



# INVESTMENT GUIDE



**Most lifestyle-priced housing in Columbia Valley**



**Expanding Columbia Lake Technology Center  
(employment lands)**



**Backcountry recreation destination**

# Why Canal Flats?

## Affordability

Housing prices<sup>1</sup> (2021, inclusive of single and multi-family residences) in Canal Flats are 30% lower than the Columbia Valley average, 40% lower than the East Kootenay region average, 235% lower than the B.C. average, 330% lower than metro Vancouver average, 172% lower than the City of Kelowna, and 68% lower than City of Calgary average.

40th lowest annual residential property taxes and charges<sup>2</sup> (\$2870) on a representative house, and 53rd lowest tax burden (\$915 municipal taxes per capita) of 161 B.C. municipalities in 2021.

## Backcountry Recreation

Boat on Columbia Lake. River raft. Hike Mount Sabine. Fish the Kootenay River. Golf mountain-framed courses. ATV. Camp. Birdwatch. Ski Panorama. Enjoy Kootenay National Park. The Columbia Valley is a world is your oyster playground.

## Land To Make Your Business Idea a Reality

Last remaining big block employment lands in the Columbia Valley at roughly 400 acres. Village opportunities for light industry, mixed-used, agrihood, and downtown work-live developments.

<sup>1</sup>Src: [Src: Canal Flats - <a href="https://www2.gov.bc.ca/gov/content/governments/local-governments/facts-framework/statistics/tax-rates-tax-burden" target="\\_blank" rel="noopener">BC Government</a>](https://www2.gov.bc.ca/gov/content/governments/local-governments/facts-framework/statistics/tax-rates-tax-burden), [Columbia Valley - <a href="https://rockieswest.com/wp-content/uploads/Columbia-Valley-stats\\_October-2021.pdf" target="\\_blank" rel="noopener">Rockies West Realty</a>](https://rockieswest.com/wp-content/uploads/Columbia-Valley-stats_October-2021.pdf), [East Kootenay - <a href="https://www.kar.realtor/statistics" target="\\_blank" rel="noopener">Kootenay Real Estate Board</a>](https://www.kar.realtor/statistics), [BC - <a href="https://www.bcrea.bc.ca/wp-content/uploads/2021-10.pdf" target="\\_blank" rel="noopener">BC Real Estate Association</a>](https://www.bcrea.bc.ca/wp-content/uploads/2021-10.pdf), [Vancouver</a>](https://www.rebgv.org/market-watch/monthly-market-report.html), [Calgary Real Estate Board</a>](https://www.creb.com/Housing_Statistics/Daily_Housing_Summary/), [Kelowna - <a href="https://www.kelownanow.com/watercooler/news/news/Real\\_Estate/House\\_prices\\_inch\\_up\\_to\\_set\\_another\\_record/" target="\\_blank" rel="noopener">Kelowna Now</a>](https://www.kelownanow.com/watercooler/news/news/Real_Estate/House_prices_inch_up_to_set_another_record/)

<sup>2</sup>Src: <https://www2.gov.bc.ca/gov/content/governments/local-governments/facts-framework/statistics/tax-rates-tax-burden8>

# Our Vision

*We are the affordable, family-friendly village building a new future in diverse housing options, quality of place initiatives, tourism and light industry development, and redevelopment of a unique work-live downtown. We will be a key employment centre in a Columbia Valley that reconnects people to nature .... and each other.*

After almost 90 years in operation, the sawmill in Canal Flats closed in 2015. We have viewed this as an opportunity to re-invent our future. We are working to build a “complete community” that has a full range of services, desirable amenity, employment opportunity, and tourism/recreation attraction - in balance.

## Our Stepping Stones

1) Generate Employment via:

- Nurture local entrepreneurship
- Develop employment centre lands
- Recreational property owner transition from part-time to more full-time residency – creating demand for new commercial services, and who bring their entrepreneurial ideas

2) Build a Distinctive “Village Beautiful” Community via:

- Village Centre mixed use and housing innovation policies that enable development and promote lifestyle-priced housing
- Implement beautification and specific quality of place initiatives

## What We Worked On In 2021

### Business

- CertainTeed gypsum mine (10 km NE of Canal Flats) construction near completion. Employees: 15
- Iris Energy (digital currency) has expanded to 30 MW (one of largest in Canada and arguably largest in a small community). Employees: 25 Stock symbol: NASDAQ: IREN)
- Revitalization Tax Incentive Bylaw amended to include 6-year municipal tax rate reduction for any non-residential development in the village
- 3 Master Plans approved by Council: 1) Mended Star (commercial agriculture); 2) 8855 Dunn Street (agrihood); 3) Pathfinder Kootenay River at Canal Flats (RV campground)
- Digital kiosk with comprehensive Canal Flats and Columbia Valley tourism information installed (arena vestibule)
- Two-year resident attraction program (to Spring, 2023) under way focused on attracting independent entrepreneurs, digital/remote workers, creators, and professional services (provincial pilot program)
- Ponderosa Place - mixed-use commercial/residential complete (Columbia Lake Technology Center), including an event centre
- Economic Development Strategy (2021-2025) updated

