

# **Williams Lake and Area Community Profile**



**Prepared by the City of Williams Lake  
Economic Development Office**

**Updated July 2008**



## **Foreword**

The community profile for the City of Williams Lake is designed to serve as an indicator of the economic well-being of the community and is intended to give prospective residents and entrepreneurs an overview of the economic status and character of the City of Williams Lake and its service area.

The data has been obtained from a variety of sources, including Statistics Canada, BC Stats, Provincial Government agencies, municipal records, local media sources, and members of the public. Sources are credited throughout the document for reference purposes.

If you require additional information not specifically addressed in this profile, or if you require assistance to progress your business endeavors, please call a member of the Williams Lake Economic Development office or staff member noted below:

## **Contacts**

### **Mayor Scott Nelson**

(250) 392-2311 (phone)  
(250) 392-4408 (fax)  
[mayor@williamslake.ca](mailto:mayor@williamslake.ca)

### **Alan Madrigga**

Manager, Economic Development

(250) 392-1764 (phone)  
(250) 392-4408 (fax)  
[amadrigga@williamslake.ca](mailto:amadrigga@williamslake.ca)

### **Christine Smith**

Economic Development Coordinator

(250) 392-8488 (phone)  
(250) 392-4408 (fax)  
[csmith@williamslake.ca](mailto:csmith@williamslake.ca)

### **Jill Zimonick**

Tourism Marketing Coordinator

(250) 305-2201 (phone)  
(250) 392-4408 (fax)  
[jzimonick@williamslake.ca](mailto:jzimonick@williamslake.ca)

Visit the City's web site at: [www.williamslake.ca](http://www.williamslake.ca)





## Table of Contents

<b>FOREWORD</b> .....	<b>2</b>
<b>CHAPTER 1 - INTRODUCTION</b> .....	<b>5</b>
<i>HISTORY</i> .....	5
<i>CITY CONTACTS</i> .....	6
<i>LOCATION</i> .....	7
<b>CHAPTER 2 - DEMOGRAPHICS</b> .....	<b>8</b>
<i>POPULATION</i> .....	8
<i>HOUSEHOLD INCOME</i> .....	9
<i>LABOUR FORCE BY SECTOR</i> .....	9
<b>UNEMPLOYMENT RATE WILLIAMS LAKE - YEAR TO DATE (MAY 2007)</b> .....	<b>10</b>
<i>WORKFORCE EDUCATION ATTAINMENT</i> .....	10
<i>EARNINGS STATISTICS</i> .....	10
<i>LEADING EMPLOYERS</i> .....	11
<i>TAX RATE</i> .....	11
<b>CHAPTER 3 - CARIBOO REGIONAL DISTRICT</b> .....	<b>12</b>
<i>CONTACTS</i> .....	12
<i>POPULATION BREAKDOWN</i> .....	13
<b>CHAPTER 4 - COMMUNITY ATTRIBUTES</b> .....	<b>14</b>
<i>CLIMATIC DATA</i> .....	14
<i>UTILITIES</i> .....	14
<i>COMMUNICATIONS</i> .....	14
<b>CHAPTER 5 - EDUCATION</b> .....	<b>15</b>
<i>CARIBOO – CHILCOTIN SCHOOL DISTRICT No. 27</i> .....	15
<i>THOMPSON RIVERS UNIVERSITY</i> .....	16
<b>CHAPTER 6 - TRANSPORTATION</b> .....	<b>17</b>
<i>TRANSIT SERVICE</i> .....	17
<i>RAIL</i> .....	17
<i>WILLIAMS LAKE AIRPORT</i> .....	17
<b>CHAPTER 7 - MAJOR INDUSTRY</b> .....	<b>18</b>
<i>FORESTRY</i> .....	18
<i>MINING</i> .....	19
<i>Taseko Mines</i> .....	19
<i>Imperial Metals Corporation</i> .....	21
<i>TOURISM</i> .....	23
<i>Tourism Discovery Centre</i> .....	24
<b>CHAPTER 8 - RECREATION AND LEISURE</b> .....	<b>26</b>
<i>ANNUAL MAJOR EVENTS:</i> .....	27
<b>CHAPTER 9 - HEALTH CARE &amp; COMMUNITY SOCIAL SERVICES</b> .....	<b>28</b>
<b>CHAPTER 10 - REAL ESTATE &amp; HOUSING</b> .....	<b>30</b>
<i>AVERAGE SELLING PRICE FOR A SINGLE FAMILY HOME</i> .....	30
<i>VACANCY RATES</i> .....	30
<i>VALUE OF BUILDING PERMITS</i> .....	31
<b>CHAPTER 11 - COMMUNITY SPIRIT</b> .....	<b>32</b>



