MEGA MANSIONS, ALR – some considerations

- In November 2018, amendments to the Agricultural Land Commission Act (ALCA) were introduced to limit new house sizes to less than 500m2, [~5400 sq. ft], except through application to the ALC in cases where it would support farming.
- The Regulations were approved and brought into force on February 22, 2019.
- Exceptions to the house size restriction can be made on a case by case basis if the applicant can prove that the larger home is required to support farming (i.e. multi-generational homes of farming families).
- The Minister of Agriculture has publicly indicated that there is an understanding that there will need to be some exceptions, recognizing that there are farming families that need this larger space. However, it is not clear what "proof" is required to be granted an exemption.
- Applications for exemption are submitted to local government, who then has the discretion to advance the exemption request on to the ALC. (may need to check with ALC on this/ what criteria they are looking for when it comes to them).
- Local governments had previously "complained" to government that they were put in the position of making decisions to issue building permits for large homes on ALR; very few municipalities have house size restrictions on ALR. Under the new exemption process, local governments still have to make this initial call and feel often ill-equipped to do so, particularly if there is no certainty/criteria about what qualifies as "proving the size of the home is required to support farming".
- *Note*: It would be interesting to see if there have been any exemption applications since the regulations came into force (just a few weeks ago) and how they have been managed (again maybe discussion with ALC).

The community/demographic that typically builds and inhabits the large homes on ALR doesn't like the approach because:

- While some of them are farming, some of them may not be (we don't have data collected on this to my knowledge – data that shows how many large homes on ALR land within a given municipality are producing and how much they are producing, may be interesting to collect using ALUI tool that the ministry has)
- The process to obtain an exemption is seen as onerous, time consuming and does not provide the builder/citizen with certainty
- The application will not make it to ALC for consideration without going through local government first, and some local governments will apply their own values regarding house size before it ever gets to ALC

Given the new constraints, a couple of solutions that may show responsiveness to the concerns, which are primarily concerns of South Asian, multi-generational families, could include:

- Providing more certainty around the criteria for house size exemptions (in Regulation) (i.e. a low threshold of farming receipts to get you an exemption, and perhaps a tiered approach where the more land in production gets you permission to build a larger home, but this may be seen as arbitrary or counter-intuitive to the goal by some)
- Ability to apply directly to the ALC (although ALC will say they don't have the capacity to address the volume; if done this way, may require Reg change for amended process, but then the criteria for exemption could be introduced by ALC policy); note that the community would want to also see the regional panel structure remain and is expressing concern about this currently.
- Restricting the house size limitations to heavily populated areas where availability and affordability of vacant farm land is a relevant issue (reg change)

Other considerations/questions:

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Ministry of Energy, Mines and Petroleum Resources

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Royalties Group,

Economics and Market Development Branch,

Oil and Gas Division

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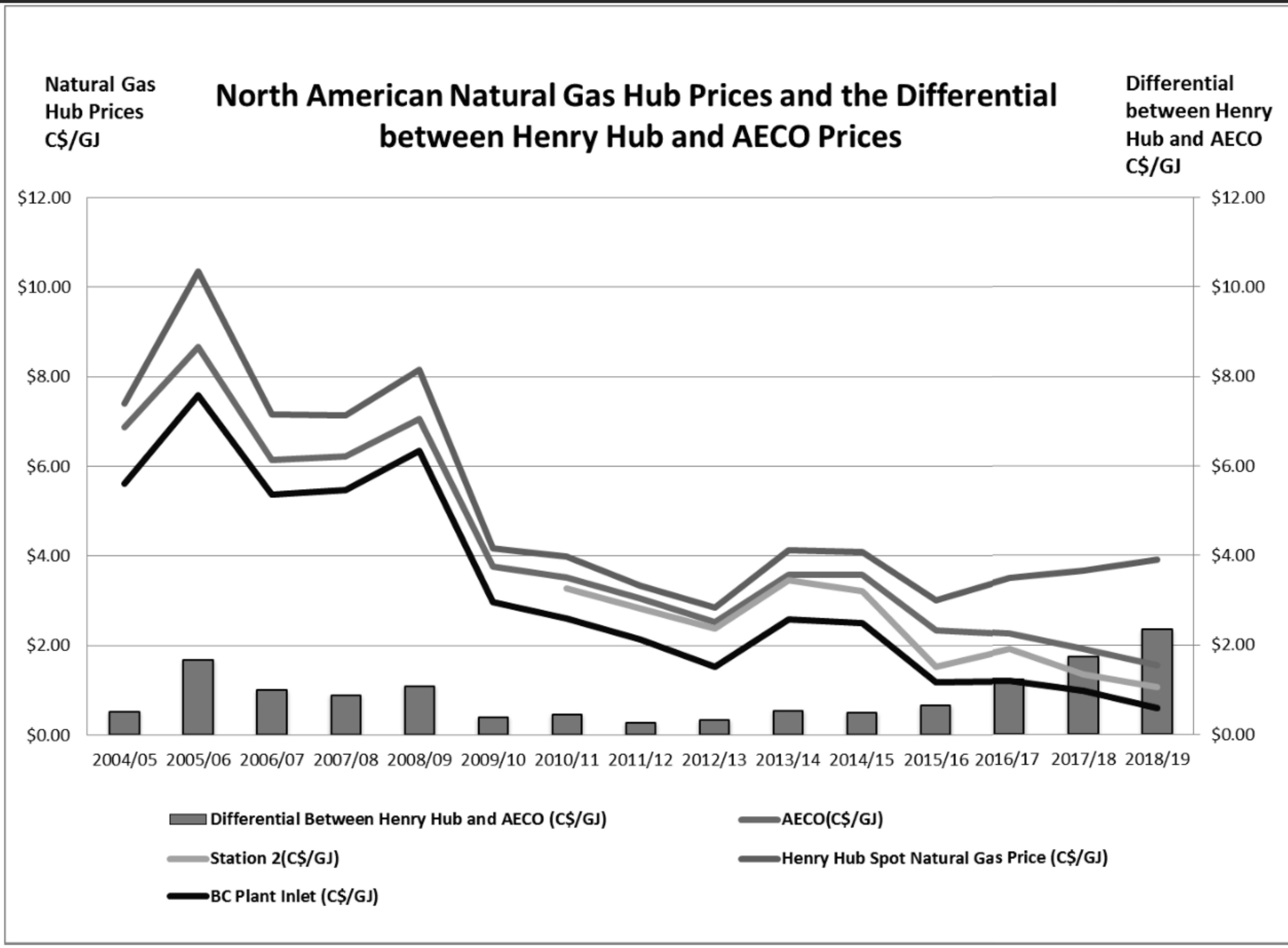
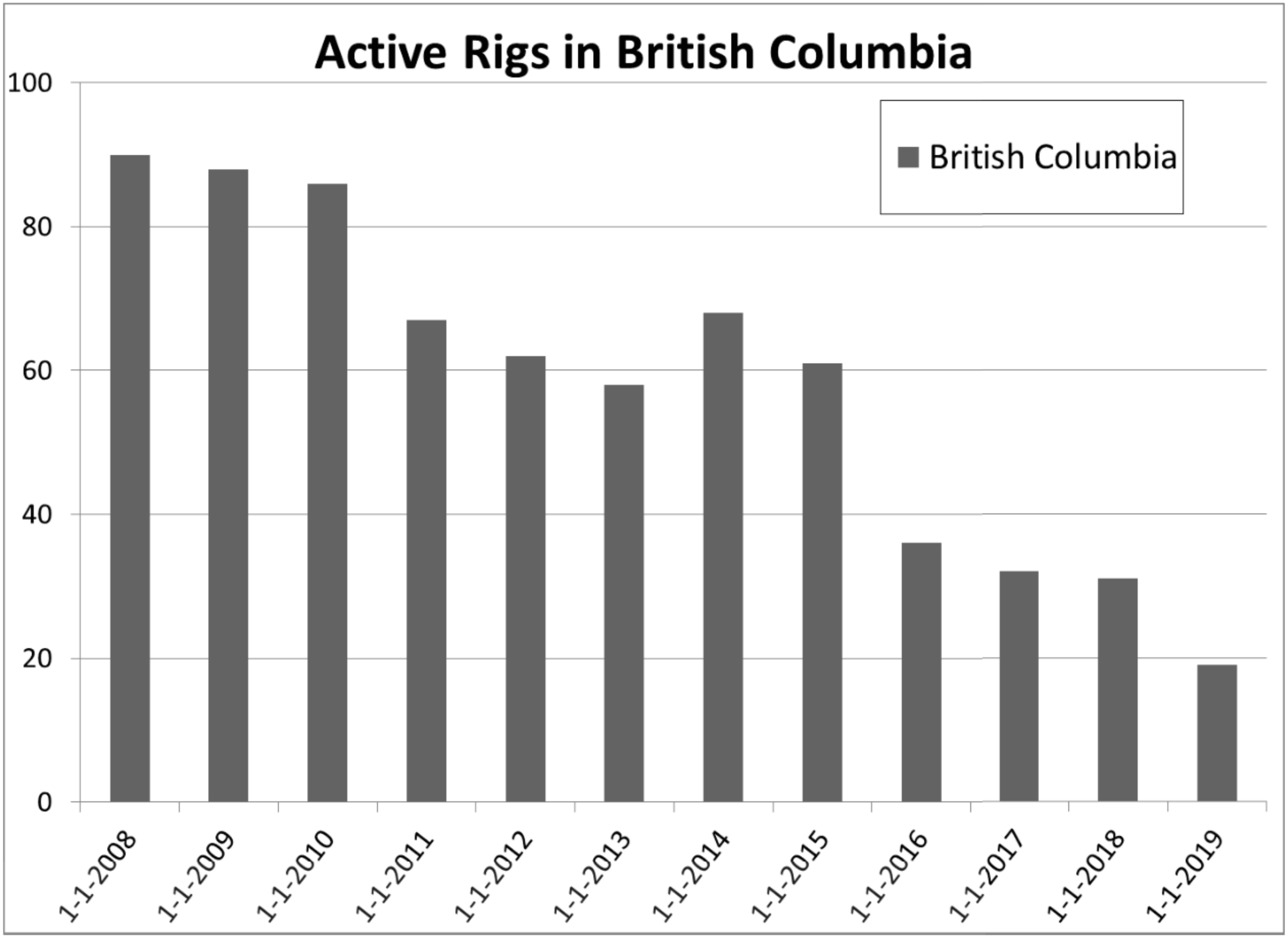
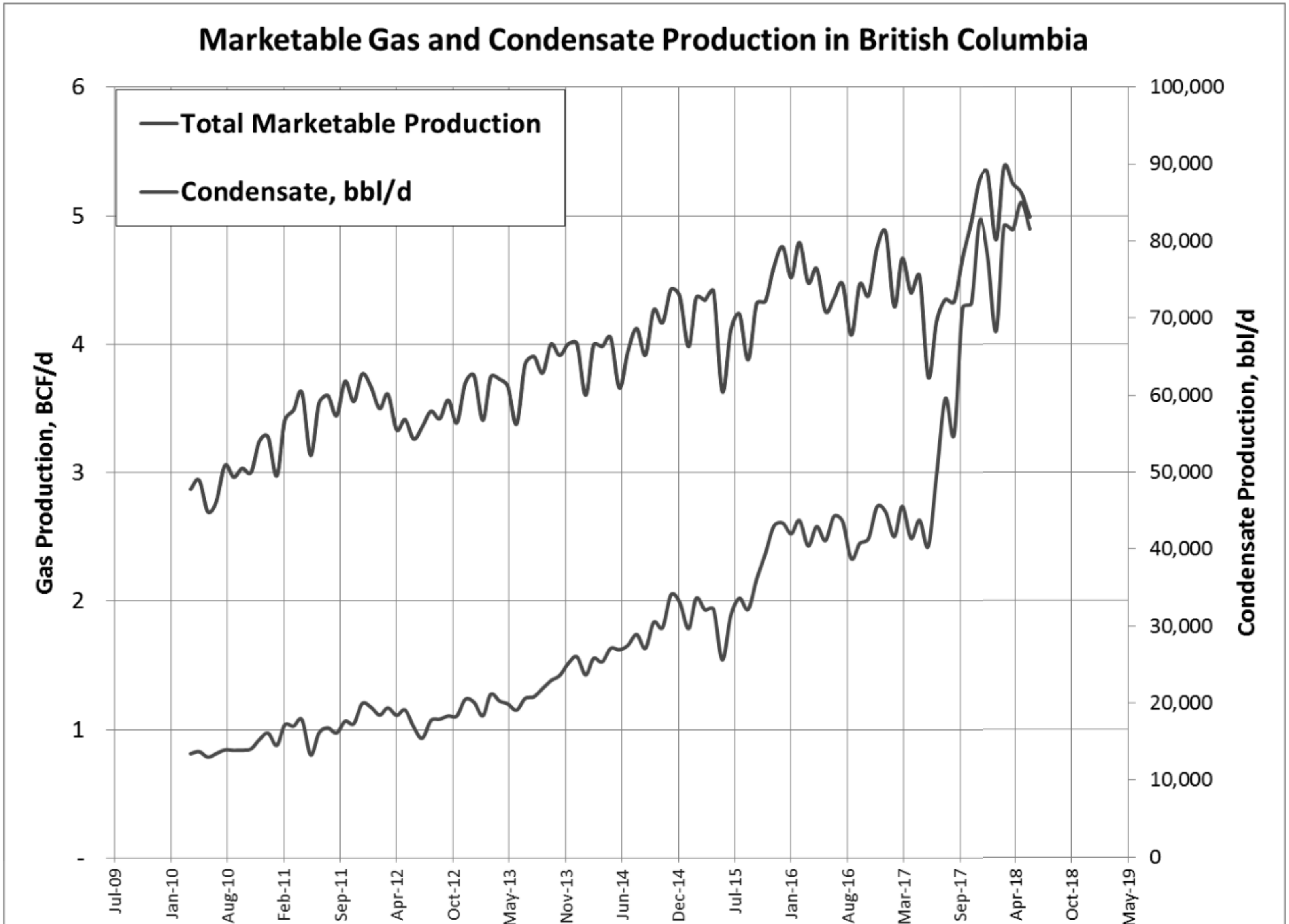

Natural Gas Hub Prices C$/GJ
North American Natural Gas Hub Prices and the Differential between Henry Hub and AECO Prices
Differential between Henry Hub and AECO C$/GJ
$12.00
$10.00
$8.00
$6.00
$4.00
$2.00
$0.00
2004/05
2005/06
2006/07
2007/08
2008/09
2009/10
2010/11
2011/12
2012/13
2013/14
2014/15
2015/16
2016/17
2017/18
2018/19
Differential Between Henry Hub and AECO (C$/GJ)
AECO(C$/GJ)
Station 2(C$/GJ)
Henry Hub Spot Natural Gas Price (C$/GJ)
BC Plant Inlet (C$/GJ)

