



Investing in Rural and Regional British Columbia

Opportunities across B.C.



British Columbia, *Naturally.*

BritishColumbia.ca

Many of British Columbia's most compelling investment opportunities extend far beyond major urban centres.

Across rural and regional communities, investors have leveraged strategic locations, skilled workforces, competitive operating environments, and direct access to North American and Pacific markets.

This guide brings together 21 high-potential opportunities from across the province, highlighting projects and partnerships that reflect the scale, diversity, and ambition of regional B.C. Indigenous-led and Indigenous-partnered opportunities are featured throughout, underscoring the growing role of First Nations in advancing sustainable and inclusive economic growth.

From expansion-ready industrial sites and innovation-driven ventures to destination developments and export-oriented enterprises, each profile has been selected for its market potential and regional significance. For investors seeking growth, resilience, and meaningful partnerships, this guide provides a clear pathway to opportunities where global demand aligns with local advantage.

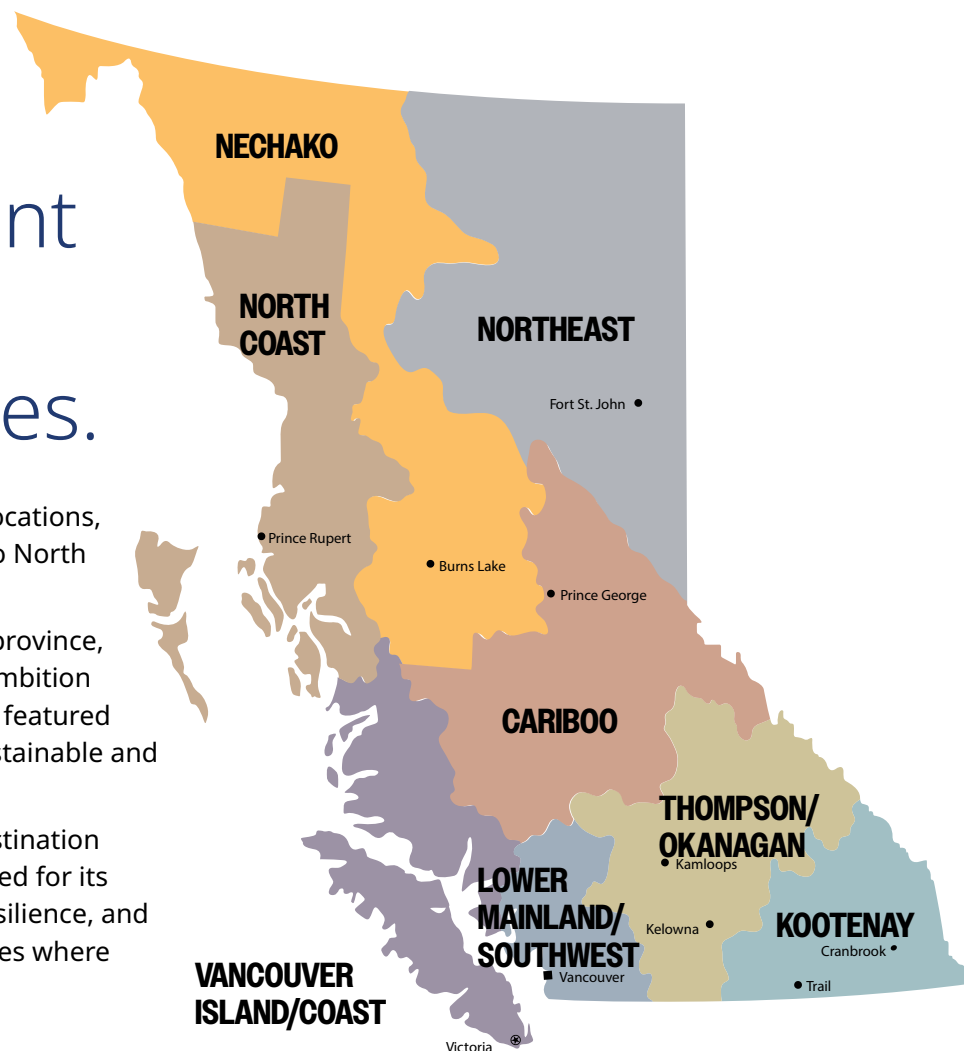


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CIRQL Ferries



Zero Emission Passenger Ferry for South Coast B.C.

CIRQL Ferries is a development stage opportunity to establish a fast, all-electric passenger-only ferry network designed to connect South Coast communities with Metro Vancouver and integrate with the regional transit ecosystem.

The opportunity is grounded in completed vessel and charging infrastructure design, municipal motions supporting landing access at key sites, validated demand modelling using proprietary origin destination data, and eligibility for major clean technology incentives and carbon credit revenue.

Investors gain exposure to first mover platform value in passenger only marine electrification, with clear scalability as initial routes de-risk expansion and battery range improvements enable new South Coast corridors.

CIRQL Ferries is advancing a fully electric, passenger only ferry network connecting Gibsons, Bowen Island, and Vancouver, addressing gaps in coastal mobility while reducing congestion and emissions.

***Electric Passenger Ferries • Marine Electrification •
Urban-Coastal Mobility***



Investment Opportunities

~\$12.5M Initial Network Deployment



- Two high-speed, all-electric passenger ferries
- Three purpose-built charging barges at terminal sites
- Transport Canada and Class compliant designs completed
- Access to clean technology incentives and carbon credit revenue
- 24–36 month deployment window

Network Expansion and Fleet Growth



- Phased expansion to routes such as Squamish, North Shore, Gulf Islands, and other South Coast communities
- Modular fleet and charging approach supports scaling
- Initial deployment intended to validate operating performance and demand
- Timeline dependent on route readiness and battery advancements

Charging and Port Infrastructure



- Charging barges, grid integration, and portside electrification assets
- Off-site fabricated charging barges minimize port disruption
- Potential to support other electric marine users over time
- 12–24 month deployment for initial infrastructure assets

Investor profile

- Infrastructure and transportation investors
- Clean technology and climate aligned capital
- Strategic marine or mobility operators
- Impact oriented investors

Location

- South Coast British Columbia
- Direct connections into Metro Vancouver
- High demand coastal commuter corridor



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Fraser River Waterfront Development

Mission Waterfront is a shovel-ready revitalization of a 296-acre Fraser River waterfront, positioned to deliver marine-adjacent, logistics-enabled, and mixed-use development at a materially lower cost than Metro Vancouver.

Marine-Adjacent Development • Trade and Logistics • Mixed Use • Experiential Retail



Strategic Waterfront Development at the Edge of Metro Vancouver

The Mission Waterfront Revitalization Master Plan provides a clear, investable framework for transforming underutilized riverfront lands into a phased, partnership-ready district.

