# New Denver Employment Lands Inventory

The purpose of the Employment Lands research project was to better understand the landscape of wealth generating lands in the Columbia Basin-Boundary region of BC. An integrated economic development-geospatial lands analysis was undertaken to better understand opportunities and constraints related to 'employment lands' in the region. With an improved regional-level understanding of the 'employment lands' landscape, the region will be in a better position to attract and retain business and investment. This research also supports informed land use planning.

The project drew primarily on three datasets to explore land supply and possible constraints, including: government cadastral data from local sources and the Integrated Cadastral Information Society (ICIS), BC Assessment data, and business retention and expansion (BRE) data. Cadastral and BC Assessment data was used to better understand land supply and BRE data was used to better understand demand. Supplemental data generated from interactions with economic development practitioners and from statistical data sources were used to better understand the regional economy and related economic capacity considerations. The Employment Lands Final Report is available for download at www.cbrdi.ca.

An analysis of the employment lands inventory at the Retail Trade Area (RTA) scale allows for an improved local-level understanding of available commercial and industrial lands, which could inform future planning and investment attraction efforts. Inventory data and related maps were generated for each of the 28 municipalities in the region. It is important to note that this analysis did not include topographic data or real estate data and therefore it is unclear if the identified vacant land supply is on a useable slope and / or is available for sale or lease. Businesses and investors are encouraged to use the Digital Basin site selector tool to search the inventory for properties that match their expansion or investment needs. Municipalities are encouraged to review their Community Employment Lands Inventory to help validate the data and to identify and address any data gaps.

## Definitions

**Data Coverage:** There are varying degrees of completeness and accuracy of data across communities. Where possible, municipal zoning information has been given supremacy in the following community level analysis.

**Geography:** This analysis includes the areas under municipal governance and its surrounding Retail Trade Area (RTA). RTAs are determined using a function of a municipality's population and the distance to the next competing (for retail trade) municipality.

**Vacancy:** Vacancy is defined as those properties listed as vacant through BC Assessment data as designated by a BCA Assessor.

**Ownership:** Ownership is defined as private, federal crown, provincial crown, and municipal crown. Data was generated from the Integrated Cadastral Information Society (ICIS) dataset.

**Zoning Types:** Land types of principal interest are: industrial, commercial, other.

**Industrial:** Municipally zoned as such, or listed with BC Assessment as such
**Commercial:** Municipally zoned as such, or listed with BC Assessment as such
**Other:** BC Assessment use-types: residential (over 2 acres), agricultural lands (grain & forage, vegetable & truck, fruit trees, small fruits, beef, dairy, poultry, mixed, and other)1, and civic or institutional

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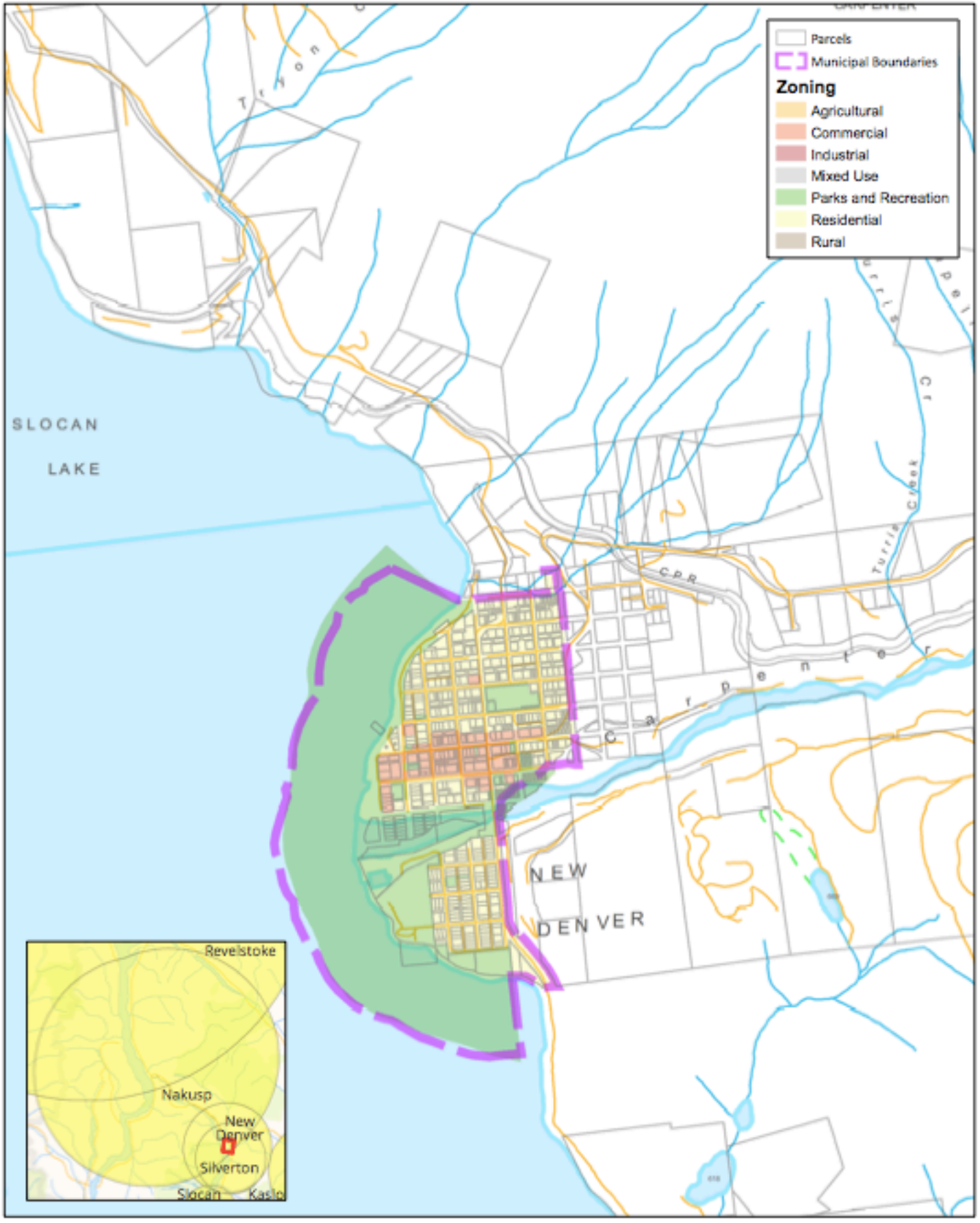
*The Columbia Basin Rural Development Institute, at Selkirk College, is a regional research centre that supports informed decision-making by Columbia Basin-Boundary communities through the provision of information, applied research and related outreach and extension support. Visit www.cbrdi.ca for more information.*