### Community

- Commitment from Interior Health Authority to locate physician and related services in Canal Flats. Village Office renovation - 2022
- 40 space 2900 sq. ft. \$1.6M daycare building under construction. Completion 2022
- First houses under construction in Painted Ridge development ([www.paintedridge.ca](http://www.paintedridge.ca))
- The Portal - first Village sculpture, placed in Portage Square
- Shore to Shore pathway partially complete (1.2 km). Vision: non-motorized, multi-use pathway connecting Kootenay River and Columbia Lake
- Pickleball/tennis court and dog park constructed
- First example of housing policy innovation (new house/accessory dwelling unit) constructed
- Downtown Streetscape Beautification Plan, Age-Friendly Plan and Housing Needs Assessment completed
- New highway entrance sign constructed

## What Our Residents Value

Pristine local environment	Our friendly people
Convenient backcountry access	Mountain views
Local lake access	Good quality basic services

## We're Seeking Community Builders

We are the Columbia Valley's family-friendly community with village feel, affordable housing and recreational property opportunities. We have an ambitious community development plan. We're seeking "homesteaders" - the pioneering types who imagine what can be and make it happen. Build an entrepreneurial/recreational life in balance for yourself. Help us build an inspired, and inspiring community that steps boldly into the future.

### Canal Flats Key Opportunities – The Big 3

#### 1 Lifestyle-Priced Housing: Buy A Home In Canal Flats...Put \$240,000 (Calgary) To \$900,000 (Vancouver) In Your Pocket

Retire 10 Years Earlier. Buy a Home at 25 Instead of 35. Enable your Entrepreneurial Vision. Leave \$ in Your Pocketbook to Do What You Love. In Canal Flats - southern gateway to a Columbia Valley that is in touch with nature, and has strong sense of community - you can sell high-priced real estate and re-imagine your life with a nest egg or free from the feeling of a heavy mortgage anchor on your feet.

We have the most affordable housing in the Columbia Valley. Housing affordability is a key feature of being able to attract and retain workforce, families, independent entrepreneurs, gig and remote workers, young people, and recreational property owners, and retirees.

House prices are a fraction of average B.C. and Calgary housing prices while median household income in Canal Flats is only 5% lower than the B.C. average, and Calgary after tax family income (a source of roughly 25% of recreational property purchases in Canal Flats) is 40% higher than the BC average.

#### Average Residential Home Resale Price

(As at December, 2021 includes single and multi-family residences)

- |                                 |                               |
|---------------------------------|-------------------------------|
| ● Canal Flats - \$257,000       | ● Columbia Valley - \$373,000 |
| ● Kootenay Region - \$534,000   | ● B.C. - \$716,000            |
| ● Metro Vancouver - \$1,200,000 | ● City of Calgary - \$494,000 |

Src: Canal Flats (<https://www2.gov.bc.ca/gov/content/governments/local-governments/facts-framework/statistics/tax-rates-tax-burden>), Columbia Valley ([https://rockieswest.com/wp-content/uploads/Columbia-Valley-stats\\_October-2021.pdf](https://rockieswest.com/wp-content/uploads/Columbia-Valley-stats_October-2021.pdf)), Kootenay Real Estate Board (<https://www.kar.realtor/statistics>), B.C. Real Estate Association (<https://www.bcrea.bc.ca/wp-content/uploads/2021-10.pdf>), Vancouver - <https://www.rebgv.org/market-watch/monthly-market-report.html>, Calgary Real Estate Board ([https://www.creb.com/Housing\\_Statistics/Daily\\_Housing\\_Summary/](https://www.creb.com/Housing_Statistics/Daily_Housing_Summary/)).

*We have developed enabling housing innovation policy to create a wide variety of size and price options on new lots or infill redevelopment.*

Based on house resale prices in 2021, housing prices in Canal Flats are:

- |  |  |
|--|--|
| ● 30% lower than the Columbia Valley average | ● 64% lower than the B.C. average          |
| ● 79% lower than the metro Vancouver average | ● 48% lower than the metro Calgary average |

Columbia Valley real estate sales in 2020 were up 66% from pre-COVID 2019, indicating strong interest in recreational property and relocation enable by mobile workforce corporate policies.  
investment opportunity.