Mission offers rare multimodal connectivity (highway, rail, river, and port access) while maintaining a cost profile significantly below other Lower Mainland and Fraser Valley markets.

Delivery is supported by the Mission Bridgehead Investment Corporation, a municipally backed entity designed to enable catalytic private and mixed-use investment with reduced execution risk.



Investment Opportunities

296-Acre Fraser River Waterfront District



- Marine-adjacent and mixed-use development platform
- ~3.5 km of Fraser River frontage
- Council-endorsed Master Plan in place
- Identified partnership-ready sites
- Aligned infrastructure phasing and public realm delivery

35+ Acres Southwest Mission and Silverdale



- Near-term development opportunities
- Competitive land costs relative to the region
- Suitable for employment, logistics, or mixed-use purposes
- Flexible phasing aligned with proponent needs

Early Activation and Partnership



- Near-term MOUs and interim uses
- Reuse and activation of existing facilities
- Interim uses aligned with Master Plan vision
- Investment-led activation possible within 12-24 months

Investor profile

- Waterfront and mixed-use developers
- Marine-adjacent and logistics proponents
- Tourism and destination developers
- Institutional and long-term capital partners

Location features

- Fraser River waterfront
- Direct highway, rail, and river connectivity



Mission Bridgehead Investment Corporation
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Indigenous-Owned Marine and Naval Industrial Platform

The Malahat Nation Investment Portfolio is an Indigenous-controlled platform of marine, naval, and waterfront industrial assets strategically located on southern Vancouver Island, adjacent to Victoria and Canada's Pacific naval hub.

*Naval Support and Maintenance Repair and Overhaul •
Port and Logistics • Defence Supply Chain Marine Manufacturing •
Clean Energy and Utilities*



Indigenous Marine Infrastructure at the Heart of Canada's Pacific Fleet

Through Malahat Investment Corporation (MICO) and Yos Economic Development Corporation, the Malahat Nation has established a proven model for marine and industrial development using long-term leases, majority Indigenous ownership, and revenue-based partnerships aligned with federal government procurement and economic reconciliation objectives.

The portfolio is purpose-built to support naval and marine-dependent industries, defence supply chains, port-based logistics, and clean energy infrastructure, offering investors reduced development risk and longterm operating certainty in a constrained coastal market.

Investment Opportunities



Deep-Sea Port and Marine Industrial Lands



- Indigenous-owned deep-sea port with proximity to Canadian Forces Base Esquimalt, federal shipyards, and naval operations
- Marine-dependent industrial waterfront lands with expansion potential
- Ideal for vessel servicing, fabrication, logistics, and marine Maintenance, Repair and Overhaul (MRO)

52-Acre Business and Industrial Park



- On-reserve industrial and marine supply chain development
- Flat, serviced industrial land available under long-term lease
- Existing ~40,000 sq. ft. warehouse suitable for marine, logistics, or defence tenants
- Tax-advantaged operating environment
- Stable, long-term Indigenous lease structures supporting capital investment

~\$110M Renewable Energy Platform



- Marine-adjacent clean energy and infrastructure
- Renewable Natural Gas (RNG) production integrated with Malahat utility assets
- Supports decarbonization of marine, port, and industrial operations
- Feasibility and design underway
- Strong access to public, Indigenous, and infrastructure financing programs

Investor profile

- Naval and marine defence primes and sub-contractors
- Ship-building, vessel services, and marine manufacturing firms
- Port-based logistics and industrial operators
- Clean energy and infrastructure investors
- Indigenous-majority ownership and Industrial and Technological Benefits (ITB)-aligned partners

Location features

- Southern Vancouver Island
- Immediate proximity to Victoria and Canadian Forces naval facilities
- Deep-sea port access in the Saanich Inlet
- Direct access to Pacific marine and defence corridors



Malahat Nation
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Deep-Water Heavy Industrial Marine Terminal Site

The Gold River West Coast Marine Terminals Site offers rare, large-scale, deep-water industrial waterfront capacity on Vancouver Island, combining shovel-ready zoning, protected marine conditions, and exceptional development flexibility.

Marine Terminals • Industrial Processing • Energy and Hydrogen • Export Logistics



Heavy Industrial Waterfront on Canada's West Coast

The Gold River West Coast Marine Terminals Site is one of the largest remaining heavy industrial waterfront opportunities on Vancouver Island, featuring deep-sea access, flat topography, and extensive protected waterfrontage.

Formerly a pulp mill, the site has been fully decommissioned and environmentally remediated, resulting in a de-risked, M1-zoned industrial platform ready for redevelopment.

Its scale, marine advantages, and prior industrial use position the site for long-horizon industrial, marine logistics, and emerging energy investment aligned with West Coast infrastructure demand. Existing site utilities include on-site groundwater wells and a permitted wastewater outfall. Power re-establishment can be phased over time (subject to utility studies and approvals).

Investment Opportunities



180-Acre Heavy Industrial Marine Terminal



- West Coast Marine Terminals Site
- ~240 acres gross / ~180 acres net developable
- M1 Heavy Industrial zoning, shovel-ready
- Flexible platform for marine, industrial, and export uses

Deep-Water Marine Infrastructure



- Protected West Coast industrial access
- Two existing deep-sea docks
- Calm, protected inlet conditions
- Suitable for bulk materials and industrial shipping

Industrial Redevelopment Platform



- Derisked legacy industrial site
- Environmental remediation complete
- Certificate of compliance in place
- Existing industrial buildings and established utilities

Investor profile

- Marine terminal and logistics operators
- Ship repair/maintenance and ship recycling operators
- Industrial and infrastructure developers
- Energy and hydrogen proponents
- Forestry and fibre manufacturers
- Aquaculture operators
- Data centre developers/operators
- Long-horizon and impact-aligned investors

Location features

- Vancouver Island
- Protected West Coast inlet
- ~1 hour from Campbell River



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Indigenous-Led Marine and Port Development



Pacific Access Deepwater Port Managed by Modern Treaty Nation

Huu-ay-aht First Nations (HFN) is a self-governing Modern Treaty Nation, located on the West Coast of Vancouver Island, Huu-ay-aht territory includes rare deep-water access and safe marine channels suitable for port development, ship recycling facilities, and other marine-dependent industrial uses, including opportunities that may support Canada's evolving defence and marine supply chain priorities and infrastructure demands.

HFN is advancing early-stage ship recycling and port feasibility, while building partnerships across the Indo-Pacific to unlock opportunities grounded in Indigenous stewardship, investment certainty, and long-term participation in trade and logistics corridors.

Centred on a rare deep-water location on the West Coast of Vancouver Island and positioned to support trade-oriented, marine dependent industrial investment with a Modern Treaty Nation.