Ministry of Energy, Mines and Petroleum Resources

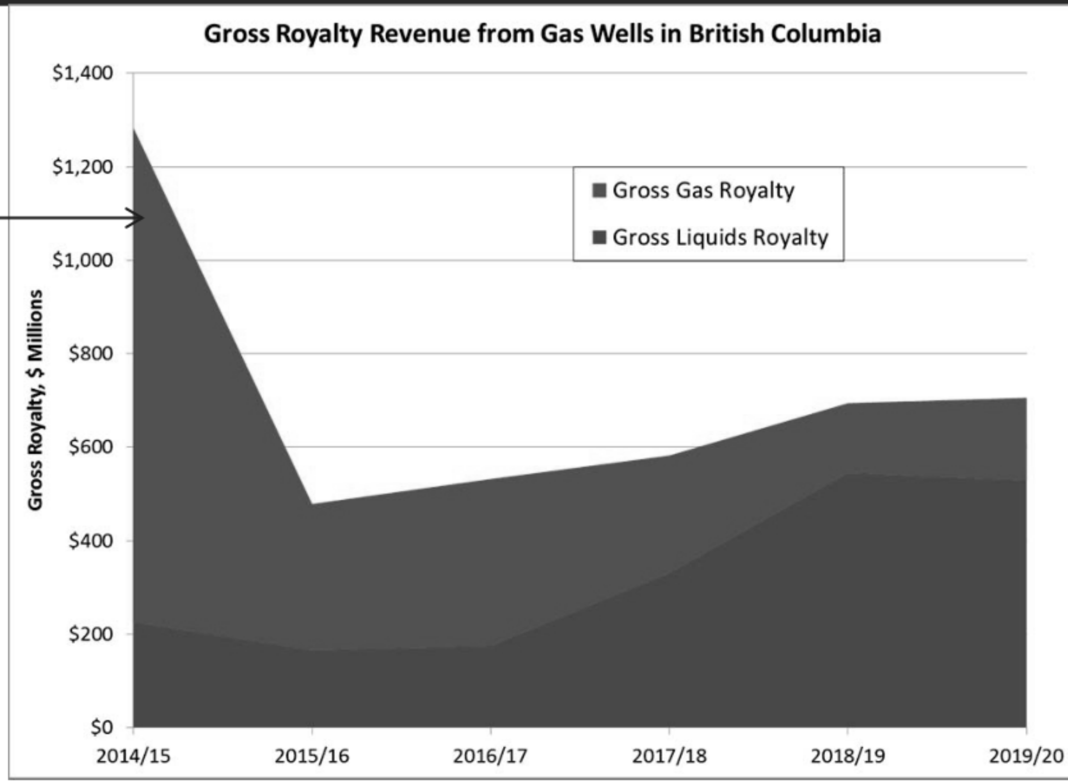



Marketable Gas and Condensate Production in British Columbia
Total Marketable Production
Condensate, bbl/d
Gas Production, BCF/d
Condensate Production, bbl/d
6
5
4
3
2
1
-
100,000
90,000
80,000
70,000
60,000
50,000
40,000
30,000
20,000
10,000
0
Jul-09
Jan-10
Aug-10
Feb-11
Sep-11
Apr-12
Oct-12
May-13
Nov-13
Jun-14
Dec-14
Jul-15
Jan-16
Aug-16
Mar-17
Sep-17
Apr-18
Oct-18
May-19

BRITISH COLUMBIA

Ministry of
Energy, Mines and
Petroleum Resources

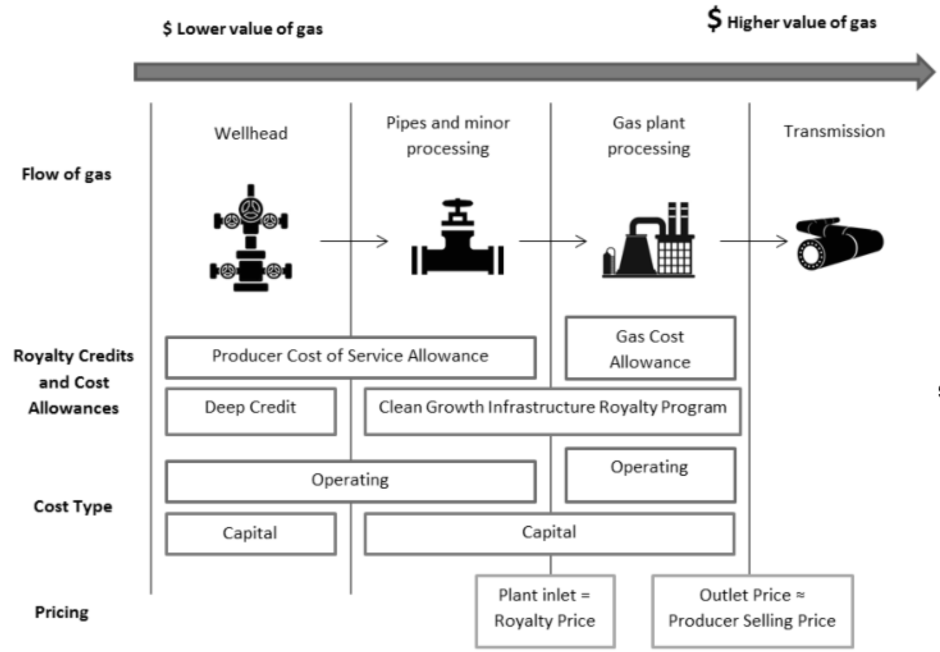
Highest gas price in recent history



	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
s.13						
Total Net Royalty, $	541	151	159	145	164	275
Gas Price, C$/GJ	2.43	1.09	0.98	0.91	0.41	0.72
Condensate Price, C$/bbl	69.50	45.39	48.00	61.16	78.16	78.20

NET

How and where royalty programs apply



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Net Royalty ($ millions)	184.8

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BRITISH COLUMBIA

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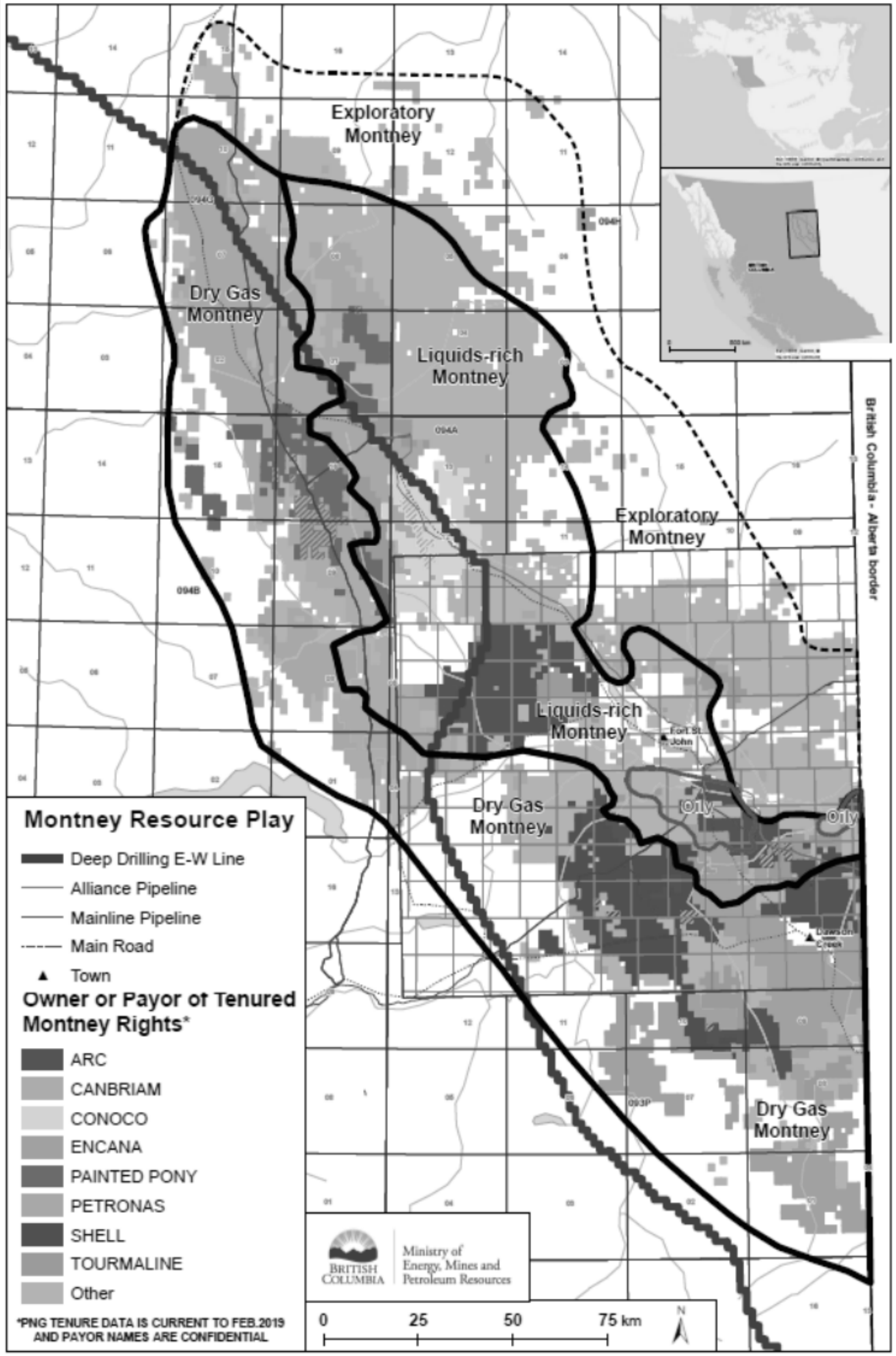

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APPENDIX

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2018 BC Natural Gas Producers Production Ranking

Top 20 Natural Gas Producers, by Production Volume, 2018					
Rank	**Company Name**	**Volume (MMcf/d)**	**Percent of BC Production**	**2017 Rank**	**2017/18 Change**
1	Cutbank Ridge Partnership	1055	20.8%	2	1
2	ARC Resources Ltd.	487	9.6%	3	1
3	Shell Canada Energy	443	8.8%	4	1
4	Progress Energy Canada Ltd.	403	8.0%	1	-3
5	Tourmaline Oil Corp.	357	7.1%	6	1
6	Canadian Natural Resources Limited	341	6.7%	5	-1
7	Painted Pony Energy Ltd.	308	6.1%	8	1
8	Murphy Oil Company Ltd.	228	4.5%	7	-1
9	Canbriam Energy Inc.	178	3.5%	10	1
10	Encana Corporation	165	3.3%	9	-1
11	Black Swan Energy Ltd.	121	2.4%	12	1
12	Crew Energy Inc.	102	2.0%	11	-1
13	Storm Resources Ltd	100	2.0%	13	NC
14	Saguaro Resources Ltd.	76	1.5%	15	1
15	PetroChina Groundbirch Gas Partnership	54	1.1%	N/A	N/A
16	Sinopec Huadian Montney Limited Partnership	50	1.0%	N/A	N/A
17	Shanghai Energy Corporation	50	1.0%	14	-3
18	Cenovus Energy Inc.	36	0.7%	27	9
19	Sasol Canada Exploration and Production LP	35	0.7%	N/A	N/A
20	IndOil Montney Ltd.	34	0.7%	N/A	N/A

BRITISH COLUMBIA | Ministry of Energy, Mines and Petroleum Resources

2017 Royalty information by Operator

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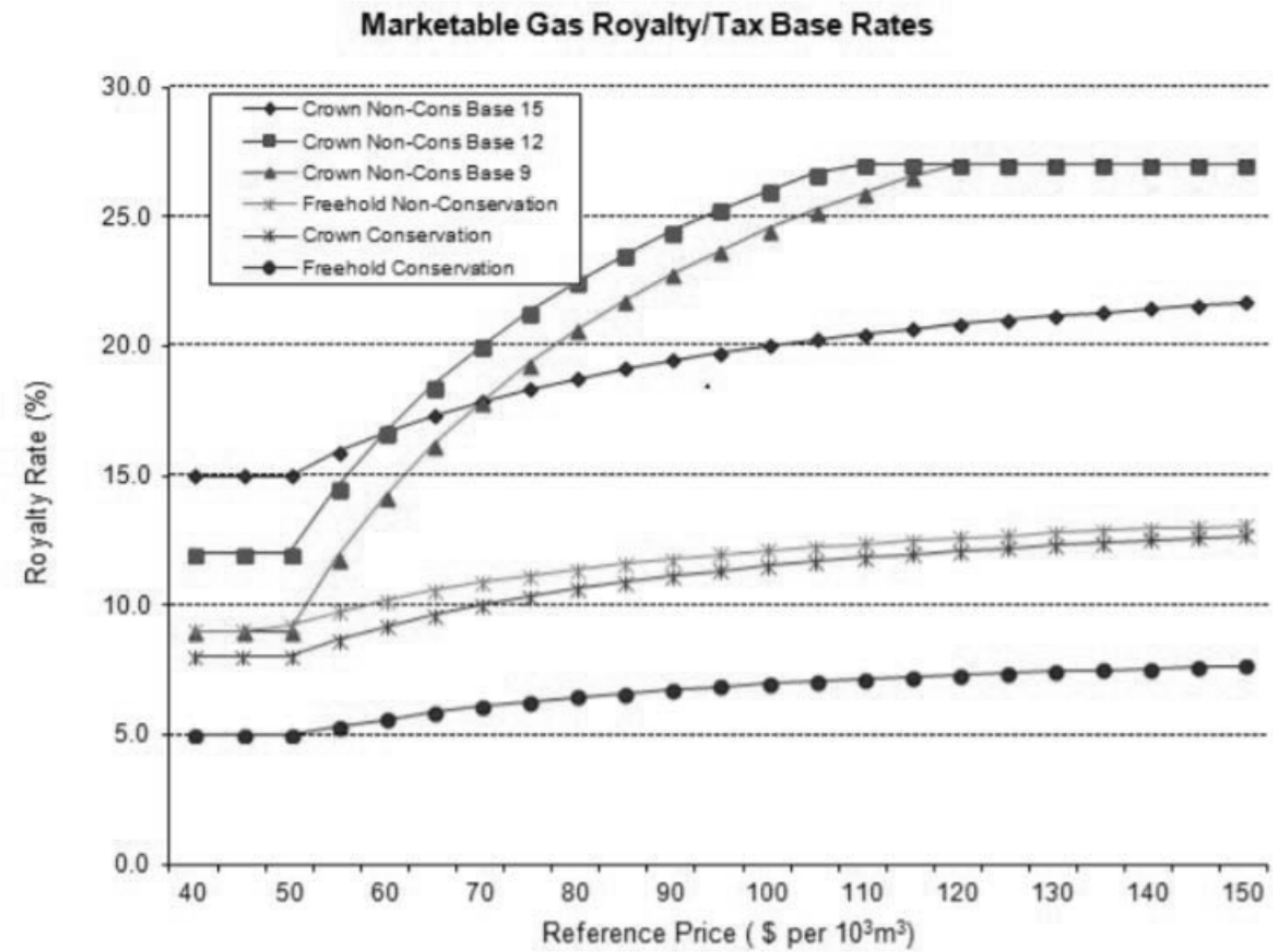
Marketable Gas Royalty/Tax Base Rates
Crown Non-Cons Base 15
Crown Non-Cons Base 12
Crown Non-Cons Base 9
Freehold Non-Conservation
Crown Conservation
Freehold Conservation
Royalty Rate (%)
30.0
25.0
20.0
15.0
10.0
5.0
0.0
40
50
60
70
80
90
100
110
120
130
140
150
Reference Price ($ per 10³m³)