<b>CHAPTER 12 – BUSINESS DEVELOPMENT .....</b>	<b>33</b>
<i>NEW BUSINESSES.....</i>	<i>33</i>
<i>NEW &amp; RECENT DEVELOPMENT .....</i>	<i>33</i>
<i>BUSINESS DEVELOPMENT RESOURCES: .....</i>	<i>36</i>
<b>LEISURE SERVICES COMMUNITY DIRECTORY .....</b>	<b>37</b>



## Chapter 1 - Introduction

### History

Prior to 1860, much of the Cariboo was home to Chilcotin, Carrier and Shuswap Tribal groups who established camps and villages for hunting, fishing and trapping. A number of their trails converged at Williams Lake and what is now the city was a major village.

European fur traders wandered into the country in the early 1800s. Two of the traditional trails that met in Williams Lake became fur brigade trails. In 1840 Roman Catholic Bishop



**Stampede Grounds mid 1920's**

Modeste Demers (1809-1871) visited Chief William at his village, in what is now Glendale and built a chapel there. The Bishop referred to the area as "William's Lake".

When gold was discovered in the Cariboo in the late 1850s, the brigade trails became the main thoroughfare and as miners and entrepreneurs swarmed into the country, Williams Lake became a natural stopping place. By 1860, the area received a rush of miners searching for gold and by 1861 it was the main centre for the gold fields. This created a demand for food supplies, so the "Borland" settlement was established on the west side of Williams Lake to serve as a supply point and farming in the valley began.

Borland remained small because it was bypassed by the Cariboo Wagon Road and everyone left except William Pinchbeck and William Lyne who turned what is now the City into a huge farm with a flour mill, distillery, stopping place and store. When Pinchbeck died in 1893 Robert Borland bought the property and the Glendale part of the farm was operated by the Comer family.

In 1919, the arrival of the Pacific Great Eastern Railway spurred growth. A town site was surveyed and Borland was renamed Williams Lake. The convenience of the railroad also helped the cattle industry and Williams Lake became a supply depot for ranchers. It was incorporated as a village in 1929.

By the early 1950's, lumber was harvested at approximately 150 portable sawmills in the area. Equipment modernization, diesel logging trucks and annual allowable cuts resulted in permanent mills being established in the village, impacting significantly on growth. In 1965 the village assumed town status and remained so until 1981 when it became a city as a result from added growth during the 1970's when the Gibraltar Mine opened. The population increased by 48% during 1971 to 1976, making Williams Lake one of the fastest growing communities in the region at that time. Growth has been moderate in recent years with an increase in population of 0.7% from 1991 to 1996 and a slight decrease between 1996 to 2001 of -0.7%. However the City Agglomeration population increased significantly between 1991 & 1996 by 11.1% and increased again between 1996 & 2001 by 0.5%.

Today, Williams Lake enjoys a diversified economic base that includes cattle ranching, forestry, wood manufacturing, mining, tourism, the service industry and Governmental Agencies. The predominant industry, however, is forestry. Businesses associated with the forest sector include logging contractors, wood manufacturing, value-added facilities, logging equipment sales and repairs, truck sales, industrial suppliers, welding and machining contractors.

Now the vibrant city, known for its annual Stampede, is a truly progressive community, offering a unique blend of urban living with an easy western style hospitality which has been its trademark for years.