# Opportunities

## 2 Build The Business You Have Dreamed About

*We have the Columbia Valley's last remaining big block employment centre lands.*

There are five key land development opportunities in Canal Flats:

- Columbia Lake Technology Center (CLTC - former forestry mill site) - *targeted for technology/light industrial park development. Fibre network connected.*
- CLTC lands (former mill site log yard) - *80 acres, master plan for mixed-use (1000 new residents), seeking developer.*
- Former golf course property - *39 acres, land-owner Master Plan approval for agrihood (2021).*
- Highway commercial node - e.g. highway coffee house, bank, traveller services, commercial "plaza" developer. *Average daily traffic 3100 movements, average summer daily traffic 5100 movements.*
- Downtown work-live developments. *Here's 2 examples of what we mean by this: Spring Creek Development, Moraine Ridge, Canmore - <http://www.springcreekrealestate.ca/moraine/>. Flat Creek Live/Work Development – Jackson Hole, Wyoming [http://www.jhnewsandguide.com/news/business/live-work-project-nearly-finished/article\\_25daa5f2-2e9e-5241-a328-17a29ddc51bb.html](http://www.jhnewsandguide.com/news/business/live-work-project-nearly-finished/article_25daa5f2-2e9e-5241-a328-17a29ddc51bb.html)*

*Work-live units offer best prospect of downtown redevelopment – with affordability, a unique form of construction in the Columbia Valley, and an alternative enterprise lifestyle that appeals to independent entrepreneurs, amenity migrants (recreational property owners), and a host of micro-business opportunities – e.g. regional laundry (Panorama resort), backcountry operators, recreational equipment/RV repair, arts, and hand-crafted ag/ and other products.*

Opportunities don't have bows tied on them... they are greenfield and require a catalyst – a developer or entrepreneur with sense of vision who sees prospect in realizing potential in 10600 permanent Columbia Valley residents, a summer population of 23000, a changing economy that increasingly allows us to live where we want and present products and services to the world, and a Canal Flats community that is less intensely developed than the remainder of the Valley.

### Investment Attraction Focus

(Primary) Agrifoods, Fabrication - metal and wood products, Technology, Agri-Tec, Building Components/ Systems and Industrial Services  
(Secondary) - Mining, Transportation

### Tourism Opportunities

**Highway Commercial for Travellers** – accommodation, RV resort, specialty coffee shop/on the go food, vehicle/recreation equipment repair.

**Sport Tourism** – tournament booking/organization services, equipment support/repair services, accommodation services, food services.

**Recreation** (outdoor/indoor) – 9 hole "entertainment" golf course, recreational family-fun businesses (ATV, bike/go-kart track, mini putt, equipment rentals), lake/river sport support businesses (fishing, tubing, canoeing), backcountry guiding, RV resort, amenity-based resort.

### Residential Home Construction Opportunities

**Recreational Property Development** – *priority* - infill existing inventory (e.g. developments to and along lake), targeted at recent retirees, lifestyle recreationalists, and nomadic/flex workers.

**Lifestyle-Priced Housing** – *infill and log yard lands* - targeted at young families, independent entrepreneurs, recent retirees, Columbia Valley residents, and metro Vancouver/Calgary/Okanagan markets with inflated housing prices.

### Village Downtown Opportunities

Office, entrepreneurial and professional business hub, artisanal retail / creative art, lifestyle and independent business / entrepreneur office space, bank / financial services, Internet business, commercial services (e.g. insurance, technical, computer services), alternative health services / satellite or shared health facility, seniors support products/services, real estate office / property developer, satellite classroom / training room, pop-up lease space (short term e.g. weekly lease).

### Light Industry Opportunities

Tech, transportation / freight / distribution / transit hub and services, trucking service centre, trades and construction office and space, small machinery manufacturing/assembly/resource industry supports, repairs (vehicles, trucks, tools), warehouse/storage facility, specialty wood products, co-work hub, value-add agriculture (micro-food, craft beverage, artisan cheese), greenhouses (pepper, tomato, cucumber, mushrooms, garlic, herbs, cannabis), wholesale trade, renewable energy (solar farm, biomass/waste facility, river resource), building components/systems

# Opportunities

3

## Recreational Property Owners - Spend More Time...Or Full Time...In Canal Flats

Recreational property owners – you are important to us. We value your contribution to Canal Flats! You own 23% of resident-owned properties in Canal Flats. You appreciate our backcountry access, Valley recreation, and housing affordability.

You have told us greater personal connection to Canal Flats would result in consideration of full-time residency in Canal Flats. So many that our permanent population could swell by 25% if those who are increasingly connected all moved here (Src: Canal Flats Community Survey, 2016). You have told us that more commercial services, in-community recreation amenity, expanded lake access, community events, and involvement in community-building are key to your connectivity and we will be working on initiatives to bring that to life.

Re-invigorate your lifestyle. Retire earlier than you might have otherwise, using your affordable recreational property in Canal Flats as home base. Tele-commute. Or run your professional services, consulting, creative, hand-craft, or technology business out of your home – with one hour access to the Canadian Rockies International Airport in Cranbrook to get you and your business where you need to be.

Economic  
Development  
Strategy Near Term  
Goal: 1000 people

Census Canada estimates 2020 population of 733 in Canal Flats, a 9.7% increase since 2016. This is a reversal of the 7% population decline following mill closure in 2015, is a recent growth rate comparable to other communities in the Columbia Valley, and is 3.8% higher than BC in same period.