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Energy, Mines and
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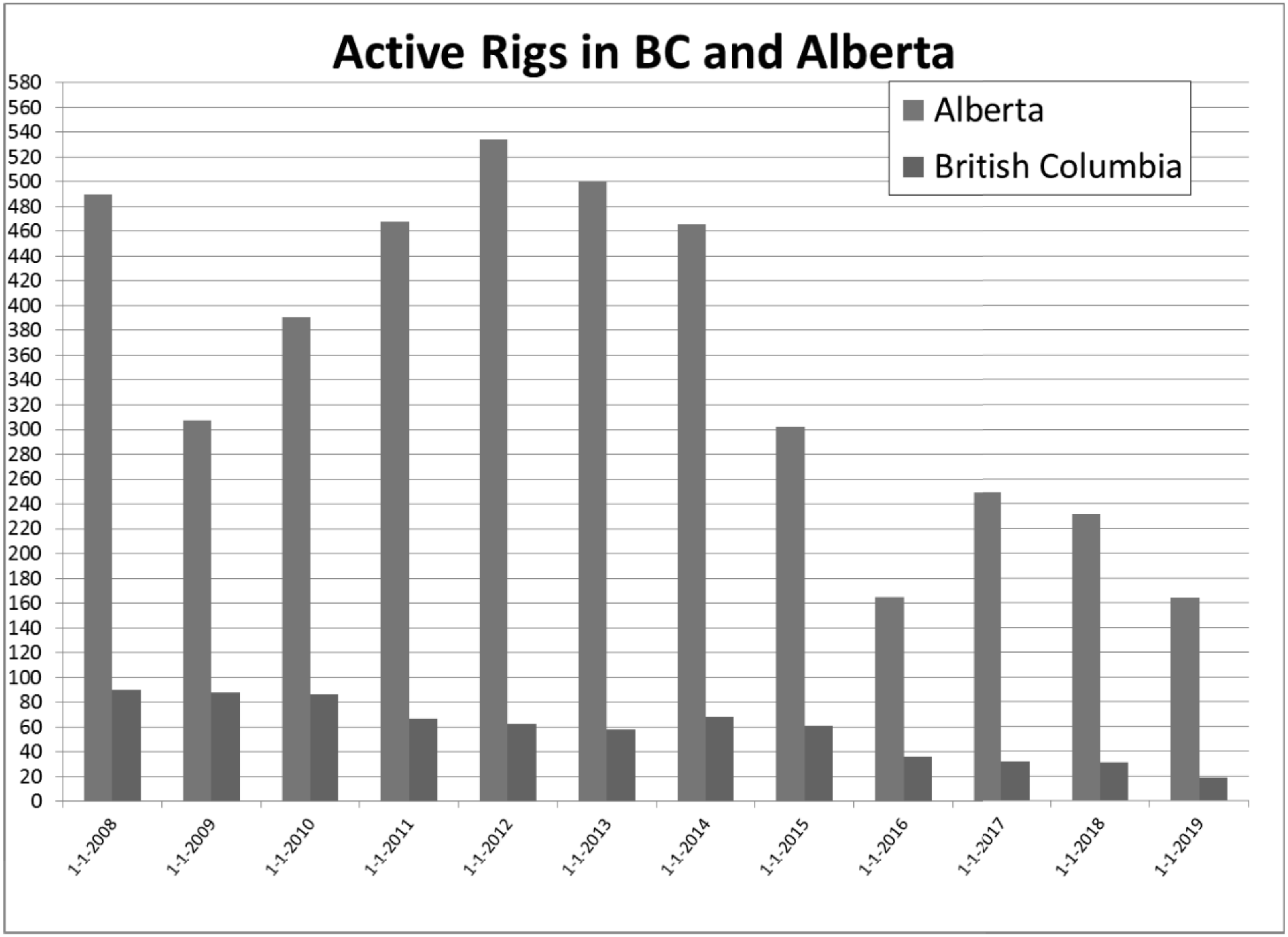

BC's Economic Base

Ministry of Jobs, Trade & Technology

April 9, 2019

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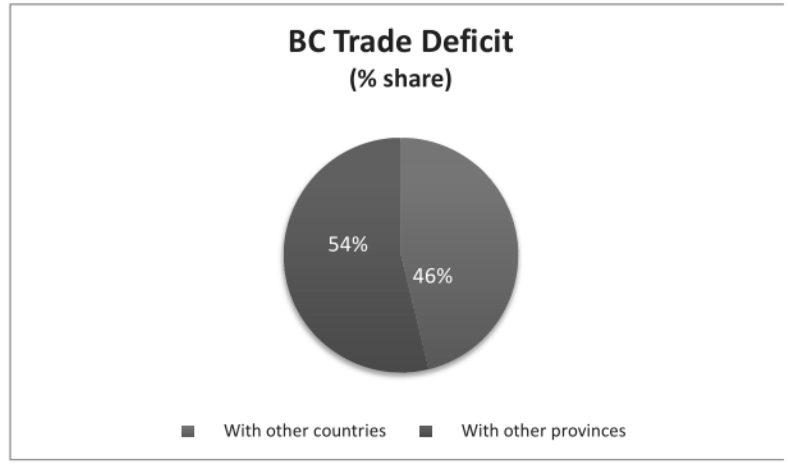
British Columbia

Last updated: May 31, 2019

Exports, British Columbia ($ million)	2017
Exports of Goods and Services	**111,052**
Exports to other countries	67,087
Exports of goods to other countries	48,436
Exports of services to other countries	18,651
Exports to other provinces	43,965
Exports of goods to other provinces	14,988
Exports of services to other provinces	28,977
Exports of goods to other countries and provinces	63,424
Exports of services to other countries and provinces	47,628



Imports, British Columbia ($ million)	2017
Imports of Goods and Services	**135,936**
Imports from other countries	78,587
Imports of goods from other countries	63,956
Imports of services from other countries	14,631
Imports from other provinces	57,349
Imports of goods from other provinces	21,861
Imports of services from other provinces	35,488
Imports of goods from other countries and provinces	85,817
Imports of services from other countries and provinces	50,119

Trade Balance, British Columbia ($ million)	2017
Trade balance of Goods and Services	**-24,884**
Trade balance with other countries	-11,500
Trade balance of goods with other countries	-15,520
Trade balance of services with other countries	4,020
Trade balance with other provinces	-13,384
Trade balance of goods with other provinces	-6,873
Trade balance of services with other provinces	-6,511
Trade balance of goods with other countries and provinces	-22,393
Trade balance of services with other countries and provinces	-2,491

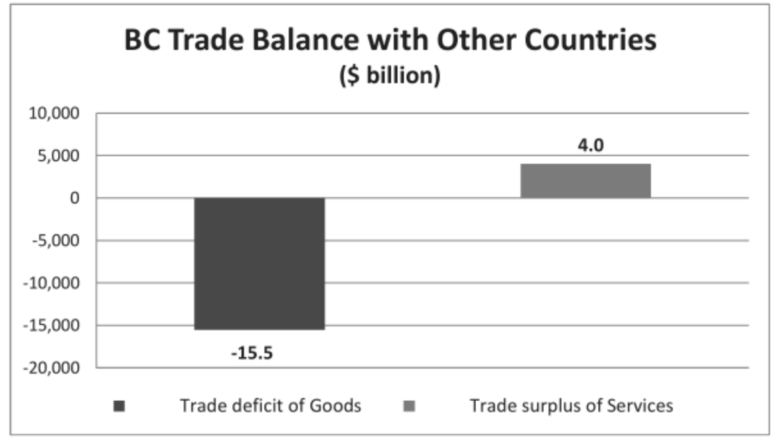
Trade Deficit, British Columbia (% share)	2017
Trade Deficit of Goods and Services	**100%**
With other countries	46%
With other provinces	54%

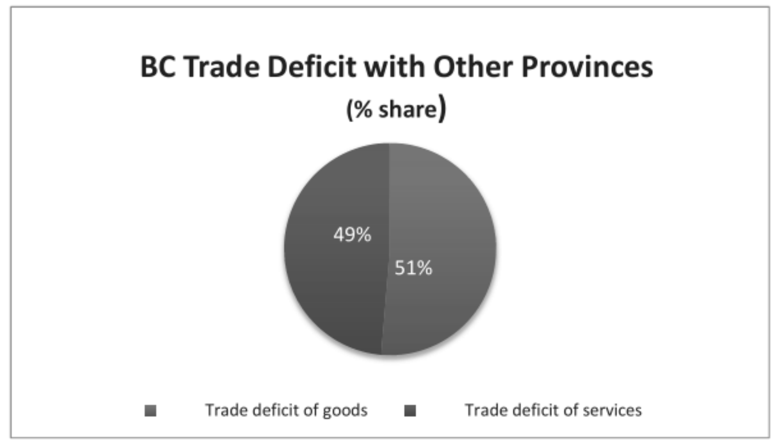
BC Trade Balance with Other Countries ($million)	2017
Trade Balance of Goods and Services with Other Countries	**-11,500**
Trade deficit of Goods	-15,520
Trade surplus of Services	4,020

BC Trade Deficit with Other Provinces ($ million)	2017
Trade Deficit of Goods and Services with Other Provinces	**-13,384**
Trade deficit of goods with other provinces	-6,873
Trade deficit of services with other provinces	-6,511

BC Trade Deficit with Other Provinces, British Columbia (% share)	2017
Trade Deficit of Goods and Services with Other Provinces	**100%**
Trade deficit of goods	**51%**
Trade deficit of services	**49%**

Trade Deficit, British Columbia (% share)	2017
Trade Deficit of Goods and Services	100%
Trade deficit of goods with other countries and provinces	90%
Trade deficit of services with other countries and provinces	10%





Source: Statistics Canada, Gross domestic product, expenditure-based, provincial and territorial, annual, Table 36-10-0222-01.

Real Per Capita Gross Domestic Product, Income-Based, British Columbia	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
BC Per Capita GDP, income-based ($)	**29,665**	**29,673**	**30,903**	**33,325**	**33,568**	**34,619**	**36,313**	**39,061**	**41,677**	**44,378**	**46,219**	**46,996**	**44,494**	**45,929**	**48,183**	**48,702**	**49,884**	**52,092**	**53,054**	**55,485**	**58,583**
BC Per Capita GDP, income-based (annual % change)	3.4	0.0	4.1	7.8	0.7	3.1	4.9	7.6	6.7	6.5	4.1	1.7	-5.3	3.2	4.9	1.1	2.4	4.4	1.8	4.6	5.6

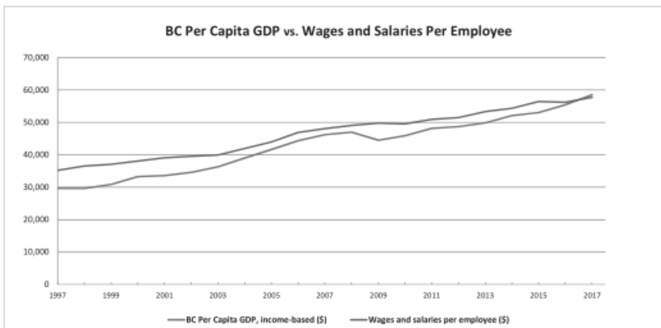
Source: Statistics Canada, Gross domestic product, income-based, provincial and territorial, annual, Table 36-10-0221-01.

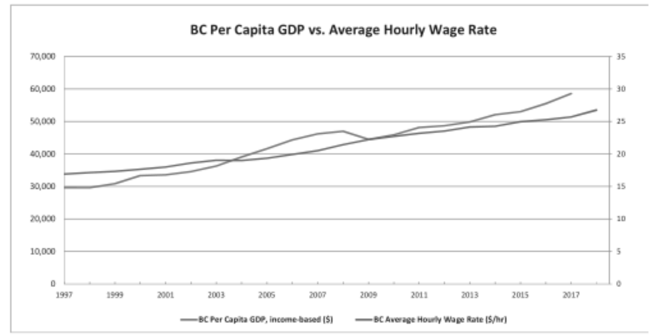
Compensation of Employees, British Columbia (annual, % change)	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Compensation of employees (wages and salaries and employers' social contribution) ($million)	**60,781**	**62,120**	**64,216**	**68,591**	**70,309**	**72,951**	**75,268**	**80,071**	**85,336**	**93,392**	**98,459**	**102,318**	**100,375**	**102,621**	**106,845**	**110,128**	**114,300**	**118,452**	**123,805**	**127,866**	**135,668**
Compensation of employees (wages and salaries and employers' social contribution, annual % change)	3.9	2.2	3.4	6.8	2.5	3.8	3.2	6.4	6.6	9.4	5.4	3.9	-1.9	2.2	4.1	3.1	3.8	3.6	4.5	3.3	6.1
Estimated BC Employees (X1,000)	1,501	1,479	1,510	1,577	1,567	1,589	1,621	1,646	1,680	1,729	1,786	1,817	1,751	1,797	1,819	1,851	1,848	1,881	1,894	1,959	2,029
Wages and Salaries ($million)	52,922	54,058	56,016	60,027	61,303	62,842	64,827	69,111	73,957	81,173	85,857	89,197	87,177	88,999	92,644	95,394	98,647	102,246	106,919	110,189	117,237
Wages and salaries per employee ($)	35,247	36,563	37,090	38,073	39,110	39,549	39,987	41,988	44,013	46,952	48,080	49,102	49,781	49,525	50,920	51,531	53,376	54,350	56,448	56,251	57,776

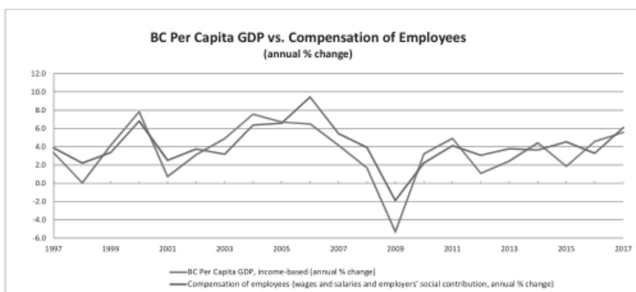
Source: Statistics Canada, Gross domestic product, income-based, provincial and territorial, annual, Table 36-10-0221-01 & Employment by class of worker, Table: 14-10-0288-01.

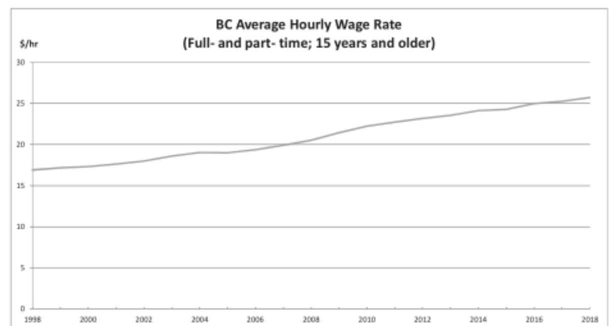
Average Hourly Wage Rate (full-and part-time), British Columbia	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
BC Average Hourly Wage Rate ($/hr)	16.91	17.16	17.32	17.63	17.98	18.6	19.03	19.01	19.36	19.92	20.52	21.45	22.22	22.73	23.18	23.55	24.14	24.28	24.98	25.26	25.71	26.77
Annual % change		1.5	0.9	1.8	2.0	3.4	2.3	-0.1	1.8	2.9	3.0	4.5	3.6	2.3	2.0	1.6	2.5	0.6	2.9	1.1	1.8	4.1

Source: Statistics Canada, Employee wages by occupation, annual, Table 14-10-0307-01.