## City Contacts



### **City of Williams Lake**

Address: 450 Mart Street Williams Lake, BC, V2G 1N3

Tel: (250) 392-2311

Fax: (250) 392-4408

E-mail: [corporateservices@williamslake.ca](mailto:corporateservices@williamslake.ca)

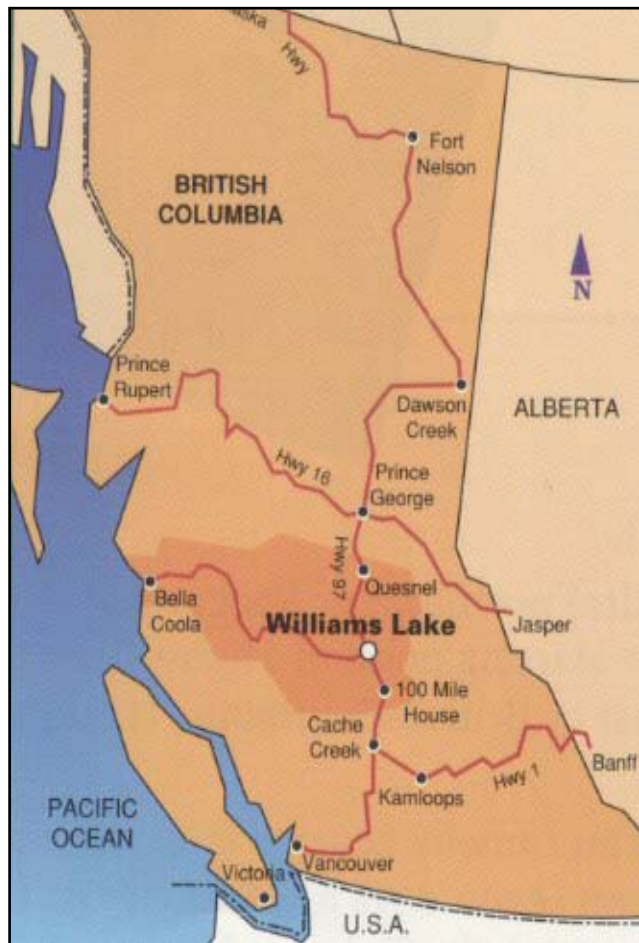
Web site: [www.williamslake.ca](http://www.williamslake.ca)  
Incorporated: March 15, 1929  
Park(s): Area – 131 ha  
Km of Roads: Paved – 70, Unpaved – 19  
Km of Sewers: Storm – 21; sanitary – 88; Water mains – 103  
Employees: 125  
Mayor: Scott Nelson  
Councillors: Tom Barr, Paul French, Ed Mead, Judy O'Neill, Surinderpal Rathor, John Wolbers  
Year Elected: 2005  
Next Election: November, 2008

Chief Administrative Officer:	Alberto DeFeo	(250) 392-1775
Director of Corporate Services:	Sue Moxey	(250) 392-1774
Director of Development & Business Services:	Geoff Goodall	(250) 392-1766
Director of Financial Services:	Darcy Lazzarin	(250) 392-1762
General Manager Community Services:	Brian Carruthers	(250) 392-1763
Director Protective Services:	Randy Isfeld	(250) 392-1779
Manager, Economic Development:	Alan Madrigga	(250) 392-1764
Police Chief (Royal Canadian Mounted Police)	S/Sgt. Grant Martin	(250) 392-6211



## Location

**Williams Lake** is located in the heart of the Cariboo Chilcotin region, 552 km (343 miles) north of Vancouver. It is situated at the junction of Highway 97 the main north south thoroughfare in the Province; and Highway 20, which provides the only road access to the Province's beautiful central coast and Bella Coola. The City is the principal centre in the Cariboo Chilcotin region for transportation, trading, financial, educational, healthcare, travel, and administrative services. Many residents from the outlying communities of 150 Mile House, Likely, Horsefly, McLeese Lake, Chimney-Felker Lakes, Wildwood and Springhouse commute daily to jobs or to use the services available in Williams Lake. The map below illustrates how large this service area is in relation to the Cariboo Regional District.