Marine Logistics • Port and Transshipment • Ship Services • Fisheries and Seafood Processing • Trade-Oriented Industrial Uses



Investment Opportunities

Sarita Bay Marine and Port Development



- Deep-water port potential with secure marine access and multiple development areas around Sarita Bay region
- Suited for ship recycling, logistics, port, and transshipment uses
- Strategic Pacific deep water location reducing cross-island transit
- Treaty governance provides certainty, clarity, and a structured path to partnership

Industrial and Fisheries Infrastructure



- Active fisheries and aquaculture operations
- Modern seafood processing supporting export markets
- Existing participation in processing assets
- Expansion potential for marine-based value-added uses

Marine-Linked Clean Energy and Utilities



- Supporting port and industrial operations
- Clean energy prioritized for reliable power supply
- Marine-adjacent energy solutions under exploration
- Integration potential with port and industrial uses

Investor profile

- Port and marine infrastructure developers
- Marine logistics and transshipment operators
- Fisheries and seafood processing investors
- Trade-oriented industrial partners
- Indigenous-aligned investment partners

Location features

- West Coast, Vancouver Island
- Sarita Bay, Huu-ay-aht First Nations territory
- Direct Pacific marine access
- Strategic coastal and international trade position



huu ay aht

ANCIENT SPIRIT, MODERN MIND

Ancient Spirit, Modern Mind

Sacred Principles

1. ʔiisaak (Greater Respect)
2. ʔuuʔaʔuk (Taking care of)
3. Hišukma cawaak (Everything is One)

Huu-ay-aht First Nations

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Central Okanagan Aerospace Hub



Aerospace Infrastructure for Western Canada

Central Okanagan Aerospace advances Western Canada's mission-critical aerospace capacity by enabling near-term development at Kelowna International Airport through shovel-ready land, an established anchor employer, and an industry aligned workforce pipeline.

***Aerospace Manufacturing • Maintenance, Repair and Overhaul •
Dual Use • Training***

Central Okanagan Aerospace is an airport anchored development opportunity positioned to support scalable aerospace manufacturing, maintenance, and dual use operations with near-term execution certainty and long-term platform value.

The presence of KF Aerospace, combined with coordinated training delivery through Okanagan College and emerging engineering pathways at University of BC Okanagan, reduces workforce risk that typically constrains aerospace expansion.

Investors gain exposure to cluster-based growth supported by municipal and regional alignment, competitive land economics, and public sector readiness uncommon in major metropolitan aerospace markets.



Investment Opportunities

90+ Acre Airport Adjacent Development



- Shovel-ready industrial and airside land at Kelowna International Airport
- Expandable to 165+ acres in the near-term
- No zoning or land use constraints
- Environmental and heritage assessments completed
- 12-24 months to development

Manufacturing and MRO Facilities



- Cluster expansion anchored by KF Aerospace
- Facilities suited for manufacturing, heavy maintenance, and cargo linked activity
- Competitive development and operating costs
- Public and institutional partners advancing infrastructure pathways

Workforce Anchored Growth Platform



- Local Aircraft Maintenance Engineer and trades training with strong retention
- New aerospace training facility under development
- Emerging aerospace engineering talent stream
- Onsite childcare supporting labour force participation

Investor profile

- Aerospace manufacturers
- Maintenance, Repair and Overhaul (MRO) providers
- Dual use and defence adjacent firms
- Training and simulation operators
- Impact and public-private partnership investors

Location features

- Kelowna International Airport campus
- Airport adjacent industrial lands
- Fastest growing metro area in Canada



Central Okanagan Economic Development Commission
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Inland Aerospace and Defence Hub

Cranbrook offers an ideal location for an inland aerospace and defence hub at the Canadian Rockies International Airport, offering investment-ready land, renewable energy, and direct access to continental supply chains across Western Canada and the Pacific Northwest.

*Maintenance, Repair and Overhaul (MRO) • Avionics •
Aerospace Manufacturing • Dual Use Defence Infrastructure*



Continental Aerospace Operations with Defence-Grade Reliability

Anchored by the municipally owned Canadian Rockies International Airport, Cranbrook is positioned to support aircraft maintenance, repair and overhaul, avionics, and aerospace component manufacturing with dual use defence potential.

Cranbrook's location places it within eight hours of the ports of Seattle and Tacoma, within four hours of the I-90 corridor, and in close proximity to Montana, Idaho, and Washington, enabling efficient cross-border logistics and supply chain resilience.

The opportunity is best positioned as a scalable platform for inland aerospace operations rather than a single tenant project, supporting both near-term operational deployment and longer-term cluster development.



Investment Opportunities

52-Acre Aerospace Development Site



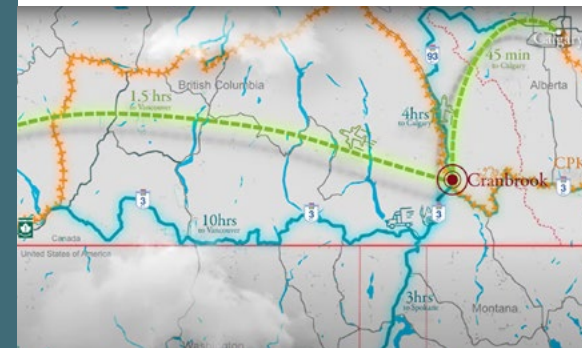
- Aerospace zoned, flat, build to suit parcel at Canadian Rockies International Airport
- Tarmac adjacent and near airport configurations available
- Serviced, investment-ready land with phased development potential
- Suitable for MRO, avionics, and aerospace manufacturing

Dual Use Airport Anchored Operations



- Civil and defence aligned aviation activities
- Secure facilities with potential for controlled access and compliance
- Regional assembly and integration hub for continental markets

Inland Supply Chain & Logistics Platform



- Positioned between Prairie production, Pacific Northwest ports, and U.S. markets
- Resilient alternative routing during coastal or port disruptions
- Integration with I-90 aerospace and defence highway corridor

Investor profile

- Aerospace and defence manufacturers and suppliers
- Aircraft MRO and avionics firms
- Cross border and continental logistics operators
- Strategic and long-term infrastructure investors

Location features

- Onsite commercial airport (YXC)
- Under 8 hours to Seattle and Tacoma ports
- Under 4 hours to I-90 corridor
- Direct access to U.S. Pacific Northwest and Western Canadian markets



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All-Weather Aviation Hub



All-Weather Aviation and Logistics Hub for Interior B.C.

Williams Lake Regional Airport anchors a centrally located industrial parcel in the B.C. Interior, offering exceptional flying conditions, long-runway capability, and direct highway access for aviation, logistics, and national security uses.