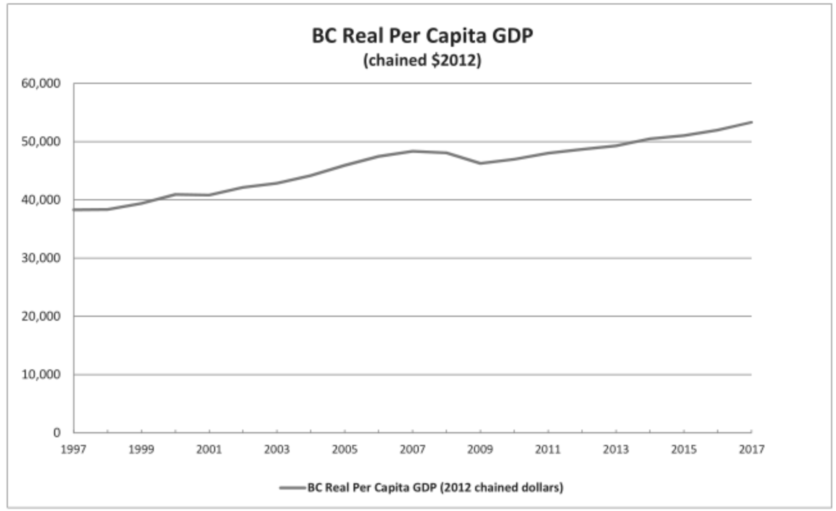


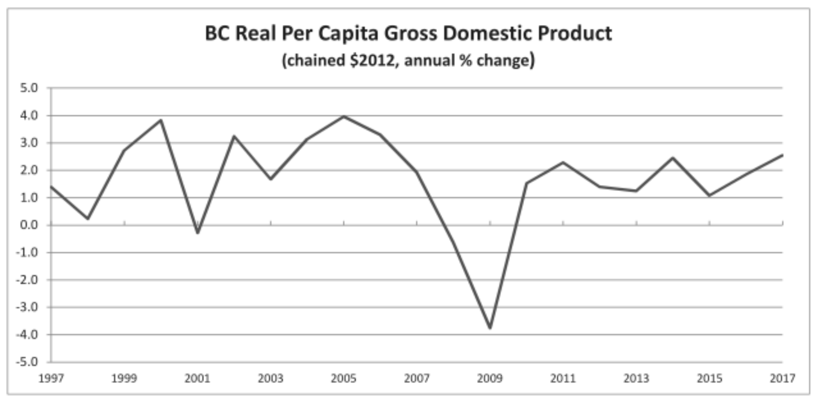




Real Per Capita Gross Domestic Product, British Columbia	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
BC Real Per Capita GDP (2012 chained dollars)	38,295	38,382	39,427	40,937	40,818	42,140	42,846	44,192	45,944	47,453	48,363	48,060	46,253	46,960	48,030	48,702	49,307	50,515	51,062	52,006	53,325
Annual % change	1.4	0.2	2.7	3.8	-0.3	3.2	1.7	3.1	4.0	3.3	1.9	-0.6	-3.8	1.5	2.3	1.4	1.2	2.4	1.1	1.8	2.5

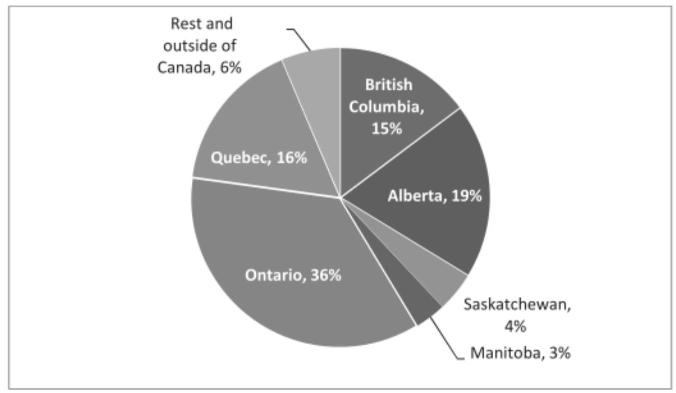
Source: Statistics Canada, Gross domestic product, expenditure-based, provincial and territorial, annual, Table 36-10-0222-01.





Gross Fixed Capital Formation, by Region (millions of dollars)	2017
British Columbia	**71,867**
Alberta	92,347
Saskatchewan	20,828
Manitoba	16,342
Ontario	174,213
Quebec	80,066
New Brunswick	6,486
Nova Scotia	8,852
Prince Edward Island	1,219
Newfoundland and Labrador	10,978
Yukon	878
Northwest Territories	1,215
Nunavut	1,405
Outside Canada	27
Canada	**486,723**

Gross Fixed Capital Formation, by Region (% share)	2017
British Columbia	**14.8%**
Alberta	19.0%
Saskatchewan	4.3%
Manitoba	3.4%
Ontario	35.8%
Quebec	16.5%
New Brunswick	1.3%
Nova Scotia	1.8%
Prince Edward Island	0.3%
Newfoundland and Labrador	2.3%
Yukon	0.2%
Northwest Territories	0.2%
Nunavut	0.3%
Outside Canada	0.0%
Canada	**100.0%**



Gross Fixed Capital Formation, by Region (% share)	2017
British Columbia	**15%**
Alberta	19%
Saskatchewan	4%
Manitoba	3%
Ontario	36%
Quebec	16%
Rest and outside of Canada	6%

Source: Statistics Canada, Gross domestic product, expenditure-based, provincial and territorial, annual, Table 36-10-0222-01.

Gross Fixed Capital Formation, British Columbia
(millions of dollars)

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
British Columbia	**24,819**	**23,173**	**23,281**	**24,152**	**26,197**	**26,819**	**29,096**	**34,336**	**39,429**	**45,658**	**49,568**	**52,692**	**46,303**	**49,423**	**50,911**	**54,486**	**53,814**	**59,031**	**59,392**	**63,998**	**71,867**
Business gross fixed capital formation	21,175	19,725	19,220	19,965	21,969	22,637	24,717	29,250	33,036	38,687	42,055	44,055	37,881	40,474	43,497	46,165	45,950	50,384	50,595	55,149	60,812
Residential structures	8,630	7,243	6,682	6,731	7,490	9,016	10,265	12,897	14,749	17,225	19,413	18,934	16,420	17,170	18,186	19,282	19,714	21,331	24,372	29,512	30,836
Non-residential structures, machinery and equipment	11,129	10,719	10,997	11,314	11,991	11,447	11,809	13,259	14,970	17,848	18,294	20,406	17,505	18,892	20,757	22,749	21,985	24,865	22,525	22,308	26,526
Non-residential structures	5,331	4,173	4,700	4,668	5,415	5,148	5,825	6,896	7,620	9,653	9,669	11,744	10,572	11,548	13,326	14,937	14,820	16,809	14,884	13,504	17,859
Machinery and equipment	5,798	6,546	6,297	6,646	6,576	6,299	5,984	6,363	7,350	8,195	8,625	8,662	6,933	7,344	7,431	7,812	7,165	8,056	7,641	8,804	8,667
Intellectual property products	1,416	1,763	1,541	1,920	2,488	2,174	2,643	3,094	3,317	3,614	4,348	4,715	3,956	4,412	4,554	4,134	4,251	4,188	3,698	3,329	3,450
Non-profit institutions serving households' gross fixed capital formation	214	129	141	157	180	233	201	125	334	350	229	513	313	236	244	280	370	414	418	478	507
General governments gross fixed capital formation	3,430	3,319	3,920	4,030	4,048	3,949	4,178	4,961	6,059	6,621	7,284	8,124	8,109	8,713	7,170	8,041	7,494	8,233	8,379	8,371	10,548

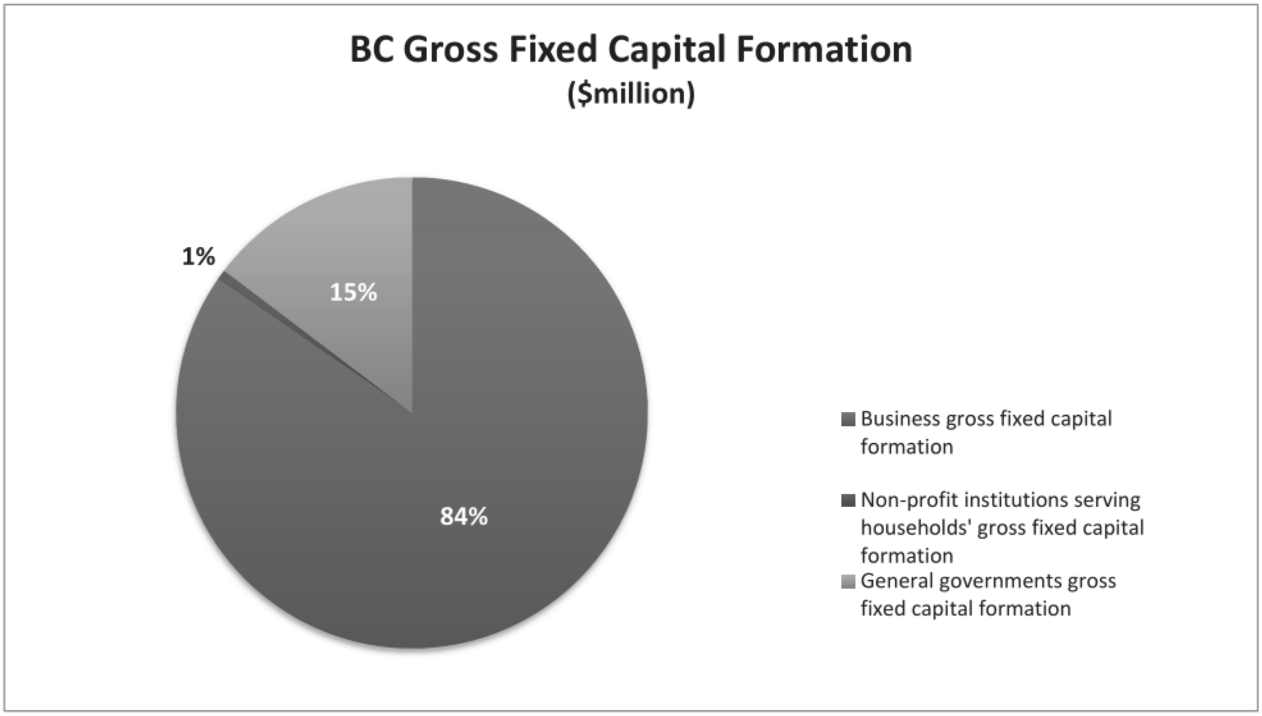
Gross Fixed Capital Formation, British Columbia
(% share)

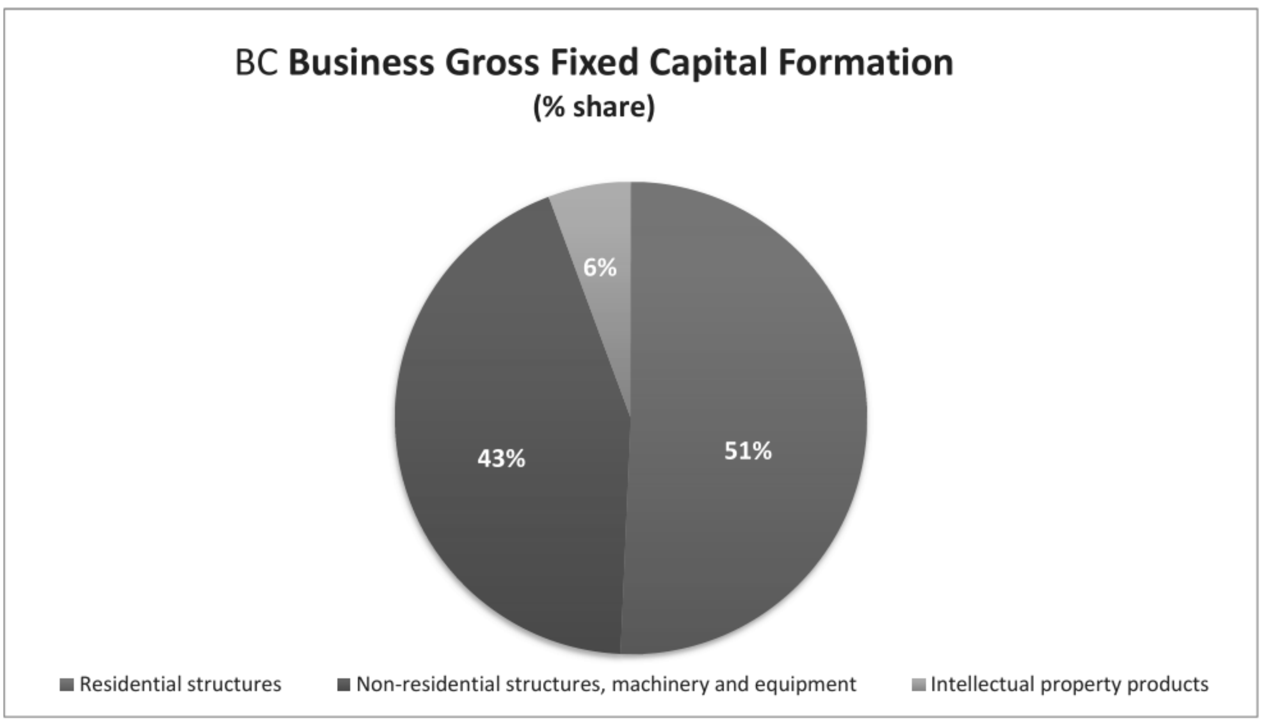
	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
British Columbia	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
Business gross fixed capital formation	85.3%	85.1%	82.6%	82.7%	83.9%	84.4%	84.9%	85.2%	83.8%	84.7%	84.8%	83.6%	81.8%	81.9%	85.4%	84.7%	85.4%	85.4%	85.2%	86.2%	84.6%
Non-profit institutions serving households' gross fixed capital formation	0.9%	0.6%	0.6%	0.7%	0.7%	0.9%	0.7%	0.4%	0.8%	0.8%	0.5%	1.0%	0.7%	0.5%	0.5%	0.5%	0.7%	0.7%	0.7%	0.7%	0.7%
General governments gross fixed capital formation	13.8%	14.3%	16.8%	16.7%	15.5%	14.7%	14.4%	14.4%	15.4%	14.5%	14.7%	15.4%	17.5%	17.6%	14.1%	14.8%	13.9%	13.9%	14.1%	13.1%	14.7%

Business Gross Fixed Capital Formation, British Columbia
(% share)

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Business gross fixed capital formation	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
Residential structures	40.8%	36.7%	34.8%	33.7%	34.1%	39.8%	41.5%	44.1%	44.6%	44.5%	46.2%	43.0%	43.3%	42.4%	41.8%	41.8%	42.9%	42.3%	48.2%	53.5%	50.7%
Non-residential structures, machinery and equipment	52.6%	54.3%	57.2%	56.7%	54.6%	50.6%	47.8%	45.3%	45.3%	46.1%	43.5%	46.3%	46.2%	46.7%	47.7%	49.3%	47.8%	49.4%	44.5%	40.5%	43.6%
Intellectual property products	6.7%	8.9%	8.0%	9.6%	11.3%	9.6%	10.7%	10.6%	10.0%	9.3%	10.3%	10.7%	10.4%	10.9%	10.5%	9.0%	9.3%	8.3%	7.3%	6.0%	5.7%

Source: BC Stats, Statistics Canada, Gross domestic product, expenditure-based, provincial and territorial, annual, Table 36-10-0222-01.