### Distance From Williams Lake To:

<b>Vancouver</b>	<b>552 km (343 miles)</b>
100 Mile House	95 km (57 miles)
Alexis Creek	118 km (74 miles)
Anahim Lake	331 km (206 miles)
Banff	785 km (488 miles)
Bella Coola	479 km (297 miles)
Cache Creek	203 km (126 miles)
Calgary	916 km (569 miles)
Dawson Creek	643 km (400 miles)
Edmonton	904 km (561 miles)
Fort Nelson	1067 km (663 miles)
Fort St. John	709 km (441 miles)
Hanceville	95 km (57 miles)
Horsefly	70 km (43 miles)
Jasper	552 km (343 miles)
Kamloops	285 km (177 miles)
Lac La Hache	60 km (38 miles)
Likely	93 km (58 miles)
McLeese Lake	50 km (31 miles)
Prince George	240 km (149 miles)
Prince Rupert	967 km (600 miles)
Quesnel	120 km (75 miles)
Tatla Lake	232 km (144 miles)
Seattle	684 km (425 miles)



## Chapter 2 - Demographics

Incorporated in 1929, Williams Lake has a total land area of 33.03 square km.

*\*Agglomeration covers 12,466.22 square kilometers and encompasses the City of Williams Lake, Williams Lake Reserve and the Williams Lake Airport.*

### Population

	Williams Lake	Agglomeration
Population in 2006*	10,744	18,760
Population in 2001*	11,153	19,768
2005 to 2006 population change (%) *	-3.7-	-5.1
Total private dwellings	4,711	15519
Population density per square kilometer	324.4	7.1
Land area (square km)	33.03	12,466.22

\*Source Stats Canada

### Population by Age

	Williams Lake			Agglomeration		
	Total	Male	Female	Total	Male	Female
Total - All persons	10,745	5,245	5,500	18,760	9,365	9,400
Age 0-4	660	340	320	1,060	535	525
Age 5-14	1,380	705	685	2,455	1,230	1,225
Age 15-19	800	405	395	1,440	725	710
Age 20-24	750	400	350	1,245	665	580
Age 25-44	2,820	1,325	1,495	6,120	2,360	2,515
Age 45-54	1,685	820	865	3,210	1,585	1,615
Age 55-64	3,745	640	605	2,325	1,210	1,115
Age 65-74	800	350	410	3,570	640	405
Age 75-84	480	215	260	710	340	365
Age 85 and over	155	45	110	195	55	140
Median age of the population	38.4	37.5	39	39.2	39	39.4
% of the population ages 15 and over	80.9	80	81.7	81.2	81.1	81.4



### Household Income

	Williams Lake	Agglomeration
Number of Households in 2006	4,455	7,545
Number of Households in 2001	4,335	9,455
Median Household Income 2001	\$49,156	\$49,907

### Household Income Distribution

Selected household characteristics	Total	Median Income (2005)	% of Total
Total Private Households	4455	\$54,929.00	100%
Households containing a couple (married or common law) with children	1080	\$83,911.00	24%
Households containing a couple (married or common law) without children	1245	\$69,453.00	28%
One-person households	1375	\$25,397.00	31%
Other households	755	\$41,362.00	17%

Source: Stats Canada Census 2008

### Labour Force by Sector

Sector	Williams Lake	Agglomeration
Agriculture/resource-based industries	745	1,465
Manufacturing & construction	1,080	1,975
Wholesale & retail trade	955	1,620
Finance & real estate	200	345
Health & education	955	1,635
Business services	635	1,265
Other services	1,245	2,095
Total experienced labour force	5,815	10,405

### Labour Force by Occupation

Occupation	Williams Lake	Agglomeration
Management	440	775
Business, finance & administration	725	1,380
Natural & applied sciences	355	550
Health	280	500
Social science, education, government		
Services & religion	545	840
Art, culture, recreation & sport	60	125
Sales & service	1,505	2,415
Trades, transport & equipment operators	975	2,190
Primary industry occupations	390	840
Processing, manufacturing & utilities	550	780
Total experience labour force	5,175	10,395