***Aircraft Maintenance • Cargo Logistics • Defence Training •
Public Safety Aviation***

The Williams Lake Airport Industrial Lands provide a scalable platform for aviation-oriented industrial development, leveraging an exceptionally long runway, 305 flyable days per year, and immediate access to Highway 97.

The site is positioned to support aircraft maintenance, cargo and logistics operations, defence training, and public safety aviation, building on the community's established role as a regional service, emergency response, and transportation hub.

Investors benefit from available serviced land, fast municipal approvals, and long-term platform value tied to defence readiness, logistics resilience, and airport-adjacent industrial clustering.

Investment Opportunities

24+ Acres of Airport Industrial Parcel



- Airport Industrial (M-3) zoning
- Direct airside and Highway 97 access
- Municipal servicing connections, utility study complete
- Exceptionally long runway, suitable for diverse aircraft types
- Flexible for aviation, logistics, defence, and public safety uses

Adjacent Industrial-Zoned Properties



- Former forest product sites
- Existing servicing and power capacity
- Suitable for logistics, cargo, and industrial redevelopment
- Proximity to rail, natural gas, industrial-scale power, fibre connectivity

Regional Aviation and Public Safety Hub



- Cariboo Wildfire Centre, medevac, and emergency response operations
- On-site NAV CANADA air traffic services
- CATSA-secured airport

Investor profile

- Aerospace and logistics operators
- Defence and public safety partners
- Indigenous and impact capital
- Public-private partnership participants

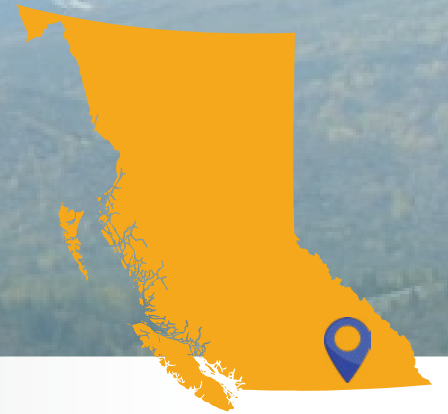
Location features

- On Highway 97 transportation corridor
- Within 50 km of regional rail access
- Airport-adjacent industrial lands
- Central hub for B.C. Interior and Central Coast access
- 1-hour flight from Vancouver, 6-hour drive north of Vancouver



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Inland Port and Secure Rail Logistics Platform



The Greater Trail Intermodal Rail and CBSA Scanning Facility will strengthen Canada's trade and supply chain resilience by enabling secure, inland clearance and handling of high value and regulated industrial goods moving between Interior B.C., U.S. markets, and global ports.

Intermodal Rail • CBSA Pre-Clearance • Critical Minerals Logistics

Inland Trade Infrastructure for Critical Minerals and Industrial Exports

The Greater Trail Intermodal Rail and Canadian Border Services Agency (CBSA) Scanning Facility is a proposed inland port platform positioned to unlock near-term logistics efficiency and support long-term growth in critical minerals, metallurgical processing, and value-added manufacturing.

By integrating intermodal rail infrastructure with onsite CBSA non-intrusive inspection, the facility will allow transloading, staging, storage, and pre-clearance to occur well inland of the physical border, reducing congestion, delay, and risk.

Investors gain exposure to anchor-backed infrastructure demand, diversified infrastructure revenues, and strategic platform value aligned with national priorities around supply chain security, trade diversification, and low carbon freight.

Investment Opportunities

\$35–50M Intermodal Rail Terminal and CBSA Scanning Facility



- Inland rail terminal with integrated CBSA railcar scanning
- Secure handling of high value and regulated goods
- Transloading, storage, switching, and pre-clearance functions
- 24–36 months to operations

Rail Served Industrial Co-Location Lands



- Pad-ready industrial and logistics parcels adjacent to terminal
- Long-term lease yield aligned with strategic industrial tenants
- Phased development based on anchor demand

Regional Inland Port Platform



- Enabling infrastructure for critical minerals and circular economy clusters
- Supports export diversification and trade corridor efficiency
- Scalable throughput as regional and national demand grows

Investor profile

- Strategic terminal developers and logistics operators
- Infrastructure and institutional investors
- Impact and energy transition aligned capital
- Public-private partnership participants and Crown-linked investors

Location features

- Rail-served Interior location in the Lower Columbia region
- Access to U.S. trade corridors and West Coast ports
- Proximity to globally significant metallurgical and critical minerals activity



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Regional Airside Industrial and Logistics Hub



Northern B.C.'s Air-Connected Industrial Gateway

With direct access to air, rail, and highway routes serving the Bulkley Valley and the Golden Triangle, the Smithers Regional Airport lands enable near-term industrial and logistics development to support Northern B.C.'s mining, forestry, and transportation sectors.

Smithers functions as the primary supply, service, and logistics hub for a regional population of approximately 15,000 and for the mineral-rich Golden Triangle, with nearly 100 local firms supplying mining and exploration operations with an estimated \$95 million in goods and services annually.

Fully serviced greenfield lands, competitive municipal lease rates, and active implementation of an airport master plan position the site for phased development supporting logistics, warehousing, aviation-support uses, and light industrial operations.

Investors benefit from near-term readiness, established demand drivers, and a diversified regional economy anchored in mining, forestry, transportation, and public services.

Light Industrial • Logistics • Aviation Services • Resource Sector Staging



Investment Opportunities

Groundside Industrial Development Parcels



- Approximately 23.2 hectares available for groundside development
- Suitable for warehousing, logistics, storage, and light industrial uses
- Mix of serviced and unserviced lots
- Near-term development potential

Airside and Airport Industrial Lands



- Approximately 19.5 hectares available for airport and aviation-related industrial development
- Zoned Airport (AP-1) and Airport Industrial (AP-2)
- Direct access to runway and aviation infrastructure
- Phased development aligned with airport master planning

Regional Resource Sector Staging Hub



- Facilities for equipment storage, freight consolidation, and charter operations
- Support for mining, forestry, and emergency services
- Proximity to Golden Triangle operations and Northern B.C. projects
- Scalable buildout based on investor needs

Investor profile

- Logistics, warehousing, and distribution operators
- Aviation services and airport support businesses
- Mining, forestry, and resource-sector service providers
- Light industrial users seeking Northern B.C. market access

Location features

- Immediate access to Highway 16
- CN Rail connection to the Port of Prince Rupert
- 5 km from downtown Smithers
- Regional commercial airport with scheduled passenger and charter services



Smithers Regional Airport
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Prince George Airport Industrial Lands



Development-Ready Airport Industrial Lands for Logistics and Industrial Uses

A development-ready opportunity to establish airport-oriented industrial uses that leverage one of the longest runways in Canada, multimodal connectivity, and serviced land to support Northern B.C. supply chains and distribution activity.