BC Gross Fixed Capital Formation
($million)
1%
15%
84%
Business gross fixed capital formation
Non-profit institutions serving households' gross fixed capital formation
General governments gross fixed capital formation


BC Business Gross Fixed Capital Formation
(% share)
6%
43%
51%
Residential structures
Non-residential structures, machinery and equipment
Intellectual property products

Gross Fixed Capital Formation, British Columbia (millions of 2012 chained dollars)	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
British Columbia	**32,310**	**30,104**	**30,541**	**31,611**	**34,014**	**34,333**	**36,613**	**41,740**	**46,489**	**51,255**	**52,756**	**54,232**	**47,954**	**50,956**	**51,459**	**54,486**	**53,147**	**56,695**	**54,920**	**57,098**	**62,370**
Business gross fixed capital formation	27,333	25,452	25,097	26,065	28,386	28,868	30,948	35,317	38,637	43,107	44,436	45,183	39,098	41,533	43,876	46,165	45,442	48,478	46,833	49,037	52,527
Residential structures	13,071	11,314	10,499	10,563	11,629	13,554	14,601	17,112	18,352	19,671	20,099	19,096	17,460	17,494	17,987	19,282	19,396	20,558	22,528	25,815	25,710
Non-residential structures, machinery and equipment	12,230	11,521	12,054	12,463	13,121	12,552	13,100	14,586	16,368	19,193	19,440	20,991	17,469	19,425	21,237	22,749	21,802	23,888	20,938	20,197	23,798
Non-residential structures	8,876	6,781	7,527	7,289	8,404	7,875	8,599	9,487	9,974	11,813	11,191	12,832	11,376	12,170	13,734	14,937	14,618	16,070	14,103	12,512	16,227
Machinery and equipment	4,066	4,496	4,517	4,897	4,811	4,681	4,693	5,274	6,342	7,355	8,044	8,067	6,129	7,237	7,500	7,812	7,182	7,814	6,832	7,615	7,567
Intellectual property products	1,946	2,408	2,077	2,513	3,164	2,704	3,238	3,697	3,941	4,181	4,863	5,102	4,188	4,611	4,657	4,134	4,243	4,030	3,367	2,988	3,088
Non-profit institutions serving households' gross fixed capital formation	221	126	146	170	186	246	218	137	356	366	234	504	317	240	247	280	369	403	395	444	457
General governments gross fixed capital formation	4,729	4,532	5,332	5,403	5,458	5,212	5,443	6,299	7,517	7,778	8,093	8,551	8,571	9,222	7,334	8,041	7,339	7,817	7,694	7,618	9,416

Gross Fixed Capital Formation, British Columbia (chained (2012) dollars, annual % change)	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
British Columbia	**8.3**	**-6.8**	**1.5**	**3.5**	**7.6**	**0.9**	**6.6**	**14.0**	**11.4**	**10.3**	**2.9**	**2.8**	**-11.6**	**6.3**	**1.0**	**5.9**	**-2.5**	**6.7**	**-3.1**	**4.0**	**9.2**
Business gross fixed capital formation	12.5	-6.9	-1.4	3.9	8.9	1.7	7.2	14.1	9.4	11.6	3.1	1.7	-13.5	6.2	5.6	5.2	-1.6	6.7	-3.4	4.7	7.1
Non-profit institutions serving households' gross fixed capital formation	27.7	-43.0	15.9	16.4	9.4	32.3	-11.4	-37.2	159.9	2.8	-36.1	115.4	-37.1	-24.3	2.9	13.4	31.8	9.2	-2.0	12.4	2.9
General governments gross fixed capital formation	-13.0	-4.2	17.7	1.3	1.0	-4.5	4.4	15.7	19.3	3.5	4.0	5.7	0.2	7.6	-20.5	9.6	-8.7	6.5	-1.6	-1.0	23.6

Business Gross fixed Capital Formation, British Columbia (chained (2012) dollars, annual % change)	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Business Gross Fixed Capital Formation	**12.5**	**-6.9**	**-1.4**	**3.9**	**8.9**	**1.7**	**7.2**	**14.1**	**9.4**	**11.6**	**3.1**	**1.7**	**-13.5**	**6.2**	**5.6**	**5.2**	**-1.6**	**6.7**	**-3.4**	**4.7**	**7.1**
Residential structures	4.9	-13.4	-7.2	0.6	10.1	16.6	7.7	17.2	7.2	7.2	2.2	-5.0	-8.6	0.2	2.8	7.2	0.6	6.0	9.6	14.6	-0.4
Non-residential structures, machinery and equipment	20.3	-5.8	4.6	3.4	5.3	-4.3	4.4	11.3	12.2	17.3	1.3	8.0	-16.8	11.2	9.3	7.1	-4.2	9.6	-12.3	-3.5	17.8
Intellectual property products	5.7	23.7	-13.7	21.0	25.9	-14.5	19.7	14.2	6.6	6.1	16.3	4.9	-17.9	10.1	1.0	-11.2	2.6	-5.0	-16.5	-11.3	3.3

Source: Statistics Canada, Gross domestic product, expenditure-based, provincial and territorial, annual, Table 36-10-0222-01

Capital Investment by Industry, British Columbia

	Actual 2013	Actual 2014	Actual 2015	Actual 2016	Actual 2017	Preliminary Actual 2018	Intentions 2019	2017 to 2018	2018 to 2019
				($ millions)				(per cent)	
Agriculture, forestry, fishing and hunting	408.6	497.0	454.3	511.3	696.8	717.3	852.1	2.9	18.8
Mining, quarrying, and oil and gas extraction	6,609.6	7,057.5	5,147.4	4,573.3	6,250.8	4,471.6	4,939.2	(28.5)	10.5
Manufacturing	2,261.8	3,169.8	2,629.0	x	1,370.5	1,605.9	1,520.0	17.2	(5.3)
Construction	789.7	785.0	717.0	832.9	978.2	899.5	918.0	(8.0)	2.1
Transportation and warehousing	2,643.0	3,053.1	3,928.9	4,215.0	4,822.1	5,597.2	7,590.1	16.1	35.6
Utilities	3,578.1	3,602.1	3,369.0	3,698.0	3,535.0	3,987.8	4,824.2	12.8	21.0
Wholesale trade	348.7	459.1	422.1	x	421.4	431.2	400.6	2.3	(7.1)
Retail trade	860.5	810.2	F	809.7	713.9	719.2	686.8	0.7	(4.5)
Finance and insurance	507.2	295.6	309.1	341.9	250.6	279.0	383.8	11.3	37.6
Real estate, rental and leasing	926.3	1,280.5	1,171.4	1,638.5	1,629.1	1,891.0	2,023.4	16.1	7.0
Information and cultural industries	1,096.5	1,142.9	1,205.1	1,579.9	1,631.0	1,733.5	1,781.0	6.3	2.7
Professional, scientific and technical services	251.3	x	316.1	318.8	307.5	293.9	323.2	(4.4)	10.0
Management of companies and enterprises	x	x	29.1	x	F	72.4	68.2	-	(5.8)
Admin, waste and remediation services	257.1	318.2	F	194.2	200.8	165.0	135.2	(17.8)	(18.1)
Arts, entertainment and recreation	277.3	251.3	268.0	275.6	305.8	323.8	376.3	5.9	16.2
Accommodation and food services	392.5	546.5	688.6	665.9	581.3	641.3	680.0	10.3	6.0
Educational services	975.0	1,118.4	976.2	980.1	1,087.3	1,345.3	1,024.9	23.7	(23.8)
Health care and social assistance	755.2	1,151.4	1,154.1	1,198.1	1,050.7	1,086.0	1,137.0	3.4	4.7
Public administration	2,563.4	2,574.2	2,446.9	2,172.2	2,965.5	3,663.7	4,191.4	23.5	14.4
Other services	x	153.2	F	x	171.2	163.1	120.5	(4.7)	(26.1)
Total	**25,658.6**	**28,637.8**	**26,344.3**	**26,357.8**	**28,999.9**	**30,087.7**	**33,975.9**	3.8	12.9
Public	7,982.3	8,584.7	8,011.9	8,423.1	9,173.3	10,533.5	12,440.5	14.8	18.1
Private	17,676.2	20,053.1	18,332.4	17,934.7	19,826.6	19,554.3	21,535.5	(1.4)	10.1
Total	**25,658.6**	**28,637.8**	**26,344.3**	**26,357.8**	**28,999.9**	**30,087.7**	**33,975.9**	3.8	12.9
Machinery and equipment	7,700.7	8,288.1	8,488.6	10,180.1	10,183.1	10,949.0	11,389.6	7.5	4.0
Construction	17,957.9	20,349.7	17,855.7	16,177.7	18,816.8	19,138.8	22,586.4	1.7	18.0
Total	**25,658.6**	**28,637.8**	**26,344.3**	**26,357.8**	**28,999.9**	**30,087.7**	**33,975.9**	3.8	12.9

Source: Statistics Canada (Tables: 34-10-0035-01 and 34-10-0038-01 – accessed May 2019).

x Suppressed to meet the confidentiality requirements of the *Statistics Act*.

F Too Unreliable to be published.

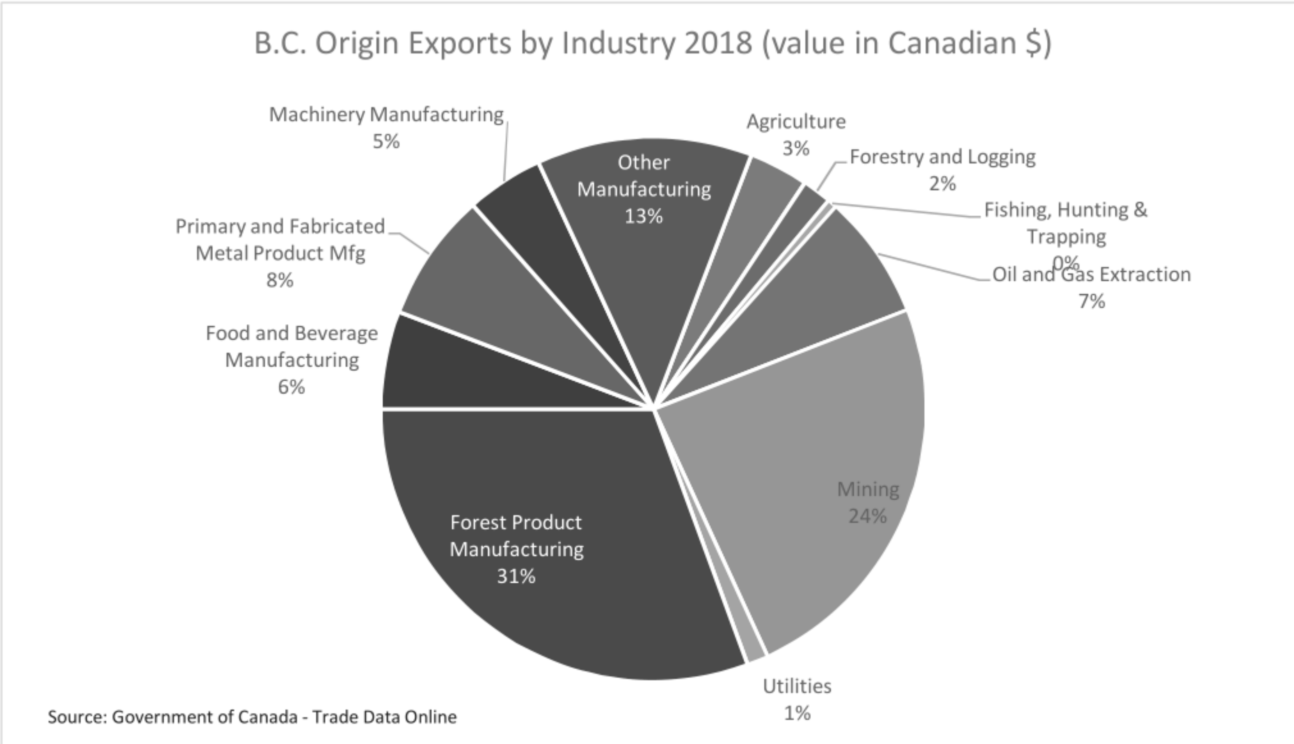
Note: Totals may not add due to rounding or due to some data not being disclosed for confidentiality reasons.

Title	Canadian domestic exports, British Columbia origir
Origin	British Columbia
Destination	All countries (total)
Period	Specific year(s): 2018
Units	Value in canadian dollars

NAICS 111 - Crop Production	1031842331
NAICS 112 - Animal Production	578196568
NAICS 113 - Forestry and Logging	778575739
NAICS 114 - Fishing, Hunting and Trapping	252574308
NAICS 1151 - Support Activities for Crop Production	34096
NAICS 1152 - Support Activities for Animal Productior	2015742
NAICS 211 - Oil and Gas Extractior	3359280950
NAICS 212 - Mining (except Oil and Gas)	10929913938
22 - Utilities	575207199
NAICS 311 - Food Manufacturing	2578531867
NAICS 312 - Beverage and Tobacco Product Manufacturing	58209132
NAICS 313 - Textile Mills	24980467
NAICS 314 - Textile Product Mills	13647076
NAICS 315 - Clothing Manufacturing	97895729
NAICS 316 - Leather and Allied Product Manufacturing	10212318
NAICS 321 - Wood Product Manufacturing	8680408369
NAICS 322 - Paper Manufacturing	5216128912
NAICS 323 - Printing and Related Support Activities	54516653
NAICS 324 - Petroleum and Coal Products Manufacturing	228130037
NAICS 325 - Chemical Manufacturing	1042483865
NAICS 326 - Plastics and Rubber Products Manufacturing	503374036
NAICS 327 - Non-Metallic Mineral Product Manufacturing	304712418
NAICS 331 - Primary Metal Manufacturing	2937039311
NAICS 332 - Fabricated Metal Product Manufacturing	544181908
NAICS 333 - Machinery Manufacturing	2081490748
NAICS 334 - Computer and Electronic Product Manufacturing	1085577268
NAICS 335 - Electrical Equipment, Appliance and Component Manufacturing	718820148
NAICS 336 - Transportation Equipment Manufacturing	1116135285
NAICS 337 - Furniture and Related Product Manufacturing	207276481
NAICS 339 - Miscellaneous Manufacturing	392613548

Source: Trade Data Online (accessed: May 13, 2019)

Agriculture	1612088737
Forestry and Logging	778575739
Fishing, Hunting & Trapping	252574308
Oil and Gas Extractior	3359280950
Mining	10929913938
Utilities	575207199
Forest Product Manufacturing	13896537281
Food and Beverage Manufacturing	2636740999
Primary and Fabricated Metal Product Mfg	3481221219
Machinery Manufacturing	2081490748
Other Manufacturing	5800375329