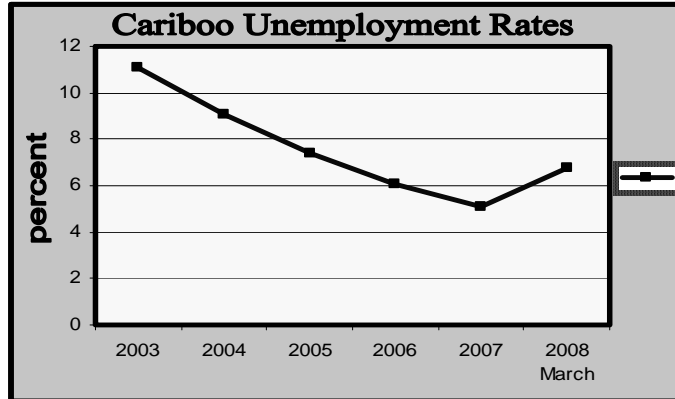


## Unemployment Rate Cariboo Region- Year to Date (March 2008)

Provincial Unemployment Rate – 4.4%

Cariboo Development Region – BC Stats: 6.8%

2007 Annual Cariboo Development Region – 5.1%



Source: BC Stats

### Workforce Education Attainment

(25-64 Years of Age)	Percentage %
No certificate, diploma or degree	21%
High school or equivalent	28%
Apprenticeship or trades certificate or diploma	13%
College, CEGEP or other non-university certificate or diploma	18%
University certificate or diploma below the bachelor level	0.2%
University certificate, diploma or degree	14%

Source: Stats Canada Census 2006

### Earnings Statistics

Average Wages & Salaries for Selected Positions (CDN\$)	Avg. wage/salary (CDN\$) Per Hour
Electricians ( Except Industrial and Power System)	\$21.78
Financial auditors & accountants	\$25.90
Secretaries (except legal & medical)	\$19.12
General office clerks	\$16.39
Customer service, information & related clerks	\$13.39
Sales Marketing and Advertising Managers	\$27.31
Sawmill Machine Operators	\$22.39
Machinists & tooling inspectors	\$26.28
Material handlers	\$18.88
Other labourers in processing/ manufacturing	\$15.14

Service Canada 2007



### **Leading Employers**

<b>Company</b>	<b>Employment</b>
1. School District #27	980
2. Tolko Industries Ltd.	730
3. Interior Health Authority	600
4. West Fraser Mills	554
5. Gibraltar Mine	440
6. Mount Polley Mine	376
7. Save On Foods	170
8. Jackpine Forest Products Ltd.	145
9. Caribou Road Services	130
10. City of Williams Lake	120
11. Pioneer Log Homes	100

### **Tax Rate**

<b>(Per \$1,000 of assessed value)</b>	<b>2007</b>	<b>2006</b>	<b>2005</b>
Residential	12.62205	14.84107	14.84107
Utility	62.64464	64.20808	64.20808
Industry – Major	97.19549	92.05834	92.05834
Industry – Light	47.60529	47.05711	47.05711
Business	25.57085	28.53452	28.53452
Rec/Non profit	24.43060	37.48318	37.48318
Farm	26.44780	25.53963	25.53963



