pacific Aquaculture is the subsidiary of Linghai Shenziting Sea Cucumber Hatchery, a leading seafood producer in China's Liaoning province. The company has made significant investments in Powell River, including a new Head Office, a newly opened shellfish hatchery and has plans for future farming and sales operations. The company plans to expand into the North American market, followed by potential growth into international markets. The company has invested \$10 million to date in the construction of its 34,000 square metre, state-of-the-art hatchery facility. To this facility will be added a research and development lab, nursery facilities and the corporate administration offices. The company plans a total investment of C\$40 million over five years and anticipates the business expansion will create 30-50 jobs in various occupations in the local community.



Pacific Coastal Airlines

Pacific Coastal Airlines (PCA) provides regular schedule services to and from the Powell River Airport and the Vancouver International Airport. PCA is the sixth largest airline operating at Vancouver International Airport (YVR) based on total outbound seats, and third largest based on take offs and landings. PCA has maintained a solid relationship with Powell River and is pursuing an opportunity to relocate the majority of its maintenance division to the Powell River Airport. The facility would service PCA and other carriers and would include avionics, paint, mechanical and upholstery and create a number of full-time trade jobs in Powell River.





Tla'amin Nation

Our community resides just north of the city of Powell River in British Columbia, along Highway 101. Our Nation is one of the many indigenous Coast Salish tribes inhabiting the Pacific Northwest Coast. Our people are descendants of a rich heritage with a history that stretches back well over 4000 years into the past.

All of our economic and political systems along with our spirituality were based on our relationship with the traditional territory of our ancestors and their unique relationship with the land.

Our traditional territory spanned along the northern part of B.C.'s Sunshine Coast, extending down both sides of the Strait of Georgia, occupying an area over 400 square kilometres in size. This consisted of numerous permanent and temporary settlements within our borders. Our people also frequently ventured outside of our territory to trade with our neighbours up and down the coast.



Today, our community has over 1100 members with the majority living in the main village site in Sliammon. We have a young population that is rapidly growing with over 60% of our members under the age of 40.

Tla'amin Final Agreement (Treaty)

Since 1876 Aboriginal rights have been governed by the "Indian Act" imposed upon indigenous peoples by the separate colonies of British North America prior to confederation.

Over the last 20 years, the Tla'amin Nation has been negotiating a fair treaty settlement with the Province of British Columbia and the Government of Canada. The goal of the treaty is to restore our right to self-govern and for the legal return of land title.

The negotiations have finished, and the Tla'amin Final Agreement has been approved and ratified by all parties involved. We are now in the final stages of moving into self-governance, with the Treaty Effective Date anticipated to be in April 2016.

The Treaty will bring many benefits to our people and future generations, and will dramatically alter the status of our Nation in a very positive way.



Incentive Programs

Revitalization Tax Exemption

Powell River, has the ability to create a Revitalization Tax Exemption Bylaw to support the redevelopment of certain areas in the community. While no specific bylaw has been established, the community is willing to work with those interested in redevelopment opportunity to create one.

Typically these bylaws would allow for the Council to enter into an agreement with property owners within a designated area and upon issuance of an exemption certificate to the assessor, those improvements are exempt from municipal property value taxes for a period of time not longer than five years, and with a 50% phase-in for the 6 year. The terms, including the phase-in process can be negotiated as long as it fits within the BC Community Charter.



Personalized Service

The City of Powell River is committed to working with those interested in investing in Powell River. Whether you are an existing business or looking to open a new business in the community, Council has established an effective economic development program. The community recognizes that you can invest anywhere and it is our goal to make sure that we work with you to ensure you not only select our community but that you remain for the long term. Through effective approaches for business attraction and business retention we work with you to find the information you need to make informed decisions and to guide you through the process of establishing in the community.

In order to expand or to get help starting your business in Powell River we encourage you to contact our economic development staff. Staff will help you in many ways including:

- guide you through the process to make starting, growing or locating your business in Powell River easier
- work to establish a Revitalization Tax Exemption Zone in certain areas of the community
- connect you with key business associations and business resource tools not only in the community but through our extensive connections with senior levels of government and associations in BC and Canada
- provide information about Powell River's business community and regional economy