***Air Cargo and Logistics • Warehousing and Fulfillment •
Transportation-Oriented Industrial Uses • Airport-Related
Manufacturing and Services***

The Prince George Airport is a strategic transportation asset for Northern B.C. with infrastructure that supports both current aviation activity and longer-term industrial development tied to airside and groundside operations.

The airport is well positioned to support growth, with infrastructure capable of accommodating Code E aircraft, one of the longest commercial runways in Canada, and a dedicated cargo apron with direct access to the highway network to enable efficient air-to-truck logistics.

The proximity of the cargo apron to regional highways and a nearby railhead creates a complementary, multi-modal logistics environment, offering warehousing, distribution, and transportation-oriented industrial users greater flexibility across air, road, and rail.

Investment Opportunities

Serviced Airport Industrial Lands (Airside and Groundside)



- Inside-the-fence airside leases with utilities to the lot line
- Outside-the-fence commercial and industrial parcels similarly serviced
- Suitable for logistics, warehousing, light industrial, and airport-related users

Cargo-Oriented Logistics and Distribution Uses



- Separate cargo apron adjacent to the highway network
- Approximately 3 km from the regional railhead, supporting flexible air-to-truck and air-to-rail distribution options
- Opportunity to support regional cargo flows and courier-linked logistics activity

Longer-Term Airport Campus



- Concept for an airport-integrated industrial and employment campus
- Requires improved access road connections and coordinated partnership structure
- Potential need for taxiway and apron investment to support specialized or institutional users, subject to demand certainty

Investor profile

- Industrial and logistics developers
- Transportation and distribution operators
- Airport-related industrial and manufacturing users
- Public-private partnership participants supporting access and infrastructure delivery

Location features

- Prince George International Airport (YXS)
- One of the longest runways in Canada
- Dedicated cargo apron with direct highway access
- Railhead located within approximately 3 km



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Cumberland Employment Lands

Cumberland Employment Lands deliver rare, shovel-ready industrial land at scale on Vancouver Island, offering investors near-term development certainty in a supply-constrained market with competitive land costs, strong regional access, and a growing labour pool anchored in the Comox Valley.

*Light Manufacturing • Construction and Trades •
Food Processing • Service Commercial • Distribution*



Shovel-Ready Industrial Land at Island Scale

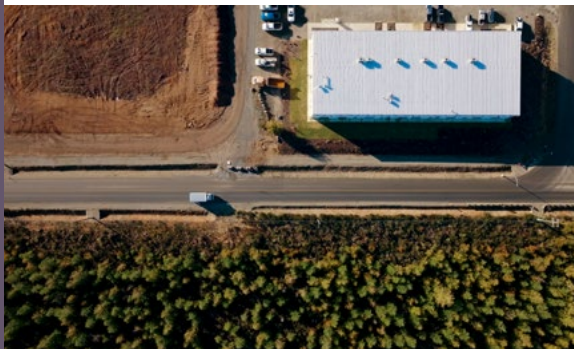
Representing one of the largest remaining industrial land opportunities on Vancouver Island, the site offers approximately 70 hectares of pre-zoned employment land being delivered through a phased subdivision of serviced, build-ready lots.

Immediate access to Highway 19 enables efficient north-south movement across Vancouver Island, while proximity to Comox Valley Airport, the Port of Nanaimo, and CFB Comox strengthens regional logistics, workforce availability, and construction servicing capacity. This positioning allows businesses to access Island-wide markets without major-metro land pricing.

Investment Opportunities

Lots are pre-zoned, flat, and serviced with municipal water, three-phase power, fibre connectivity, and road access, significantly reducing development timelines and execution risk. Land pricing and industrial tax rates are positioned well below comparable Island markets, improving project feasibility and long-term operating economics for owner-users and industrial developers alike.

Serviced Employment Land at Scale



- Approximately 70 hectares of pre-zoned I2 employment land, subdivided into development-ready lots with municipal servicing and near-term construction capability

Phased Industrial Development Platform



- Phase 2 is actively selling and nearing sellout, with future phases advancing to provide additional scale, timing flexibility, and long-term expansion capacity

Cost-Competitive Industrial Ownership



- Land pricing, industrial tax rates, and development cost charges positioned significantly below competing mid-Island markets, supporting improved project economics

Investor profile

- Industrial owner-operators
- Light manufacturing and processing firms
- Construction, trades, and service-commercial businesses
- Industrial developers seeking fee-simple land ownership

Location features

- Comox Valley
- Immediate access to Highway 19
- ~30 minutes to Comox Valley Airport (YQQ)
- ~75 minutes to the Port of Nanaimo
- Proximity to CFB Comox

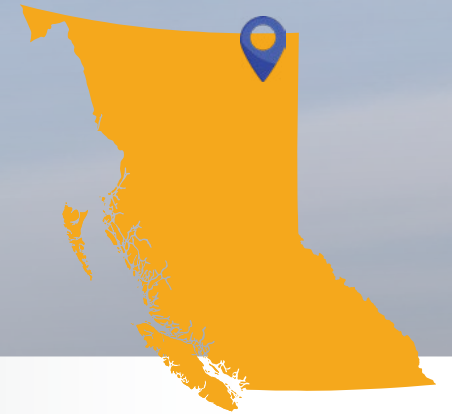
ACCIANO
DEVELOPMENT

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Utility Scale Indigenous-Led Geothermal Power

Tu Deh-Kah delivers mission-critical baseload clean energy by repurposing the Clarke Lake gas field into one of Canada's first utility scale geothermal power facilities, strengthening northern energy security while advancing Indigenous ownership of energy infrastructure.

Baseload Electricity • Industrial Heat • Northern Energy Security



Baseload Geothermal Power for Northern Canada

The Tu Deh-Kah Geothermal Project is a Fort Nelson First Nation owned clean energy development positioned to become the first utility scale geothermal power project in Canada. Developed through Deh Tai LP, the project leverages extensive historical subsurface data and over \$42 million in prior investment to substantially reduce geological risk and accelerate development timelines.

Designed as a 7-14 MW baseload facility, Tu Deh-Kah supports near-term returns through long-term power offtake while creating strategic platform value as Canadian geothermal deployment scales.

Investors gain exposure to first of kind geothermal infrastructure, Indigenous-led development, and long-term energy security in a region reliant on aging and vulnerable power systems.