## Chapter 3 - Cariboo Regional District

### Contacts



#### ***Cariboo Regional District***

Address: Suite D, 180 North 3<sup>rd</sup> Avenue Williams Lake, BC V2G 2A4

Tel: (250) 392-3351

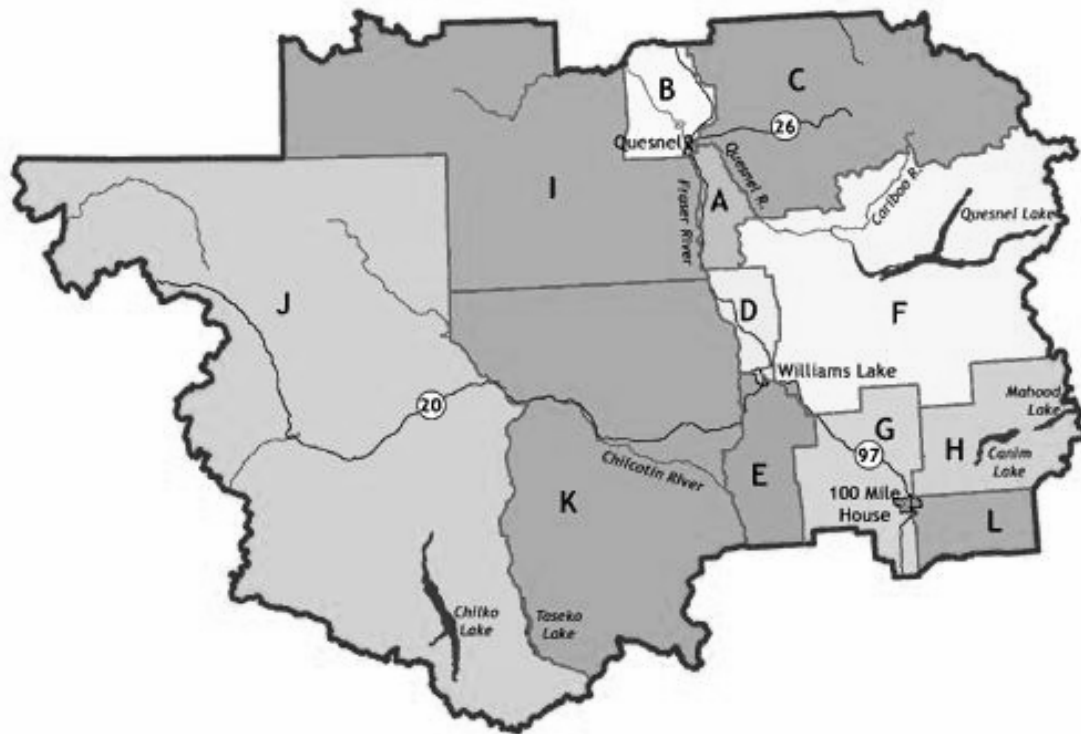
Fax: (250) 392-2812

E-Mail: [mailbox@cariboord.bc.ca](mailto:mailbox@cariboord.bc.ca)

Web site:	<a href="http://www.cariboord.bc.ca">www.cariboord.bc.ca</a>
Incorporated:	July 9, 1968
Comprises:	Municipalities of Williams Lake, Quesnel, 100 Mile House, Wells and surrounding area
Area:	8,252,300 hectares
Population:	65,659 (2001 census)
Services provided:	Planning, building inspection, airports, house numbering, weed control, bylaw enforcement, fire protection, sewer, water, solid waste management, library
No. of Employees:	35
Chairperson	Jon Wolbers
Manager:	Janis Bell



## Population Breakdown



### Population breakdown of Areas:

Area A - Red Bluff/ Quesnel South	5,859
Area B - Quesnel West/Bouchie Lake	3,858
Area C - Barlow/Barkerville	1,164
Area D - Commodore Heights/McLeese Lake	3,073
Area E - South Lakeside/Dog Creek	4,336
Area F - 150 Mile/Horsefly/Likely	4,384
Area G - Lac La Hache/108 Mile	4,974
Area H - Canim Lake/Forest	1,744
Area I - West Frazer/Nazko	1,661
Area J - West Chilcotin	808
Area K - East Chilcotin	552
Area L - Lone Butte/Interlakes	4,316
Reserves	5,855
City of Williams Lake	10,744
City of Quesnel	9,326
100 Mile House	1,885
District of Wells	236
<b>Total Cariboo Regional District</b>	<b>56,385</b>



## Chapter 4 - Community Attributes

### **Climatic Data**

Annual Rainfall	26.88 cm (10.75 inches)
Annual Snowfall	192 cm (76.8 inches)
Average July Temperature	15.5°C (59.9°F)*
Average January Temperature	-8.7°C (16.34°F)*
Average Frost Free Days	120*
Growing Season	Late May to Mid-September
Annual Sunshine	2,082.1 hours
Elevation	940 meters (3,084 feet)

*\*Figures shown are at the airport elevation of 940 metres (3,085 feet), whereas the City of Williams Lake is situated at 586 metres (1,933 feet).*

### **Utilities**

**Water & Sewer:** provided by the City of Williams Lake. The water system consists of 5 deep wells on Scout Island and North Lakeside, drawing from an underground aquifer in the center of the valley below the lake. The water is disinfected using a chlorine gas injection system. The water is also injected with Hydrofluosilicic Acid 25% (Fluoride) as required by referendum. **Average daily consumption** varies from 14 million litres per day to over 36 million litres per day during peak daily flow.