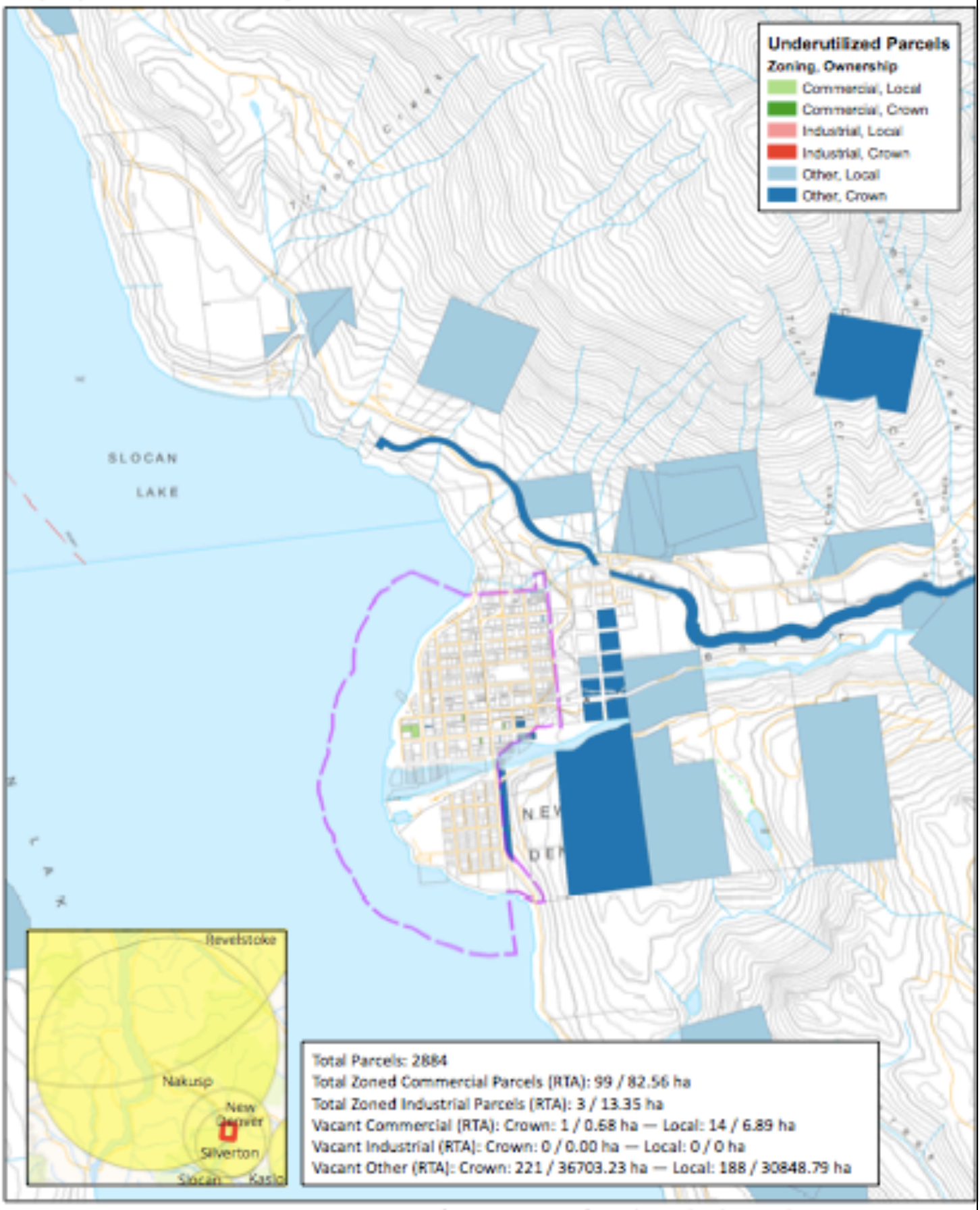
[1] Only those "vacant" agricultural lands outside of the ALR were considered.

# New Denver Zoning




Source: Province of BC, Government of Canada, Local and Regional Governments, RDI, SGRC
Datum / Projection: NAD 1983 BC Environment Albers
Scale: 1:19,800

# Employment Lands Analysis for New Denver




Source: Province of BC, Government of Canada, Local and Regional Governments, RDI, SGRC
Datum / Projection: NAD 1983 BC Environment Albers
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