B.C. Origin Exports by Industry 2018 (value in Canadian $)
Machinery Manufacturing 5%
Other Manufacturing 13%
Agriculture 3%
Forestry and Logging 2%
Fishing, Hunting & Trapping 0%
Oil and Gas Extraction 7%
Primary and Fabricated Metal Product Mfg 8%
Food and Beverage Manufacturing 6%
Mining 24%
Forest Product Manufacturing 31%
Utilities 1%
Source: Government of Canada - Trade Data Online

Movement of Goods Through B.C. Customs Ports to International Destinations ($Cdn)

PORT#	CUSTOMS PORT	2018 IMPORTS-Total	2018 EXPORTS-Total	2018 Total
	BC TOTAL	57,993,247,523	89,411,227,862	147,404,475,385
806	Vancouver - Marine Operations	4,815	47,665,137,572	47,665,142,387
813	Pacific Highway	17,046,874,496	16,032,975,388	33,079,849,884
809	Vancouver - Main Long Room	25,320,330,517	150,685	25,320,481,202
821	Vancouver - Intl Airport	6,433,405,557	3,322,372,191	9,755,777,748
818	Kingsgate	2,647,668,586	6,836,272,102	9,483,940,688
817	Huntington	2,482,605,912	4,645,510,738	7,128,116,650
808	Prince Rupert	132,330,856	4,734,550,239	4,866,881,095
	All Other Ports	3,930,026,784	6,174,258,947	10,104,285,731
837	Sidney	37,301,221	2,387,057,948	2,424,359,169
804	Nanaimo	114,941,241	1,329,047,422	1,443,988,663
827	Kitimat	573,148,443	769,372,751	1,342,521,194
819	Osoyoos	614,365,965	616,672,269	1,231,038,234
831	Kelowna	923,545,674	3,081,679	926,627,353
800	British Columbia and Yukon	415,646,710	369,559,496	785,206,206
841	Aldergrove	590,037,713	77,893,100	667,930,813
893	Fraser	88,298,451	132,734,708	221,033,159
828	Nelway	165,261,469	7,426,476	172,687,945
824	Roosville	48,108,556	108,955,057	157,063,613
832	Paterson	74,073,586	78,156,622	152,230,208
816	Cascade	13,641,924	104,637,670	118,279,594
814	Kamloops	96,152,017	2,574,658	98,726,675
811	Victoria	36,184,121	42,699,755	78,883,876
842	Pacific Customs Brokers	66,437,831	0	66,437,831
838	Campbell River	467,656	43,397,095	43,864,751
891	Pleasant Camp	30,804,973	9,238,487	40,043,460
815	Boundary Bay	13,764,669	16,713,310	30,477,979
826	Powell River	49,105	29,835,987	29,885,092
825	Port Alberni	0	17,379,256	17,379,256
822	Rykerts	8,103,060	6,474,406	14,577,466
833	Waneta	12,240,657	1,164,969	13,405,626
835	Midway	1,111,093	9,407,828	10,518,921
834	Carson	2,924,796	5,051,659	7,976,455
820	Prince George	194,692	3,159,028	3,353,720
830	Courtenay	392,000	2,310,000	2,702,000
801	Cranbrook	2,685,060	0	2,685,060
803	Vancouver - Mail Centre	90,596	87,369	177,965

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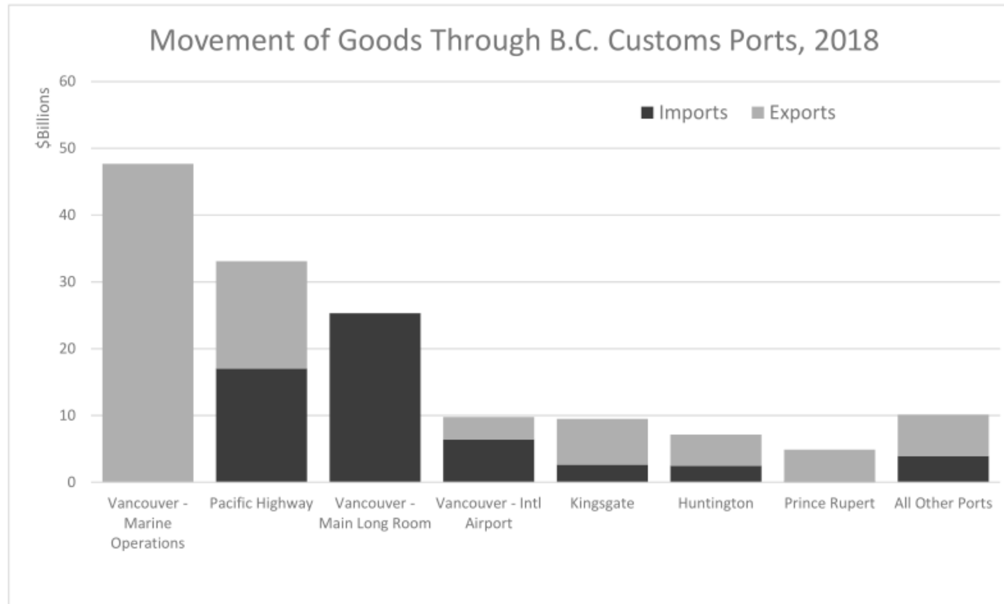
0.000005951	0.99999405



807	Penticton	0	141,042	141,042
810	Vancouver - United Terminals	53,505	20,996	74,501
836	Chopaka	0	7,904	7,904
812	Trail	0	0	0
823	Vernon	0	0	0
829	Flathead	0	0	0
839	Dawson Creek	0	0	0
840	Douglas	0	0	0

Note: These values include exports of goods originating in other provinces and imports of goods that are destined for other provinces that clear customs through B.C. ports
Source: Statistics Canada

Movement of Goods Through B.C. Customs Ports to/from International Destinations ($Cdn)

		2014	2014	2015	2015	2016	2016	2017	2017	2018	2018
PORT#	CUSTOMS PORT	IMPORTS-Total	EXPORTS-Total	IMPORTS-Total	EXPORTS-Total	IMPORTS-Total	EXPORTS-Total	IMPORTS-Total	EXPORTS-Total	IMPORTS-Total	EXPORTS-Total
800	British Columbia and Yukon	342,100,872	431,296,944	229,124,807	298,226,743	236,104,208	189,543,682	224,237,248	209,444,933	415,646,710	369,559,496
801	Cranbrook	8,193,551	143,582	10,424,754	23,221	3,050,961	52,782	2,686,232	30,532	2,685,060	0
803	Vancouver - Mail Centre	0	0	10,797	0	0	0	0	1,743,750	90,596	87,369
804	Nanaimo	41,258,119	1,065,271,697	37,067,725	962,168,544	80,640,332	998,925,017	91,425,184	1,069,327,252	114,941,241	1,329,047,422
806	Vancouver - Marine Operations	2,036	38,825,119,421	37,402	40,375,426,925	0	39,801,071,986	5,894,536	44,603,458,831	4,815	47,665,137,572
807	Penticton	120,675	375,679	50,110	453	15,598	63,054	236,209	246,778	0	141,042
808	Prince Rupert	293,378,440	3,894,309,439	214,999,243	3,525,820,372	196,360,922	3,583,172,376	121,750,852	4,195,835,088	132,330,856	4,734,550,239
809	Vancouver - Main Long Room	20,969,218,079	173,187,936	22,030,614,760	264,021,438	21,554,081,764	173,376,601	22,525,837,647	56,501,855	25,320,330,517	150,685
810	Vancouver - United Terminals	24,323,954	0	33,218,854	221,270	29,809,554	754,933	8,514,485	0	53,505	20,996
811	Victoria	40,983,150	75,411,895	40,678,255	133,131,422	35,745,023	100,297,105	193,568,784	52,262,055	36,184,121	42,699,755
812	Trail	0	0	0	0	0	0	0	0	0	0
813	Pacific Highway	14,326,756,464	11,499,952,997	15,196,899,873	13,634,264,700	15,350,503,928	14,235,057,749	16,087,973,123	14,831,391,743	17,046,874,496	16,032,975,388
814	Kamloops	50,974,058	4,681,664	39,818,477	430,866	56,453,742	256,700	68,631,823	1,111,943	96,152,017	2,574,658
815	Boundary Bay	14,361,163	4,979,476	16,023,141	6,815,612	16,063,123	18,233,419	13,776,237	14,811,902	13,764,669	16,713,310
816	Cascade	15,622,218	123,465,866	16,077,346	113,822,573	14,491,568	156,902,897	12,867,908	164,699,470	13,641,924	104,637,670
817	Huntington	2,147,425,178	3,917,818,069	2,152,781,534	4,221,666,666	1,976,578,876	4,744,617,445	2,310,749,539	4,788,467,403	2,482,605,912	4,645,510,738
818	Kingsgate	2,546,076,457	6,954,380,715	2,346,421,801	6,231,160,087	2,195,639,555	5,586,988,367	2,362,303,600	6,425,902,429	2,647,668,586	6,836,272,102
819	Osoyoos	566,084,349	428,258,882	606,475,620	601,548,361	510,639,346	590,717,660	551,721,073	554,729,834	614,365,965	616,672,269
820	Prince George	3,731,309	14,452,092	907,330	4,427,893	4,681,703	28,414	703,983	2,377,690	194,692	3,159,028
821	Vancouver - Intl Airport	4,421,901,100	2,426,161,130	5,011,548,777	2,720,565,510	5,284,633,799	2,709,059,448	5,858,472,962	2,796,781,955	6,433,405,557	3,322,372,191
822	Rykerts	8,249,041	7,740,118	6,150,521	7,510,752	11,520,571	9,950,909	6,941,844	5,767,536	8,103,060	6,474,406
823	Vernon	0	0	0	0	0	0	0	0	0	0
824	Roosville	56,989,330	90,651,872	49,080,847	82,974,302	44,243,971	101,974,350	47,148,782	93,221,046	48,108,556	108,955,057
825	Port Alberni	0	61,463,572	0	71,564,049	0	70,920,306	0	52,939,745	0	17,379,256
826	Powell River	1,060,642	6,089,436	0	3,872,787	0	15,015,857	0	4,019,482	49,105	29,835,987
827	Kitimat	173,640,318	262,290,679	112,736,599	133,106,204	316,617,149	493,122,915	420,257,735	613,858,753	573,148,443	769,372,751
828	Nelway	130,609,958	6,952,903	190,450,971	11,480,812	275,549,903	16,493,661	183,610,977	7,334,803	165,261,469	7,426,476
829	Flathead	0	0	0	0	0	0	0	0	0	0
830	Courtenay	7,286	0	0	0	0	0	0	0	392,000	2,310,000
831	Kelowna	17,430,299	2,481,644	22,689,184	2,523,250	5,004,056	3,152,168	127,913,327	3,481,943	923,545,674	3,081,679
832	Paterson	46,664,542	64,838,968	52,892,767	70,038,582	55,869,928	65,478,835	63,838,505	85,775,799	74,073,586	78,156,622
833	Waneta	6,783,944	175,047	13,523,660	546,514	12,546,932	333,784	10,567,296	246,689	12,240,657	1,164,969
834	Carson	2,258,016	2,905,038	2,966,258	2,772,199	2,120,144	2,473,210	4,419,513	9,332,652	2,924,796	5,051,659
835	Midway	168,774	8,431,066	606,385	7,822,165	321,483	6,413,860	886,378	2,813,951	1,111,093	9,407,828
836	Chopaka	0	0	0	0	0	58,977	0	0	0	7,904
837	Sidney	47,291,818	3,441,268,381	71,019,231	2,620,878,247	33,935,629	2,010,717,753	49,864,125	2,175,651,737	37,301,221	2,387,057,948
838	Campbell River	19,572,544	186,230,087	1,240,971	88,860,097	678,608	98,384,830	175,905	79,672,772	467,656	43,397,095
839	Dawson Creek	1,099	0	0	0	0	0	0	0	0	0
840	Douglas	0	9,370,938	34,976	4,335,584	0	5,306,517	164,387	204,703	0	0
841	Aldergrove	267,209,016	25,692,044	205,164,708	60,792,736	428,843,705	63,042,367	549,291,105	53,507,459	590,037,713	77,893,100
842	Pacific Customs Brokers	45,519,402	0	47,990,309	0	60,411,592	0	66,040,737	7,815	66,437,831	0
891	Pleasant Camp	37,584,018	1,030,570	26,687,644	2,806,649	22,613,668	1,797,246	22,368,663	5,016,624	30,804,973	9,238,487
893	Fraser	33,208,534	161,371,580	33,361,871	158,616,956	56,727,061	337,463,011	71,144,271	159,069,764	88,298,451	132,734,708
	BC TOTAL	46,706,759,753	74,178,251,427	48,819,777,508	76,424,244,541	48,872,498,402	76,191,220,191	52,065,984,975	83,121,048,716	57,993,247,523	89,411,227,862

Note: These values include exports of goods originating in other provinces and imports of goods that are destined for other provinces that clear customs through B.C. ports
Source: Statistics Canada

Percent of Foreign Involvement in British Columbia Residential and Commerical Property Transactions

	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17
BC - RESIDENTIAL (% OF COUNT)	7.4%	9.0%	1.4%	2.1%	3.0%	3.2%	3.7%	3.7%	3.4%	2.8%	2.5%	2.8%	2.6%	2.8%	2.8%	3.7%
BC - COMMERCIAL (% OF COUNT)	15.9%	7.4%	3.3%	15.1%	8.3%	4.5%	6.6%	1.5%	4.1%	4.6%	2.2%	1.6%	3.7%	2.5%	3.5%	3.6%

Source: British Columbia Property Transfer Tax

Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19
2.6%	3.2%	3.2%	3.3%	4.0%	2.6%	2.4%	2.6%	1.9%	1.5%	2.15%	2.1%	2.1%	2.7%	2.2%	2.4%	2.5%	2.2%	2.5%
3.2%	2.6%	2.2%	4.7%	8.4%	8.4%	14.2%	4.4%	5.2%	3.9%	5.1%	3.9%	3.7%	4.4%	5.1%	2.1%	2.6%	4.8%	5.0%

Commercial Property Transactions, Total Count, Total Value and Median Fair Market Value (FMV), BC, June 2016 to April 2019