Investment Opportunities

7-14 MW Geothermal Power Facility



- Utility-scale baseload electricity generation
- Conventional geothermal system with proven reservoir
- Designed to meet community demand with future scalability
- Near shovel-ready, pending long-term offtake agreement

\$300M First-of-Kind Infrastructure



- Equity and co-development partnership opportunity
- Primary geological and drilling risks substantially mitigated
- Potential access to Canada Infrastructure Bank financing and Federal Indigenous Loan Guarantee
- Advanced development stage

Cascading and Secondary Uses



- Industrial and district heating applications
- Greenhouse and food production potential
- Future industrial loads and off grid power users
- Longer-term geothermal spa and tourism diversification

Investor profile

- Infrastructure and transportation investors
- Clean technology and climate-aligned capital
- Impact-oriented investors

Location features

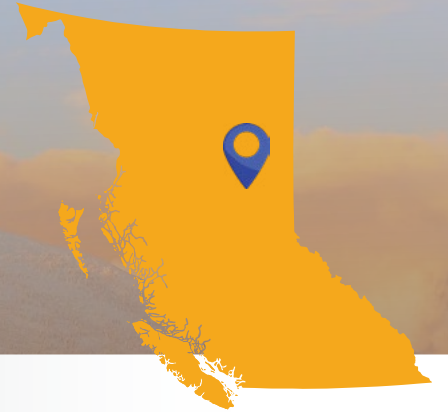
- Rail line directly adjacent to project site
- Fully paved airstrip capable of large aircraft
- Access to Alberta and B.C. oil and gas service markets



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Multi-Use Mining Industrial Hub



Willmarck Mackenzie positions Northern B.C. to support the next wave of mining and critical mineral development through large-scale, shovel-ready industrial capacity.

***Mine Support Services • Critical Mineral Processing •
Heavy Industrial Fabrication • Energy***

Foundation Infrastructure for Mining and Critical Minerals in Northern B.C.

Willmarck Mackenzie is the redevelopment of the former Mackenzie Pulp Mill into a multi-use industrial hub. Stewarded by The BMI Group, the 885-acre site offers heavy industrial zoning, existing buildings, three phase power, and direct rail access, creating near-term readiness that is difficult to replicate in resource regions.

The site is well suited to host processing, fabrication, logistics, and mine related service activities tied to regional mining and critical mineral opportunities, while retaining flexibility to accommodate complementary industrial and energy uses. Its scale supports phased development and multiple tenants, enabling both anchor investments and supply chain co-location.

Investors benefit from significantly lower land and development costs than southern B.C., access to a regional resource workforce, and proximity to active and emerging mining and critical mineral projects.



Investment Opportunities

Large Scale Industrial Redevelopment



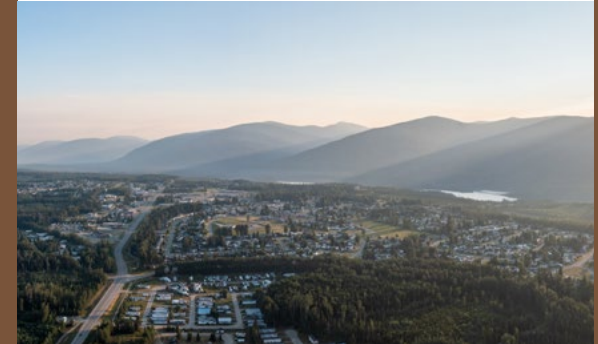
- 885-acre heavy industrial site with existing buildings
- Approximately 345,000 sq. ft. of industrial floor space
- Three phase power, water, and wastewater servicing
- Ability to parcel land for multiple mining-related uses

Mining & Critical Minerals Support Hub



- Fabrication, assembly, and processing facilities
- Logistics, laydown, and warehousing capacity
- Co-location opportunities for suppliers and service firms
- Separation from residential areas for operational flexibility

Future Oriented Expansion Potential



- Sites suitable for energy intensive or industrial users
- Alignment with regional mining, energy, and critical mineral development
- Near-term development readiness subject to site cleanup

Investor profile

- Mining and critical mineral companies
- Mine support service providers and fabricators
- Industrial developers and owner operators
- Impact and Indigenous capital partners

Location features

- Within two hours of an international airport
- Direct rail access on site
- Immediate access to Highway 39, connecting to Highway 97
- Fibre optic connectivity and full municipal utilities



District of Mackenzie Economic Development
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Canada Education Park



Institution-Led Innovation District for the Fraser Valley

Canada Education Park enables institution-led development within an established, nonspeculative campus in the Fraser Valley, anchored by post-secondary education and federal training institutions.

Equity • Joint Venture • Long-Term Lease • Institutional Partnership

Canada Education Park is a long established institutional district in Chilliwack on a former Canadian Forces Base, developed over more than two decades into a cohesive campus hosting the University of the Fraser Valley, RCMP training facilities, and Canada Border Services.

The remaining development opportunity offers investors access to municipally owned land within an operating institutional ecosystem, supporting life sciences, clean energy, and training aligned uses that benefit from proximity to education, applied research, and workforce pipelines.

Investors gain exposure to institution-anchored development in a high growth region with improving transportation access and lower land and operating costs than Metro Vancouver.

Investment Opportunities

2.5 Acre Institutional Development Parcel



- Intended for institutional, life sciences, clean energy, or training aligned uses
- Adjacent to University of the Fraser Valley and federal training facilities
- End use guided by institutional compatibility rather than speculative development
- 24–60 month development horizon, use case dependent

Institution-Led Innovation Development



- Municipally owned land enabling flexible partnership structures
- Long-term land stewardship through CEPCO
- Compatible with applied research, education linked facilities, and specialized infrastructure
- Low execution risk due to surrounding developed campus uses

Capital Deployment Platform



- Phased, long-term development orientation
- Workforce driven growth tied to education and training demand
- Alignment with public sector and institutional partners

Investor profile

- Institutional developers and operators
- Life sciences and clean energy proponents
- Education-aligned real estate and infrastructure
- Public sector and partnership oriented capital
- Impact and public-private partnership investors

Location Features

- Fraser Valley
- Immediate Highway 1 access
- Approximately 30 minutes to U.S. border and Abbotsford Airport



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Bioeconomy Processing Platform



De-Risked, Scalable Biomass-to-Lignin and Cellulose Platform

The Quesnel BioCluster is a forestry-anchored bio-economy development platform that will grow from a proposed standalone biomass processing facility converting clean forestry residuals into lignin and cellulose.

Quesnel is uniquely positioned to support a circular bioeconomy, leveraging abundant, underutilized forestry residuals currently disposed of through open burning.

Seeking investment in a proposed biomass processing facility and downstream users of lignin and cellulose, a completed feasibility study confirms commercial viability, supported by extensive feedstock, technical, and carbon analysis.

The cluster model invites downstream manufacturers to colocate near the core facility, reducing risk, strengthening local value chains, and enabling phased, modular investment.