Additional Infill / New  
Development Capacity:  
Estimated 3100 people  
(1375 residential units)

*Contact the Village of Canal Flats for  
more information about opportunities  
at [edo@canalflats.ca](mailto:edo@canalflats.ca)*

# Just The Facts



## Location



Located at the headwaters of the Columbia River, Canal Flats is the southern gateway into the Columbia Valley in British Columbia - called the Valley of a Thousand Peaks - that lies between the Rocky Mountains to the east and the Purcell Mountains to the west. The community has ease of access to a large market (Calgary - 320 km NW), an international airport (Cranbrook - 80 km S), a full array of local services (Invermere - 50 km N), and key recreation amenity like Panorama mountain resort (70 km NW) and Kootenay National Park (65 km N).

## Light Industrial/Commercial Lands

- 1) Columbia Lake technology Center - approx. 400 acres gross. Last big block employment centre lands in the Columbia Valley. Affordable industry location to serve a regional-global market. Industrial and mixed-use zoning.
  - 2) Highway commercial node (average daily traffic 3100 movements, average summer daily traffic 5100 movements).
  - 3) Downtown work-live development opportunity.
- Contact the Village of Canal Flats for more information at 250.349.5462.

## Utilities

Electricity: BC Hydro: 1.800.224.9376 or [www.bchydro.com](http://www.bchydro.com)  
Propane (heat): Superior ([www.superiorpropane.com](http://www.superiorpropane.com), 1.855.539.5862)  
Lo-Cost ([www.lo-costpropane.com](http://www.lo-costpropane.com), 1.888.446.1047)

### Municipal Rates (2021):

- Water (residential) - \$315 annually, (commercial) - \$315/yr unless otherwise itemized in Bylaw 174.
- Sewage (residential) - \$194 annually, (commercial) - \$138/yr unless otherwise itemized in Bylaw 174.
- Garbage - residents take garbage (no charge for household garbage/yard waste) to the Regional District of East Kootenay transfer station (10km south of Canal Flats).
- Recycling - no service/fee. Local drop-off bins for cardboard, glass, plastic. Bottles/cans and end-of-life electronics go to Bottle Depot in Invermere (40 km north). Other working-order household items can be recycled at Re-Use-It Centre (Columbia Valley Landfill 30 km N).

## Communications

Newspapers Valley Echo (weekly, Wed.)  
[www.invermerevalleyecho.com](http://www.invermerevalleyecho.com)  
Columbia Valley Pioneer (free, Fri.)  
[www.columbiavalleypioneer.com/](http://www.columbiavalleypioneer.com/)  
Valley Peak (free, newsletter) [www.valleypeak.ca](http://www.valleypeak.ca)  
E-Know (online newspaper) [www.e-know.ca/](http://www.e-know.ca/)

Radio EZ Rock Golden/Invermere 106.3 FM, 870AM  
[golden.myezrock.com/](http://golden.myezrock.com/)

Communications TELUS: [www.telus.com](http://www.telus.com), 1.888.811.2323, Shaw: [www.shaw.ca](http://www.shaw.ca), 1.888.472.2222 - Phone, TV, Internet, Satellite, and bundled services available from both providers.  
Internet: Xplornet ([www.xplornet.com](http://www.xplornet.com)), Columbia Basin Broadband Corporation (fibre from point of presence in Canal Flats, <https://broadband.ourtrust.org/>), DEVTEL ([www.devtelcommunications.ca](http://www.devtelcommunications.ca))

## Emergency Services

Police protection is provided by the R.C.M.P. with a detachment in Invermere (Columbia Valley Detachment) 50 km north (250.342.9292 for non-emergency, <http://www.rcmp-grc.gc.ca/detach/en/d/205>). Fire protection and first responder aid is provided by the Canal Flats Volunteer Fire Department with 16 members. Ambulance services are provided by BC Ambulance Service ([www.bcas.ca/](http://www.bcas.ca/)). Canal Flats is a 911 community (police, fire, ambulance, hazardous materials spills, ambulance 250.342.2055 when using satellite phone).

## Education

- K-7 - Canal Flats - Martin Morigeau Elementary School (<http://www.sd6.bc.ca/mmms/>) has an enrolment of 60 students.
- 8-12 - David Thompson Secondary School (<http://www.sd6.bc.ca/dtss/>) is located 30 mins north in Invermere. Kids are bused to school.
- Continuing/post-secondary/adult learning available via College of the Rockies Invermere Campus - [www.cofr.bc.ca/invermere/](http://www.cofr.bc.ca/invermere/)

## Medical

- Invermere & District Hospital, 50 km north
- Full range of medical service clinics available in Invermere

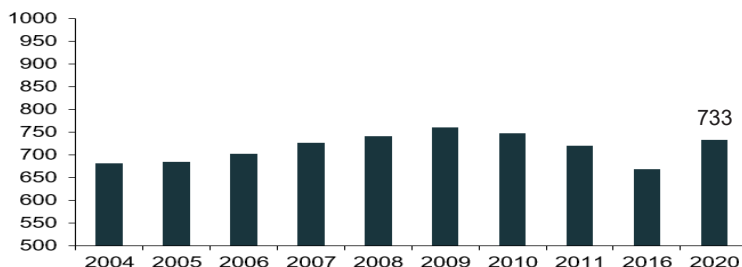
## Targeted Sectors

Light industry servicing Columbia Valley (trades, manufacturing, repairs, warehouse), technology, specialty wood products, value add agriculture, renewable energy, independent entrepreneurs/professional services, recreational property owners who choose permanent residency, highway commercial, downtown work-live developers.