Date	Variable	200 - Store(S) And Service Commercial	201 - Vacant IC&I	205 - Big Box	211 - Shopping Centre (Community)	213 - Shopping Centre (Regional)	216 - Commercial Strata-Lot	233 - Individual Strata Lot (Hotel/Motel)	262 - Parking Garage	273 - Storage & Warehousing (Closed)	285 - Seniors Licensed Care
Jun-16	Total Transactions	39				1	215	158	1	29	
Jun-16	Total Value (FMV)	$ 71,008,844				$ 264,779,459	$ 98,954,159	$ 29,674,036	$ 3,120,881	$ 65,472,400	
Jun-16	Median FMV	$ 524,000				$ 264,779,459	$ 357,000	$ 135,100	$ 3,120,881	$ 1,140,000	
Jul-16	Total Transactions	17					143	75	1	26	1
Jul-16	Total Value (FMV)	$ 29,835,950					$ 89,231,095	$ 17,441,473	$ 4,630,000	$ 65,410,606	$ 14,994,744
Jul-16	Median FMV	$ 435,000					$ 444,827	$ 150,000	$ 4,630,000	$ 1,706,660	$ 14,994,744
Aug-16	Total Transactions	30					155	47		46	1
Aug-16	Total Value (FMV)	$ 118,040,068					$ 79,646,333	$ 9,564,688		$ 152,112,042	$ 23,562,800
Aug-16	Median FMV	$ 565,000					$ 350,500	$ 107,000		$ 1,622,500	$ 23,562,800
Sep-16	Total Transactions	19	3				183	93		48	
Sep-16	Total Value (FMV)	$ 41,280,800	$ 7,179,245				$ 117,711,333	$ 14,974,428		$ 218,931,289	
Sep-16	Median FMV	$ 480,000	$ 2,254,245				$ 456,500	$ 88,000		$ 1,826,250	
Oct-16	Total Transactions	17	5		1		154	73		35	
Oct-16	Total Value (FMV)	$ 18,367,592	$ 2,902,312		$ 34,150,000		$ 81,143,087	$ 11,463,770		$ 109,604,079	
Oct-16	Median FMV	$ 641,000	$ 305,317		$ 34,150,000		$ 439,900	$ 108,000		$ 1,662,579	
Nov-16	Total Transactions	26	1				162	92		33	1
Nov-16	Total Value (FMV)	$ 57,207,519	$ 75,000				$ 84,267,892	$ 20,625,450		$ 98,604,629	$ 1,545,000
Nov-16	Median FMV	$ 767,500	$ 75,000				$ 389,000	$ 49,250		$ 1,630,000	$ 1,545,000
Dec-16	Total Transactions	30					148	81		36	
Dec-16	Total Value (FMV)	$ 44,826,212					$ 68,512,000	$ 19,845,531		$ 90,302,402	
Dec-16	Median FMV	$ 627,750					$ 397,500	$ 92,500		$ 2,237,130	
Jan-17	Total Transactions	25	3				133	43		34	
Jan-17	Total Value (FMV)	$ 30,177,600	$ 3,210,300				$ 66,216,781	$ 6,919,563		$ 132,252,645	
Jan-17	Median FMV	$ 675,000	$ 140,000				$ 390,000	$ 85,000		$ 1,972,500	
Feb-17	Total Transactions	22	4	1		2	143	50	1	30	
Feb-17	Total Value (FMV)	$ 31,785,100	$ 320,000	$ 4,416,287		$ 480,661,261	$ 83,455,750	$ 8,364,398	$ 16,900,000	$ 88,729,752	
Feb-17	Median FMV	$ 525,800	$ 40,000	$ 4,416,287		$ 240,330,631	$ 357,849	$ 129,125	$ 16,900,000	$ 1,525,000	
Mar-17	Total Transactions	27	2		1		148	79		30	
Mar-17	Total Value (FMV)	$ 21,589,185	$ 2,450,000		$ 406,000		$ 77,957,905	$ 9,882,081		$ 143,459,200	
Mar-17	Median FMV	$ 450,000	$ 1,225,000		$ 406,000		$ 358,149	$ 94,500		$ 2,025,000	
Apr-17	Total Transactions	18	1				128	77	1	34	
Apr-17	Total Value (FMV)	$ 11,863,905	$ 149,900				$ 85,019,649	$ 11,843,846	$ 28,900,000	$ 111,261,540	
Apr-17	Median FMV	$ 468,500	$ 149,900				$ 467,575	$ 125,000	$ 28,900,000	$ 1,525,000	
May-17	Total Transactions	27	4				188	75		32	
May-17	Total Value (FMV)	$ 30,784,905	$ 872,000				$ 91,740,704	$ 17,761,974		$ 105,332,245	
May-17	Median FMV	$ 398,000	$ 215,000				$ 361,950	$ 187,000		$ 2,292,500	
Jun-17	Total Transactions	35	4		1		225	95		37	
Jun-17	Total Value (FMV)	$ 49,080,278	$ 1,703,295		$ 97,700,000		$ 113,327,476	$ 21,638,204		$ 259,210,641	
Jun-17	Median FMV	$ 688,223	$ 397,000		$ 97,700,000		$ 430,000	$ 165,000		$ 1,859,500	
Jul-17	Total Transactions	31	1	2			181	61		49	
Jul-17	Total Value (FMV)	$ 51,847,534	$ 780,000	$ 24,500,000			$ 94,600,134	$ 31,340,656		$ 131,344,285	
Jul-17	Median FMV	$ 625,000	$ 780,000	$ 12,250,000			$ 390,000	$ 195,000		$ 1,000,000	
Aug-17	Total Transactions	22	1				130	55		29	

year	count – commercial property
2016	4,652
2017	4,714
2018	5,175
2019 - YTD	1,499

use_description - all

200 - Store(S) And Service Commercial
201 - Vacant IC&I
202 - Store(S) And Living Quarters
203 - Stores And/Or Offices With Apartments
204 - Store(S) And Offices
205 - Big Box
206 - Neighbourhood Store
208 - Office Building (Primary Use)
209 - Shopping Centre (Neighbourhood)
210 - Bank
211 - Shopping Centre (Community)
212 - Department Store - Stand Alone
213 - Shopping Centre (Regional)
214 - Retail Strip
215 - Food Market
216 - Commercial Strata-Lot
217 - Air Space Title
218 - Strata-Lot Self Storage-Business Use
219 - Strata Lot (Parking Commercial)
220 - Automobile Dealership
222 - Service Station
224 - Self-Serve Service Station
225 - Convenience Store/Service Station
226 - Car Wash
227 - Automobile Sales (Lot)
228 - Automobile Paint Shop, Garages, Etc.
230 - Hotel
232 - Motel & Auto Court
233 - Individual Strata Lot (Hotel/Motel)
234 - Manufactured Home Park
236 - Campground (Commercial)
237 - Bed & Breakfast Operation 4 Or More Units
238 - Seasonal Resort
239 - Bed & Breakfast Operation Less Than 4 Units
240 - Greenhouses And Nurseries (Not Farm Class)

Aug-17	Total Value (FMV)	$ 40,420,999	$ 480,000				$ 67,567,174	$ 13,245,441		$ 90,434,681	
Aug-17	Median FMV	$ 680,000	$ 480,000				$ 412,500	$ 230,000		$ 1,595,000	
Sep-17	Total Transactions	34					135	57		30	
Sep-17	Total Value (FMV)	$ 120,455,080					$ 97,823,166	$ 11,064,783		$ 140,566,468	
Sep-17	Median FMV	$ 1,226,360					$ 565,000	$ 157,000		$ 1,697,000	
Oct-17	Total Transactions	28					189	55		34	
Oct-17	Total Value (FMV)	$ 46,217,322					$ 117,167,685	$ 9,859,512		$ 84,605,480	
Oct-17	Median FMV	$ 657,500					$ 445,680	$ 155,000		$ 1,712,450	
Nov-17	Total Transactions	16		1			85	28		22	
Nov-17	Total Value (FMV)	$ 16,361,072		$ 13,313,000			$ 75,238,904	$ 7,246,636		$ 85,907,750	
Nov-17	Median FMV	$ 365,000		$ 13,313,000			$ 516,623	$ 164,500		$ 2,592,500	
Dec-17	Total Transactions	33	3	1			158	66		37	2
Dec-17	Total Value (FMV)	$ 85,545,515	$ 1,802,500	$ 6,500,000			$ 78,262,869	$ 11,874,676		$ 128,824,995	$ 64,092,000
Dec-17	Median FMV	$ 1,125,000	$ 284,500	$ 6,500,000			$ 400,000	$ 137,950		$ 1,160,000	$ 32,046,000
Jan-18	Total Transactions	42	40				118	56		34	
Jan-18	Total Value (FMV)	$ 76,677,780	$ 25,050,251				$ 73,736,578	$ 10,440,643		$ 139,167,250	
Jan-18	Median FMV	$ 559,500	$ 102,500				$ 466,500	$ 119,500		$ 2,950,000	
Feb-18	Total Transactions	21	45	1		1	113	64		29	
Feb-18	Total Value (FMV)	$ 22,985,657	$ 46,783,950	$ 7,800,000		$ 139,566,132	$ 109,869,722	$ 13,437,143		$ 70,600,350	
Feb-18	Median FMV	$ 180,000	$ 275,000	$ 7,800,000		$ 139,566,132	$ 495,000	$ 130,000		$ 1,200,000	
Mar-18	Total Transactions	32	45				119	75	2	25	1
Mar-18	Total Value (FMV)	$ 143,690,569	$ 17,559,634				$ 204,678,231	$ 14,681,217	$ 50,837,540	$ 70,270,235	$ 1,690,000
Mar-18	Median FMV	$ 575,000	$ 187,440				$ 481,333	$ 147,375	$ 25,418,770	$ 1,050,000	$ 1,690,000
Apr-18	Total Transactions	41	38	1		1	113	107		41	1
Apr-18	Total Value (FMV)	$ 68,932,423	$ 15,559,374	$ 39,314,131		$ 7,037,553	$ 74,874,423	$ 20,823,881		$ 316,801,533	$ 32,500,000
Apr-18	Median FMV	$ 420,036	$ 230,250	$ 39,314,131		$ 7,037,553	$ 450,000	$ 99,408		$ 2,380,000	$ 32,500,000
May-18	Total Transactions	34	50				135	66		49	
May-18	Total Value (FMV)	$ 81,190,850	$ 14,411,016				$ 177,690,297	$ 16,887,477		$ 214,337,817	
May-18	Median FMV	$ 447,000	$ 147,000				$ 582,000	$ 220,152		$ 2,550,000	
Jun-18	Total Transactions	51	39				115	71		47	3
Jun-18	Total Value (FMV)	$ 73,952,600	$ 20,886,296				$ 83,066,398	$ 13,715,794		$ 95,600,120	$ 25,380,000
Jun-18	Median FMV	$ 475,000	$ 180,000				$ 540,000	$ 167,500		$ 270,000	$ 6,480,000
Jul-18	Total Transactions	32	51				135	27	1	26	
Jul-18	Total Value (FMV)	$ 41,187,330	$ 27,754,262				$ 105,027,897	$ 4,854,606	$ 126,000,000	$ 148,541,467	
Jul-18	Median FMV	$ 482,500	$ 75,000				$ 600,000	$ 167,000	$ 126,000,000	$ 3,025,000	
Aug-18	Total Transactions	40	34		1		160	51		35	
Aug-18	Total Value (FMV)	$ 157,951,213	$ 29,174,164		$ 10,700,000		$ 143,172,690	$ 15,939,154		$ 111,622,448	
Aug-18	Median FMV	$ 1,345,000	$ 147,500		$ 10,700,000		$ 544,500	$ 195,000		$ 1,380,000	
Sep-18	Total Transactions	119	29				141	50		23	1
Sep-18	Total Value (FMV)	$ 120,495,915	$ 16,927,890				$ 114,007,454	$ 10,576,405		$ 64,592,997	$ 850,000
Sep-18	Median FMV	$ 585,300	$ 250,000				$ 594,384	$ 165,000		$ 2,100,000	$ 850,000
Oct-18	Total Transactions	39	38				110	53		27	
Oct-18	Total Value (FMV)	$ 111,078,451	$ 24,766,759				$ 69,743,898	$ 17,588,577		$ 96,695,994	
Oct-18	Median FMV	$ 589,000	$ 209,900				$ 538,750	$ 217,000		$ 1,445,350	
Nov-18	Total Transactions	30	41		1		153	64		45	
Nov-18	Total Value (FMV)	$ 42,315,320	$ 201,841,356		$ 1,650,000		$ 123,850,053	$ 13,223,319		$ 171,531,475	
Nov-18	Median FMV	$ 648,725	$ 320,000		$ 1,650,000		$ 505,000	$ 161,000		$ 1,650,000	
Dec-18	Total Transactions	27	31				157	42		38	
Dec-18	Total Value (FMV)	$ 106,348,993	$ 59,930,349				$ 100,762,775	$ 9,871,523		$ 181,089,392	

250 - Theatre Buildings
254 - Neighbourhood Pub
256 - Restaurant Only
257 - Fast Food Restaurants
260 - Parking (Lot Only, Paved Or Gravel-Com)
262 - Parking Garage
266 - Bowling Alley
270 - Hall (Community, Lodge, Club, Etc.)
272 - Storage & Warehousing (Open)
273 - Storage & Warehousing (Closed)
274 - Storage & Warehousing (Cold)
275 - Self Storage
276 - Lumber Yard Or Building Supplies
280 - Marine Facilities (Marina)
284 - Seniors Strata - Care, Independent or Assisted Living
285 - Seniors Licensed Care
286 - Seniors Independent & Assisted Living
287 - Group Home

Dec-18	Median FMV	$ 421,200	$ 220,000	$ 498,000	$ 142,500	$ 2,396,744	
Jan-19	Total Transactions	25	41	123	32	22	
Jan-19	Total Value (FMV)	$ 30,439,400	$ 23,953,916	$ 99,468,381	$ 10,183,767	$ 97,678,550	
Jan-19	Median FMV	$ 500,000	$ 75,000	$ 515,000	$ 262,500	$ 1,957,500	
Feb-19	Total Transactions	24	38	109	96	24	
Feb-19	Total Value (FMV)	$ 47,791,700	$ 23,342,700	$ 88,789,073	$ 16,807,280	$ 90,708,290	
Feb-19	Median FMV	$ 576,500	$ 179,500	$ 559,750	$ 58,429	$ 1,712,500	
Mar-19	Total Transactions	21	31	136	52	23	1
Mar-19	Total Value (FMV)	$ 29,952,607	$ 13,906,500	$ 72,936,717	$ 14,210,414	$ 106,383,094	$ 1,346,000
Mar-19	Median FMV	$ 945,000	$ 161,111	$ 420,000	$ 147,982	$ 3,000,000	$ 1,346,000
Apr-19	Total Transactions	37	17	142	49	24	
Apr-19	Total Value (FMV)	$ 41,809,448	$ 6,208,525	$ 139,830,584	$ 12,701,286	$ 83,291,342	
Apr-19	Median FMV	$ 380,000	$ 186,400	$ 590,000	$ 184,000	$ 1,754,000	

Source: BC Property Transfer Tax

British Columbia's Standard of Living

Developments in British Columbia's standard of living over the past 40 years

February 19, 2019

s.12; s.13

Prepared by: Economic Policy and Strategic Initiatives
Small Business, Jobs and Workforce Division
Ministry of Jobs, Trade and Technology

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Withheld pursuant to/removed as

s.12 ; s.13

From:	Zacharias, Mark ENV:EX
To:	Wright, Don J. PREM:EX; Kennedy, Christine PREM:EX
Cc:	Kennedy, Karla ENV:EX
Subject:	Update on Pinnacle Pellet Plant in Williams Lake
Date:	February 26, 2019 5:10:47 PM
Attachments:	image003.png

Good afternoon Don/Christine:

As requested, please find an update below:

- Pinnacle is proposing to amend their ENV air permit add a belt dryer to their existing drum drier.
- Air quality modelling indicates this proposal will result in a 300% increase of PM2.5 (particulate matter) into the airshed.
- The airshed currently falls into the Canadian Ambient Air Quality Standards (CAAQs) orange air zone management framework, requiring active management to improve air quality.
- Modelling has indicated that this amendment, as currently proposed, will result in provincial guidelines for PM2.5 being exceeded.
- Historically, this facility has been a frequent source of public complaints for fugitive dust with an extensive history of notices, advisories, warnings and investigation as a result.
- Pinnacle is looking at two options for modifications (10m vs. 25m stack) but has not yet selected an option. Therefore, 30-day public notification as per regulation cannot commence.
- ADM David Morel and ENV staff spoke with Pinnacle representatives this afternoon. Next steps going forward were discussed with regular biweekly calls to discuss progress.
- Next steps include:
    - Pinnacle needs to do further air modelling and send this information to ENV for review. They hope to do this by March 1, 2019.
    - Once this information is reviewed and deemed complete by ENV, Pinnacle can begin the public notification process (early/mid April) and intends to hold a town hall meeting as part of this process. They also advise that they believe they have First Nation (FN) support so this will form part of their consultation as well.
    - Pinnacle to submit a completed application package to ENV in late April.
    - ENV review and FN consultation (May)
    - It is estimated that if Pinnacle Pellet meets the submission requirements and dates, a draft permit could be completed by early June with a final decision potentially being made by early July.
- It is likely that the permit will be appealed by local residents to the Environmental Appeal Board who may stay the permit while the appeal is heard (6-9 months).
- Pinnacle is correct that this process is delayed: On the ENV side, the ENV meteorologist on this file was assigned to wildfire for 7 weeks last summer. On the Pinnacle side, they have been late providing modeling and design information.
- ENV continues to make this a priority but, given elevated risk of appeal, needs to ensure that due process is followed.