***Biomass Processing • Lignin & Cellulose •
Bioproduct Manufacturing • Circular Economy***



Investment Opportunities

Lignin and Cellulose Production Plant



- Proposed \$10M+ Core Biomass Processing Facility
- Standalone, feasibility-confirmed
- Secure feedstock within 180 km radius
- Outputs: lignin, cellulose, potential secondary streams
- Feedstock and technical risk substantially mitigated

Bioproduct Manufacturing



- Downstream BioCluster colocation
- Target users of lignin and cellulose outputs
- Reduced transportation and logistics costs
- Shared infrastructure and improved bankability
- Phased and modular investment potential

Industrial Development Platform



- Flexible siting and connectivity
- Highway 97 and direct rail access
- BC Hydro-confirmed power capacity
- Former mill sites with three-phase power
- Industrial land costs significantly below competing regions

Investor profile

- Biomass processing developers
- Bioproduct and biomanufacturing firms
- Advanced materials and life sciences companies
- Strategic industrial and Indigenous-aligned investors

Location features

- Forestry-anchored Central Interior region
- Highway, rail, and regional air access



City of Quesnel
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Iconic Adventure and Wellness Attractions

The Iconic Adventure Tower and Nordic Spa are two investment-ready tourism projects designed to position Kamloops as a year-round experiential destination along B.C.'s Rainforest-to-Rockies route.

Outdoor Adventure • Destination Wellness • Experiential Tourism



Adventure and Wellness Anchors for a Year-Round Destination Economy

Tourism Kamloops has completed detailed market feasibility studies and high-level site analysis, positioning these opportunities beyond the conceptual stage and ready for private investment consideration.

The Iconic Adventure Tower is envisioned as a highly visible, multi-level landmark paired with aerial adventure experiences such as ziplines, canopy walks, and ropes courses.

A Nordic Spa concept complements this offer with an upscale, year-round wellness experience centred on thermal bathing, relaxation spaces, and curated body treatments, appealing to both visitors and residents.

Investment Opportunities



\$8–12M Iconic Adventure Tower and Park



Conceptual rendering

- Landmark spiral or multi-level tower visible from Highway 1
- Integrated ziplines, canopy walks, and multi-level aerial courses
- Gathering and event platforms integrated into the structure
- Extended seasonal operation leveraging Kamloops' climate

\$13–20M Nordic Spa and Wellness Village



Conceptual rendering

- Year-round outdoor thermal circuit with hot and cold pools
- Saunas, steam rooms, and outdoor relaxation areas integrated into the landscape
- Bistro, retail, and massage treatment facilities
- Scalable wellness programming and group experiences

Investor profile

- Experiential tourism and attraction developers
- Wellness and Nordic spa operators or platforms
- Long-term private equity and family office investors
- Indigenous and community partnership-oriented proponents

Location features

- On two highly promoted routes in B.C.'s 'Nature's Heartland' destination zone
- Direct access from Highway 1 and Highway 5
- Established tourism market serving B.C., Alberta, and international visitors



Tourism Kamloops
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Indigenous-Led Destination Tourism Cluster



Indigenous Tourism Along the Highway 37 Corridor

The Gitanyow Indigenous Tourism Investment Cluster represents a destination-scale tourism ecosystem emerging along the only route to Alaska from Northwest British Columbia, anchored in rare wildlife, culture, and strong Indigenous governance.

The Gitanyow Indigenous Tourism Investment Cluster is an evolving ecosystem of Indigenous-owned and governed tourism assets, spanning accommodation, experiences, cultural infrastructure, and highway-oriented services.

Grounded in Gitanyow hereditary governance, with projects advanced through house-based, community-owned enterprises, the opportunity aligns long-term stewardship and economic reconciliation with globally competitive experiential tourism demand.

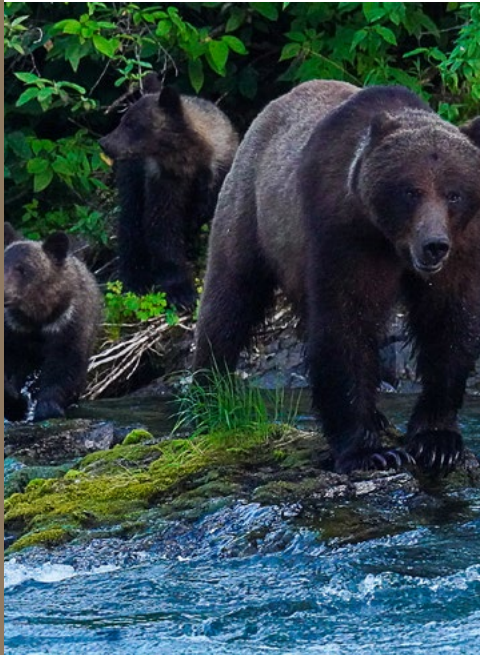
These projects represent the first of several active development opportunities, with additional projects being advanced as part of a coordinated tourism ecosystem across the territory.

***Wildlife Viewing • Experiential Lodging • Cultural Tourism •
Highway Services***

Investment Opportunities

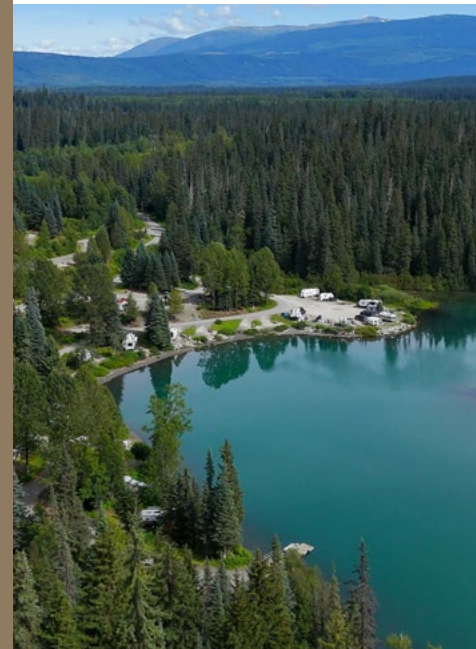


Meziadin Experience Hub



- Wildlife viewing, cultural interpretation, highway services anchor
- Phase 1 priority with completed strategic planning
- Reliable bear viewing and interpretation centre
- High-traffic Alaska corridor location

Cluster-Level Tourism Portfolio



- Destination-scale Indigenous tourism ecosystem
- Lodges, resorts, wellness, recreation vehicle (RV) and campground assets
- Projects at varying readiness stages
- Shared branding, governance, and destination marketing
- Future phases anticipated as access, services, and market awareness grow

Investor profile

- Private and institutional tourism investors
- Impact and blended-finance partners
- Indigenous tourism and operating partners
- Long-term, values-aligned platform investors seeking early entry into a growing destination ecosystem

Location features

- Highway 37 corridor, Northwest British Columbia
- Strategic corridor along the only route to Alaska



Gitanyow Hereditary Chiefs
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Indigenous-Led Waterfront Destination Infrastructure

Nation-owned tourism and waterfront developments in downtown Prince Rupert to capture rapid cruise ship tourism growth, extend visitor stays, and generate long-term own-source revenues for the Gitxaala Nation.