## Population

- 9.7% - Canal Flats population increase (2016-2020) due to local employment growth - comparable to other communities in the Columbia Valley and 3.8% higher than BC in same period. Future growth anticipated due to Columbia Lake Technology Center expansion
- 10600 - permanent resident population of the Columbia Valley (Edgewater, Radium, Invermere, Fairmont, Canal Flats)
- 23000 - Valley summer population with influx of seasonal residents and visitors
- 50% of Columbia Valley dwellings owned by part-time seasonal residents (25% Canal Flats)
- 0.9% - projected annual growth rate for the region (to 2030)

(Src: Statistics Canada, 2016, Resident Attraction and Retention Strategy for the Columbia Valley, 2016)



## Trade Area

Canal Flats is at the south end of the Columbia Valley with a service area of roughly 9500 in the Valley, which swells to 23000 in the summer months and also records an influx of population in peak winter ski season (Panorama). There is modest service/trade flow potential related to Cranbrook (pop. 21000)/Kimberley (pop. 8000) 50 minutes to the south.

## Transportation

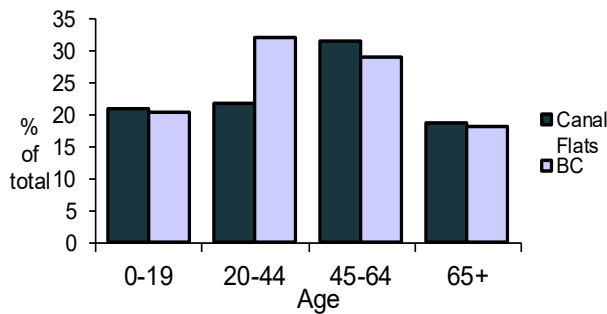
Road: Highway 95 (to Fairmont/Calgary, Cranbrook)  
Air: Canadian Rockies International Airport (Cranbrook), [www.flycanadianrockies.com](http://www.flycanadianrockies.com)) - 60 mins  
Calgary International Airport—3.5 hrs  
Fairmont Hot Springs Airport - 15 mins (6000 ft. runway)  
Rail: CP Branch Line (limited spur access) - Columbia Valley

## Employment Base

- By Occupation - sales and service, trades/transport/equipment operators, business/finance/administration.
- By Industry - primary (ag, forestry, fishing/hunting), retail, manufacturing, accommodation/food services, healthcare.

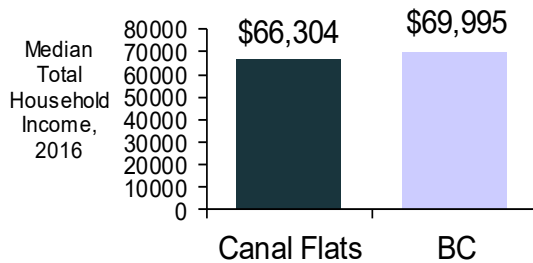
# Just The Facts

## Population Age Structure (2016)



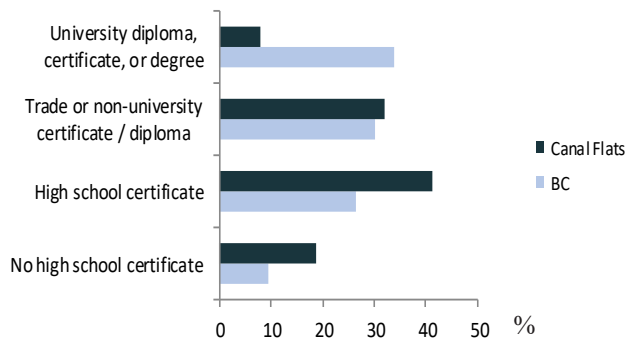
Src: Census Canada, 2016

## Household Income (2016)



Src: Census Canada, 2016

## Education (2016)



Src: Statistics Canada, 2016, % population age 25-64

## Business Community (2018)

There are 48 businesses in Canal Flats

- 90% micro-businesses (< 10 employees) or home-based businesses
- 61% trade/professional or retail services, 35% construction, manufacturing or transportation, 4% institutional
- 85% of owners live in Canal Flats
- 62% operate as a home-based business