Regards,

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Electrification Concept Paper

FOR DISCUSSION

I Summary

British Columbia is establishing itself as a leading global producer of low carbon intensity natural gas and LNG. With support from the Government of Canada, British Columbia can undertake electrification projects that will enable significant greenhouse gas emissions reductions or avoided emissions in key natural gas supply regions, and support the development of the world's first large scale electric drive LNG facility to be powered by a predominantly hydroelectric power grid.

s.13; s.17

Project	Request	Funding Source
(1) Prince George to Terrace Capacitors Project,	s.13; s.17	s.16
(2) Interconnection Fund		Investing in Canada Infrastructure Program
(3) Bear Mountain to Dawson Creek Voltage Conversion project		To be determined
(4) North Montney Power Supply project		To be determined
(5) BC-Alberta Intertie restoration		s.16

s.13; s.17

II Background

Natural gas production accounts for 10.2 MT of the Province's 64 MT of greenhouse gas emissions. Electrification in the upstream natural gas sector has reduced or avoided emissions by up to 0.6 MT per year. Further electrification of the industry will support provincial climate action objectives and increase electricity demand during the period of surplus electricity, thereby providing additional revenue to BC Hydro.

This concept paper attempts to establish priorities for electrification and explore mechanisms s.13 required for electrifying oil and gas development in British Columbia. Both Canada and British Columbia have a desire to develop Canada's resources, economic growth, a

1 s.13

low carbon economy and uphold the honour of the Crown through UNDRIP in alignment with Indigenous nations in Canada.
British Columbia has identified several electrification projects as priorities based on their potential to support the avoidance of greenhouse gas emissions. These projects are outlined in section II. Some of the projects are the subject of current funding requests to the federal government. The history of these requests and background on the federal programs that BC has sought to leverage is set out in section III. Details on how BC Hydro deals with new customers and the infrastructure required to serve them is laid out in section IV.

Electrification of the oil and gas industry in BC is identified as a key element in CleanBC. Industry representatives have identified economic challenges with electrifying their operations - the challenges identified by industry are summarized in section V. Section VI of this Concept Paper explores a series of funding structures that BC could propose to Canada that would seek to leverage the existing federal funding programs to partner with industry and address the economic challenges to increased electrification of the oil and gas industry.

III Proposed Projects:

British Columbia has identified five projects that would support electrification of oil and gas operations. s.13; s.16; s.17

s.13; s.16; s.17

s.13; s.16; s.17 Note that all cost and MW numbers are high level and preliminary and will be refined as BC Hydro moves forward with the projects.

A) Bear Mountain to Dawson Creek Voltage Conversion project

The Bear Mountain to Dawson Creek Voltage Conversion project (BMT-DAW) will convert the existing 138 kV lines between Bear Mountain and Dawson Creek substations to 230 kV and add 230/138 kV transformers at Dawson Creek substation, increasing the transmission capacity in the Dawson Creek area and allowing BC Hydro to serve additional customers from the natural gas sector.

s.13; s.17

Customer	Project	Year	Capacity (MW)	GHG (MT CO2e)
Enbridge	Tupper West	2020	40	s.13
Enbridge	Dawson	2022	20	
ARC	Dawson	2023	80	
Total			**140**	

Other customer projects are expected to develop over time to utilize the full 200 MW of increased capacity.

B) Interconnection Fund

An interconnection fund will reduce barriers for upstream producers who face significant interconnection costs. Unless interconnection costs can be offset, these gas producers will likely choose natural gas for their operations.

s.13; s.17

Customer	Project	Year	Capacity (MW)	GHG (MT CO2e)
Enbridge	Straddle	2023	110	s.13
ARC	Attachie	2021	20	
Crew	Groundbirch	2021	20	
Total			**150**	

Other customer projects are expected to develop over time to utilize the full Interconnection Fund.

*Note: The fund would provide 50% of actual costs – to a maximum of $15 M – for customer interconnection costs (e.g. line extension, substation).

* Note: both the Enbridge Dawson and ARC Dawson projects will also require the Interconnection fund to help offset the costs to electrify; however, as they require the Bear Mountain to Dawson Creek project to proceed they have not been listed here to avoid duplication of emissions reduction.

C) North Montney Power Supply Project

The lack of transmission infrastructure in this region is the main impediment to these potential customers connecting to and taking service from BC Hydro because it is uneconomic for any single customer or group of customers to build a transmission extension to this area.

s.13; s.17

D) Prince George to Terrace Capacitor (PGTC) Project

The PGTC project will reinforce the 500 kV transmission system between Prince George and Terrace by building three new series capacitor stations, increasing the transfer capability by 500 MW.

s.13; s.17

Customer	Project	Year	Capacity (MW)	GHG (MT CO2e)
Kitimat LNG		2027	Phase 1: 500MW	s.13

Note that an additional project, the Terrace to Kitimat Transmission (TKTP) project, is also required to supply Kitimat LNG. TKTP involves building a new 287kV transmission line from Terrace to Kitimat, paralleling the existing 287kV circuit which is being refurbished.

Supplying additional load on the north coast beyond Kitimat LNG will require a second transmission line from Prince George to the North Coast. The line could be built as a 500kV circuit, similar to the existing line, or could be an HVDC circuit.

E) Restoration of the BC-Alberta Intertie

As a result of a number of constraints on the Alberta side, the available transfer capacity is lower than its path rating. s.13; s.16

s.13; s.16

s.13; s.16 There is a small amount of new infrastructure required on the BC side of the border that is required as part of the restoration.

s.13; s.16; s.17

IV Federal Funding Programs:

A) First Minister's Clean Growth Framework

On December 7, 2018, First Ministers agreed to collaborate on ways to promote clean growth while growing the economy and lead a discussion on the development of a framework for a clean electric future to promote access to domestic and international markets for Canada's natural resources.

Under this, governments would:

- Set overarching goals for how Canada can move to a more electrified future;
- Agree on a set of joint priorities for moving forward; and
- Identify concrete actions that jurisdictions will take individually or collectively to drive decisions and investments in electricity infrastructure.

British Columbia has submitted a number of electric transmission projects and Canada has announced funding for the development of the framework for First Ministers, which requires Natural Resources Canada (NRCan) to engage with provinces and territories, industry and other stakeholders to develop a final document that can be endorsed by First Ministers at a future meeting.

In November 2018, Premier John Horgan wrote to Prime Minister Justin Trudeau to request s.13; s.17 :o support three[2] BC Hydro transmission priority projects to enable electrification of the upstream natural gas sector to meet federal and provincial climate commitments.

Prime Minister Justin Trudeau responded that officials should begin to work together to evaluate electrification.

B) Canada Infrastructure Program

BC was provided with $903 M under the Investing in Canada Program (ICIP) – Green Infrastructure Stream. s.12; s.13

s.12; s.13

[2] These three projects are: the Bear Mountain to Dawson Creek Voltage Conversion project, the Interconnection Fund, and the North Montney Power Supply Project

s.12; s.13 Any change to the existing allocations requires agreement of the signatory Ministries, and then approval from Treasury Board. However, with respect to the Electricity Program, s.12; s.13
s.12; s.13

Infrastructure Canada has no input into what the provincial priorities are until the Province advances those priorities for federal approvals. That is to say, the Province can amend its notional allocations at any time, and is able to update the ICIP 3 Year Infrastructure Plan accordingly.

Green Infrastructure

	TB Notional	Project Selection	Approved	1st Intake	Flexible	Available	Note
Environmental Quality							
• Comox Valley Water	s.12; s.13	MAH	34.308				1
• Allocation		Application		s.13			2
Sub-Total			**34.308**				
Electricity							
• PRES			83.681				3
• PGTC							4
• BC-Alberta Intertie							5
Sub-Total			**83.681**				
Clean Community Fund		Application					6
Flood Protection		Application					7
Reserve		n/a					8
Provincial Administration		n/a	4.064				9
Total			**122.053**				

1. Federal approval secured - project announced
2. 1st Application intake closed August 29, 2018
3. Federal approval secured - project announced
4. s.12; s.13; s.16
5.
6. 1st Application intake closed March 31, 2019
7. 1st Application call to be released in the Fall
8. s.13
9.

C) Canada Infrastructure Bank

The Canada Infrastructure Bank (CIB) was created as part of the federal government's Investing in Canada Infrastructure Plan. The Government of Canada sets the overall policy direction and high-level investment priorities of the CIB and works cooperatively with all levels of government and private investors to identify potential projects and ascertain how to structure financing for bankable projects. The CIB is accountable to Parliament through the Minister of Infrastructure and Communities.

The Bank's Board of Directors is responsible for overseeing management, providing strategic direction and approving investments. Day to day management of the CIB is delegated to the Chief Executive Officer, a position currently held by currently Pierre Lavallée.

The mandate of the CIB is to attract private capital into new infrastructure projects that are in the public interest and was seeded with $35 billion and will invest more than $5 billion in three priority areas: green infrastructure, public transit, and transport and trade. Since its creation in 2017, the CIB has funded one public transit project located in Quebec.

<u>TransMountain Pipeline Expansion</u>

Trans Mountain's existing pipeline has 15 pump stations in British Columbia, all of which are connected to BC Hydro's grid. Their expansion project would include changes (load increases or decreases) at several of their existing BC pump stations along with a new pump station, Black Pines, located north of Kamloops. Trans Mountain and BC Hydro have been collaboratively working through BC Hydro's interconnection process to electrify the proposed new Black Pines station should the project proceed. s.13

s.13

Copyright

Map of proposed Trans Mountain Pipeline Expansion Configuration.

V BC Hydro Infrastructure Development

For industrial customers that are connecting to the transmission system (69kV or higher) Tariff Supplement No. 6 governs what interconnection-related facilities the customer and BC Hydro are responsible to design, build, operate and pay for. Under this tariff a customer is responsible for designing, building, operating, owning, and paying for the transmission line from their plant to the BC Hydro existing transmission system. The customer can elect to transfer their transmission line to BC Hydro for a nominal fee, if it is built to BC Hydro standards.

The point where this private transmission line connects to the BC Hydro transmission system is BC Hydro's responsibility to design, build, own, and operate. However, as these are dedicated facilities, the customer is required to pay the full cost of these facilities.

BC Hydro is also responsible to design, build, own, and operate any upgrades to the existing transmission system required to enable supply of electricity to the customer's point of interconnection (these are referred to as System Reinforcements). The customer is responsible for these costs, however, BC Hydro provides a revenue offset towards these costs based on a formula within Tariff Supplement No 6. This revenue offset is equivalent to approximately 7.3 years of estimated revenues from the new customer. If the offset is sufficient to cover the costs of the system reinforcements, then BC Hydro will require security in the amount of the system reinforcement costs to ensure revenues materialize. If the offset is not sufficient BC Hydro will require security in the amount of the maximum offset available and cash payments for the difference between the estimated cost of the system reinforcement and the maximum offset available. This security is released on an annual basis as revenues are realized.

VI Electrification Challenges

Upstream electrification faces challenges. s.13

s.13

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Transmission Timing:
Producers are concerned that it can take several years before they are connected to the BC Hydro grid. Decisions on siting well pads and the capital investment in processing equipment are often made in a period of months and production can occur shortly thereafter. If the transmission infrastructure is not expected to be in place by the time production commences, producers may choose to invest in gas processing equipment and lock in emissions for decades.

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Fuel Choice Economics

In the current low natural gas environment, the cost of using fuel gas for processing is relatively inexpensive and maintains the reliability of fuel supply to the plant within the control of the producer. Where natural gas prices have decreased to historic lows over the past decade BC Hydro rates have increased, widening the economic gap. s.13

s.13

Of note, BC Hydro is currently forecasting that rate increases will be below the rate of inflation for the next five years. Should electricity rates continue to decline over time in real terms, over time the advantage of electrification increases.

s.13

[3] The price of natural gas in BC is currently about $0.27/GJ.

Policy Uncertainty

The Ministry of Environment and Climate Change Strategy is currently developing the parameters for the CleanBC Industrial Incentive Program (CIIP). They are developing benchmarks that will consider assessments of world-leading emission performance in terms of tonnes of CO2e per unit of production/activity and an eligibility threshold. Operations that meet the eligibility threshold will receive incentives based on how close they are to the benchmark. Climate Action Secretariat (CAS) has not yet set the benchmarks for natural gas processing s.13

s.13

CAS currently administers a brownfield greenhouse gas offset protocol that provides a financial incentive for fuel switching s.13

s.13

VII Funding Strategies

BC is seeking opportunities for funding of these key transmission projects and have developed four potential strategies, outlined in Table 1.

Table 1: Funding Strategies

s.13; s.16

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s.13 ; s.16

VIII Industry Views

s.13

s.13

IX Indigenous Nations Opportunities

Indigenous Nations have expressed an interest in taking an equity position in pipelines—both TMX and natural gas pipelines. They have also expressed an interest in adopting a similar model for electricity transmission. s.13; s.16

s.13; s.16

Indigenous First Nations could also participate in the construction of these projects (land clearing, right-of-way maintenance, environmental monitoring, etc.)

s.13; s.16

X Conclusion

s.13; s.16

As part of an economic development strategy, B.C. is establishing itself as a leading global producer of low carbon intensity natural gas, which is important to BC's potential customers in

Korea and Japan. Domestically, avoiding emissions associated with resource extraction will support BC's CleanBC strategy by balancing the emissions and economic development goals of CleanBC. At the same time, the Government of Canada has been working through initiatives such as the Federal-Provincial Joint Working Group to establish a globally recognizable brand for Canadian natural gas as being socially and environmentally responsible.

In addition to finding a niche for BC's natural gas, upstream electrification is critical to meeting BC and Canada's aggressive climate change targets. NRCan's Generation Energy council asserted the importance of producing cleaner oil and gas. The Pan Canada Framework made specific commitments to BC on funding transmission infrastructure, stating,

> *British Columbia and the Government of Canada will work together to bring clean grid electricity to natural gas operations in northeast B.C. They will co-fund the construction of new transmission lines and other public electrification infrastructure that could serve up to 760 megawatts of upstream natural gas processing load and avoid up to 4 Mt of emissions per year.*

s.13; s.16

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