Cruise Ship Tourism • Hospitality • Marine-Based Experiences



Destination Infrastructure for the Pacific Gateway

Anchored by accelerating cruise traffic, more than \$3 billion in active capital expenditures in the port complex, and a clear undersupply of Indigenous tourism experiences, the Gitxaala Tourism and Waterfront Development Portfolio is positioned to complement transient visitation with opportunities for higher-value, longer stays.

Building on a cruise tourism economy with year-over-year growth of 250%, projects are designed to function as a connected visitor ecosystem, linking cruise ship arrivals, hotel amenities, cultural experiences, and marine based tourism through coordinated planning, strong municipal partnership, and commercially focused governance.

Investors gain exposure to scalable destination infrastructure, Indigenous ownership, and a port-driven tourism market with clear demand fundamentals and supportive local policy.



Investment Opportunities

\$0.5–2M Crest Hotel Saltwater Spa



- Expansion within an existing operating hotel asset
- Indigenous-inspired wellness and cultural design
- Cruise and regional tourism demand driven
- Phase 1 shovel-ready with capital secured; Phase 2 investment pending demand study
- < 12 months to operations (Phase 1)

\$6–10M Marina-Adjacent Harbour Quay



- ~12,500 sq. ft. of new waterfront commercial space
- Whale watching, ecotourism, charter fishing, food and beverage
- Fully serviced waterfront lot with City-led permitting
- High tenant interest with an operator light model
- 24-30 month development timeline

\$6–10M Waterfront Funicular and Lobby



- Destination access and visitor circulation infrastructure
- Connects cruise terminal, casino, convention centre, and Crest Hotel
- Engineering feasibility confirmed with comparable operating precedent
- High strategic value for cruise tourism and convention traffic
- 36+ month horizon suited to patient or strategic capital

Investor profile

- Strategic tourism developers and operators
- Impact and Indigenous aligned investors
- Hospitality and destination infrastructure partners
- Public-private partnership participants

Location features

- 3rd largest port in Canada
- Prince Rupert is the Northern port for BC Ferries and Alaska Ferries via Alaska Marine Highway System
- Deepwater port and regional tourism hub
- Municipal incentives including tax exemptions for renovations and new builds through December 31, 2029



Gitxaala Enterprises
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Four-Season Mountain Resort Expansion

Mount Timothy offers an affordable, expansion-ready four-season resort opportunity for family-oriented recreation and lodging.

Alpine Sports • Summer Trails • Events • Outdoor Hospitality



Scalable, Four-Season Mountain Recreation

Mount Timothy Ski Resort is an established community mountain positioned to transition from a winter-focused operation into a viable four season destination.

Current owners have stabilized operations, invested in base-level infrastructure, and advanced the project through early engagement, reducing near-term development risk.

The resort targets a cost-efficient, regionally driven growth model with moderate risk and steady returns.

Investors gain an integrated acquisition and expansion opportunity, including land and business, with clear pathways to year-round revenues through summer recreation, events, and incremental accommodation.



Investment Opportunities

\$1.5M Core Operations and Guest Experience



- Lift, base, and on hill enhancements
- Incremental facilities and events capacity
- <12 months to operational uplift

\$4M Four-Season Expansion



- Mountain biking and hiking trail network
- Summer programming and festivals
- 12-24 month phased rollout

\$10M Resort Growth Platform



- Expanded accommodation and day use amenities
- Year-round outdoor recreation hub
- Long-term phased development

Investor profile

- Tourism and recreation operators
- Owner/operators and entrepreneurial investors
- Regional resort portfolio investors
- Impact and rural development capital

Location features

- Direct access from Highway 97
- 67 km to Williams Lake and 236 km to Kamloops
- Strong regional drive market and overflow accommodation



Mount Timothy Recreation Resort
 Larry Henderson and Kevin McCray,
 Owners
 skitimothy1@gmail.com

Agri-Food and Processing Hub



Where Agriculture Meets Innovation

Lake Country's Business Park offers 200 acres of planned, zoned land for agri-food processing, agri-tech, and logistics, with additional commercial areas coming by 2030. The region's thriving orchards, vineyards, and food processors benefit from a strategic location near Kelowna International Airport, while University of BC Okanagan enables innovation and market access.

The community's focus on sustainable, managed growth and strong municipal partnerships ensures streamlined approvals and a business-friendly environment. Investors benefit from a resilient, diversified economy, a skilled workforce, and opportunities for research-based enterprise and cluster development.

Lake Country is actively marketing to Canadian and international investors, with a foreign investment strategy and a commitment to supporting new ventures from concept to operation.

Lake Country is the Okanagan's next centre for value-added agriculture, leveraging a deep-rooted farming tradition, proximity to University of BC Okanagan, and a rapidly growing, affluent population.

Food Processing • Agri-Tech • Logistics • Research Partnerships



Investment Opportunities

200-Acre Business Park



- Planned, zoned for commercial/ industrial
- Focus on food processing, agri-tech, logistics
- Near Kelowna International Airport & University of BC Okanagan
- Phased rollout, with additional commercial areas by 2030

Cluster Development Potential



- Synergies with seven wineries, two cideries, a brewery, and agri-tourism
- Partnerships with University of BC Okanagan for research and innovation
- Opportunities for logistics, cold storage, and value-added processing

Redevelopment Sites



- Multiple properties ready for visionary developers
- Flexible zoning, streamlined approvals
- Concierge municipal support

Investor profile

- Agri-food processors and manufacturers
- Agri-tech and logistics firms
- Research-based enterprises
- Impact and Indigenous capital partners
- Developers seeking cluster opportunities

Location features

- 11 minutes to Kelowna International Airport (YLW)
- Direct access to Highway 97
- Proximity to University of BC Okanagan
- Central Okanagan location, strong commuter flows



District of Lake Country
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British Columbia, Naturally.

The investment opportunities in this guide are only the beginning.

Across rural and regional British Columbia, communities are advancing new projects, expanding key industries, and building partnerships that welcome investment from around the world. To learn more about the opportunities highlighted here, or to explore additional prospects aligned with your investment goals, connect with Regional Economic Operations team at B.C.'s Ministry of Jobs and Economic Growth. Their on-the-ground knowledge, sector expertise, and local networks can help identify the right location, partners, and pathway for success in regional B.C.



Published in May 2026. Every effort has been made to ensure the accuracy of this publication at the time of writing; however, the programs referred to, and data cited, are subject to change. All figures are in Canadian dollars. Opportunities listed are for information only and have not been fully vetted. Investors are responsible for conducting their own due diligence before making investment decisions.



[BritishColumbia.ca](https://www.britishcolumbia.ca)