## Tax Rates (2021)

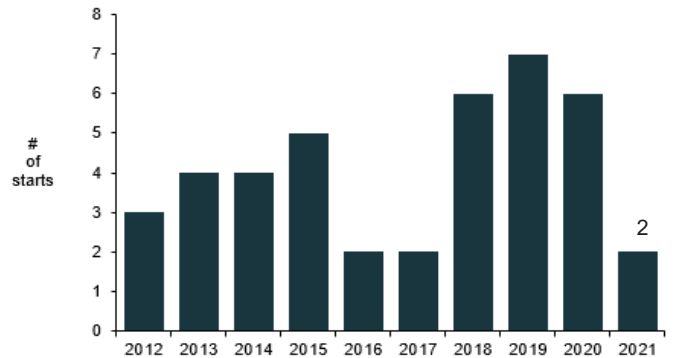
Residential - 6.85547  
Business - 15.28813  
Light Industry - 22.70225

Example: \$277,000 (representative residential property assessment) x 6.85547/1000 = \$1899.75 (property taxes). + water parcel tax \$275 + user fees (utilities) \$509 = \$2683.75 total property taxes and charges. Doesn't include \$2.54/ft. sewer frontage and \$4/ft. road frontage for infrastructure re-investment (approx. \$430). Note: parcel and frontage taxes are dedicated to infrastructure re-investment.

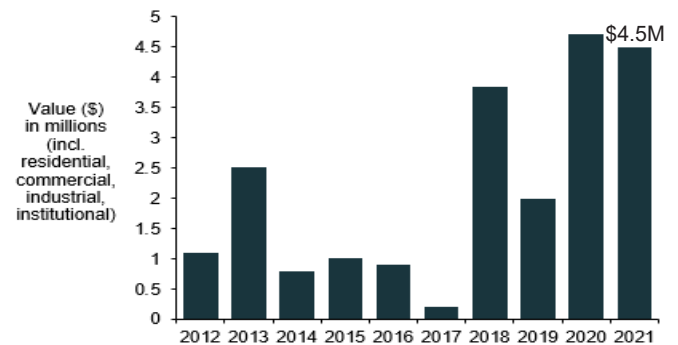
## Events Calendar

- The Canal Flats Civic Center Committee hosts a variety of community events such as a weekly Bingo, Community Christmas Party, Halloween Family Dance and Canal Days (June). For more info about Columbia Valley events - <https://www.cvchamber.ca/community-events-new/>

## Residential Housing Starts



## Construction Values



## Recreation & Other Amenities

- Tilley Memorial Park - southeast end of Columbia Lake – beach, boat ramp, tables and washrooms, wheelchair access
- Canal Flats Arena – (Oct. to April) - 2013 and 2018 enhancements. Home to minor hockey / figure skating associations/tournaments. Offers public skating, youth and adult shinny
- Lussier Hot Springs (Whiteswan Provincial Park) - [www.env.gov.bc.ca/bcparks/explore/parkpgs/whiteswan.html](http://www.env.gov.bc.ca/bcparks/explore/parkpgs/whiteswan.html)
- Fishing – Kootenay River, Columbia Lake, White Swan Lake, Finley River, Whitetail Lake. See [www.bcfishing.com/regulations/](http://www.bcfishing.com/regulations/)
- ATV'ing - Backcountry trails into some of the most breathtaking terrain can be directly accessed east of the Village. The East Kootenay ATV Club organizes rides starting from Canal Flats
- Camping - Whiteswan Provincial Park including the Lussier Hot Springs - [www.env.gov.bc.ca/bcparks/explore/parkpgs/whiteswan.html](http://www.env.gov.bc.ca/bcparks/explore/parkpgs/whiteswan.html)
- River Rafting - Kootenay River Runners - [www.raftingtherockies.com](http://www.raftingtherockies.com)
- Hiking/Mountain Biking Trails - <https://www.cvchamber.ca/things-to-do/hikingmountaineering/>
- Mountain Climbing - Mount Sabine, or "Old Baldy" to the locals, is located just north east of the village
- Blue Lake Forestry Education Camp ([www.bluelakecentre.com](http://www.bluelakecentre.com)) - well known for the high quality experiential education for students, summer campers, and special groups
- Golfing – courses in close proximity are Fairmont Mountainside, Riverside and Creekside Golf Courses [www.fairmonthotspings.com](http://www.fairmonthotspings.com), Windermere Golf Course ([www.windermerevalleygolfcourse.com/](http://www.windermerevalleygolfcourse.com/)), and Coys Par 3 Golf Course at Dutch Creek ([www.coyspar3.ca/](http://www.coyspar3.ca/))
- Birdwatching - wetlands at the south end of Columbia Lake is home to a large variety of bird species

## Lodging

- There are two Airbnb listings

## Nearby Facilities & Attractions

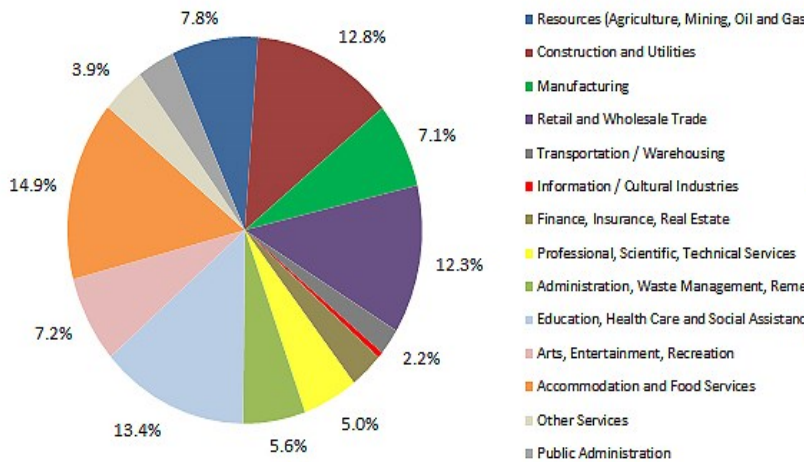
- Downhill skiing – Panorama Mountain Village (40 mins) - [www.panoramaresort.com/](http://www.panoramaresort.com/). Fairmont, Kicking Horse, and Lake Louise resorts within 90 minute drive
- Radium Hot Springs Mineral Pools - Canada's largest mineral springs pool – [www.hotspings.ca](http://www.hotspings.ca)
- Kootenay National Park (KNP) ([www.pc.gc.ca/eng/pn-np/bc/kootenay/index.aspx](http://www.pc.gc.ca/eng/pn-np/bc/kootenay/index.aspx)) – backpack, bike, camp, climb/mountaineer, cross-country ski, fish, hike, hot springs, ice climbing, picnic, snowshoe, wildlife view. 200 km of trails including Rockwall Trail (54 km) – one of highest rated hikes in Canada



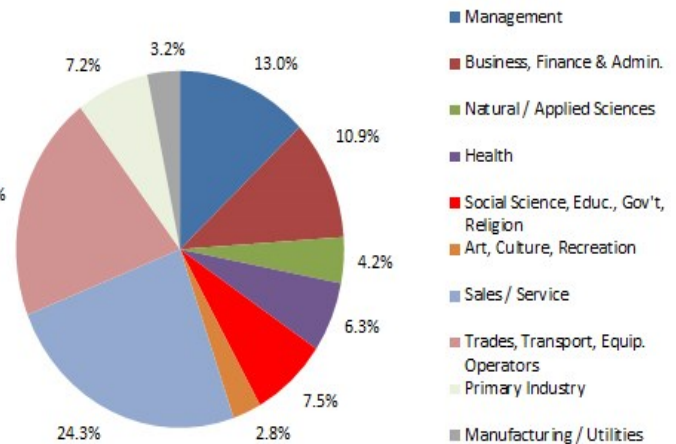
# Labour Force Profile

## Columbia Valley

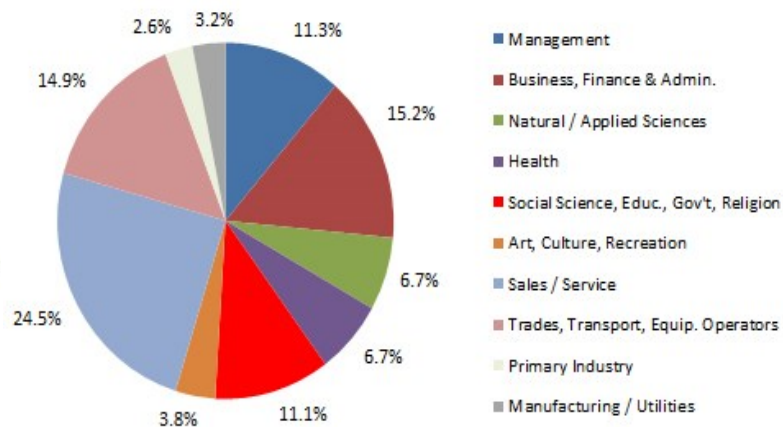
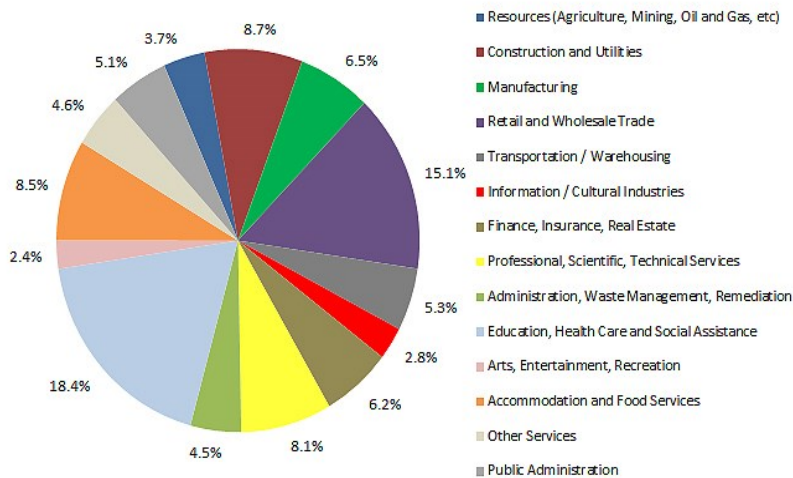
**BY INDUSTRY  
2016**



**BY OCCUPATION  
2016**



## BC



# Business Resources

These resources can be helpful as you explore your investment/relocation opportunity:

## Local

- Columbia Valley Economic Development - [www.investcolumbiavalley.ca](http://www.investcolumbiavalley.ca)  
Columbia Valley Chamber of Commerce - [www.cvchamber.ca](http://www.cvchamber.ca)
- Community Futures East Kootenay - [www.cfek.ca](http://www.cfek.ca) - small-business loans. Variety of other business-related services
- Imagine Kootenay - [www.imaginekootenay.com](http://www.imaginekootenay.com) - business opportunities listings
- Basin Business Advisors Program - <https://bbaprogram.ca/> - free, one-to-one, confidential business advisement and assessment services
- Kootenay Business Workshop Calendar - <http://kootenaybusinessworkshopcalendar.com/> - listings for business workshops throughout the Kootenays
- Kootenay Business (Publication) - <https://kootenaybiz.com/>

## B.C.

- Invest British Columbia - [www.britishcolumbia.ca](http://www.britishcolumbia.ca)
- Work B.C. - [www.workbc.ca](http://www.workbc.ca)
- B.C. Stats - [www.bcstats.gov.bc.ca/](http://www.bcstats.gov.bc.ca/)
- Small Business BC - <https://smallbusinessbc.ca/> - business advisors, educational services, easy-to-use free resources
- OneStop Business Registry - <https://onestop.gov.bc.ca/> - apply for and complete registrations for a new or existing business with local, provincial and federal governments
- BizPal (permitting and licensing) - <https://www.bizpal.ca/> - find the permits and licenses you need for your business
- Women's Enterprise Centre - <https://www.womensenterprise.ca/> - business loans up to \$150K, with access to an additional \$100K through a partnership with BDC.

## Canada

- Invest Canada - <https://www.investcanada.ca/> - comprehensive business investment information.
- Innovation, Science and Economic Development Canada - <https://www.ic.gc.ca/eic/site/icgc.nsf/eng/home> - comprehensive business investment information.
- Government of Canada Business and Industry Resources - <https://www.canada.ca/en/services/business.html>
- Exporting - <http://www.tradecommissioner.gc.ca>
- Business Development Bank of Canada (BDC) - [www.bdc.ca](http://www.bdc.ca) - financial, investment and consulting services to Canadian SMEs.
- Futurepreneur Canada - not-for-profit that provides financing, mentoring, and support tools to assist aspiring business owners age 18-39 - [www.futurepreneur.ca/en/](http://www.futurepreneur.ca/en/)

## Real Estate

- Painted Ridge Development (residential lakeside lots) - Canal Flats - [www.paintedridge.ca/](http://www.paintedridge.ca/)
- Century 21 Rockies Realty - <https://www.c21rockiesrealty.ca/>
- Coldwell Banker Windermere Valley Realty - [www.windermerevalleyrealty.ca/](http://www.windermerevalleyrealty.ca/)
- Remax - [www.remaxinvermere.com](http://www.remaxinvermere.com)
- Royal LePage Rockies West Realty Ltd. - [www.rockieswest.com](http://www.rockieswest.com)

## Real Estate (Additional Resources)

- Residential real estate listings - [www.realtor.ca](http://www.realtor.ca)
- Canal Flats commercial/industrial listings: <https://realtorlink.org/> - search term "Canal Flats, Kootenay" in Location entry field

## Finance

- Bank of Montreal (Invermere) 1241 - 7th Avenue, [www.bmo.com](http://www.bmo.com)
- CIBC (Invermere) 1222 - 7th Avenue, [www.cibc.com](http://www.cibc.com)
- Kootenay Savings Credit Union - Invermere 1028 7th Avenue, [www.kscu.com](http://www.kscu.com)
- East Kootenay Investment Co-op - <https://eastkootenaycolumbia.com/>

## Permits

For information/forms for Canal Flats development and building permits - <https://canalflats.civicweb.net/filepro/documents/109>

*Contact Village of Canal Flats for more information about opportunities at 250.349.5462, [edo@canalflats.ca](mailto:edo@canalflats.ca)*

A child with curly hair, wearing a red t-shirt, is seen from behind, swinging on a green plastic seat suspended by metal chains. The background is a bright, hazy sky with soft clouds. A white rectangular box is centered in the upper half of the image, containing the text 'MOUNTAIN. RISE.' in a bold, teal, sans-serif font.

# MOUNTAIN. RISE.

Oh to feel young again...a soul recreated by life outdoors, mountain vistas, and renewed thoughts of conquering life's passions. Canal Flats, BC is this place. Affordable, family-friendly Columbia Valley living. Free spirit...is free.