Within City boundaries there are 109 kilometres (68 miles) of water distribution mains, 91 kilometres (57 miles) of sanitary sewer mains, 35 kilometres (22 miles) of storm sewer mains.

**Electricity:** provided by BC Hydro at rates the same as elsewhere in the province. The same equalization applies to natural gas supplied by BC Gas.

### **Communications**

Newspapers	Williams Lake Tribune - <a href="http://www.wltribune.com">http://www.wltribune.com</a> Cariboo Advisor
Cable Service	Shaw Cable
TV Stations	CFJC BCTV
Radio Stations	CKWL the WOLF – 570 AM CFFM the MAX – 97.5 FM CBC Sugar Cane FM - 96.1 FM
Telephone / Cellular	Telus AT&T
Internet Access Providers	Nine

Wireless, Broadband, ADSL, and high speed cable Internet service is available in the community. Local Internet service providers have T1 connection.



## Chapter 5 - Education



### **Cariboo – Chilcotin School District No. 27**

Address: 350-2<sup>nd</sup> Avenue, Williams Lake, BC, V2G 1Z9

Tel: (250) 398-3800 Fax: (250) 392-3600

E-Mail: wayne\_leckie@sd27.bc.ca

Website: <http://www.sd27.bc.ca/>

Incorporated:	April 1, 1946
Approximate pupil population:	7,000
Superintendent of Schools:	Wayne Leckie
Chair:	Wayne Rodier
Secretary/Treasurer:	Leo Bacon

School District 27's head office is based in Williams Lake. By student population, the Cariboo-Chilcotin School District is the second largest in Northern BC. There are significant distances between communities and in considering the numbers of students and the number of schools, these distances are larger than any other district. The school district buses students' 1.4 million kms per year or 12,000 kms per day. The District operates schools in 24 communities throughout the region including:

- Three large secondary schools -two in Williams Lake and one in 100 Mile House.
- One large junior high school in 100 Mile House.
- Eight Rural Elementary/Secondary Schools.
- Seventeen Urban/Elementary Schools.
- Two Adult Education Centers.
- Alternate Programs throughout the School District

One elementary school in Williams Lake offers an **alternate school year** that coincides with the work schedule for loggers. There is a month long vacation in April during spring break-up, and the school year goes until the end of July.

The School District also operates a **co-ed dormitory** for students whose parents live in isolated areas of the district. Another option for these children is to board in private homes.

The School District offers a **French Immersion program** from Kindergarten to Grade 12.

The School Board has developed a strategic plan to enhance student achievement and program delivery in the district. During the 2002-2003 school year there were a number of school closures due to declining enrolment. Anne Stevenson Junior Secondary was amongst these closures. However the new Thompson Rivers University (formerly the University College of the Cariboo) has taken over the Anne Stevenson property as its new campus.

### **Student Enrolment**

<b>Year</b>	<b>2007</b>	<b>2003-2004</b>	<b>2002-2003</b>	<b>2001-2002</b>	<b>2000-2001</b>
Enrolment	6,574	6,466	6,742	7,104	7,347
increase/decrease	+108	-276	-362	-243	-498



## YOUR › University in the Cariboo



**Thompson Rivers University (TRU)** offers educational opportunities in the Cariboo Chilcotin region through their satellite campus in Williams Lake. The university was founded in Kamloops in 1970 as Cariboo College, then gained status as a University College in 1989. It became B.C.'s newest university, April 2005.

**TRU campus in Williams Lake** relocated facilities to 1250 Western Avenue in 2007. Students enjoy access to science and computer laboratories, trades and technology shops, campus library, administration, counseling offices, services for aboriginal students, faculty offices, and student council facilities -- all under one roof in a new, state-of-the-art, wireless campus. TRU is one of Canada's most comprehensive universities.

The highly qualified faculty and friendly students in Williams Lake appreciate the low cost-of-living and the wide variety of programs offered. They experience learning in small class sizes at an easily accessible modern facility.

**Programs available** are Nursing and Health, Trades and Technology, University programs and Associate Degrees, Certificate and Diploma career programs, Development programs, Continuing Studies and Adult Basic Education courses.

The establishment of a university in Williams Lake, created greater access to research grants and funding for faculty, adding to the economic impact across the region.

For more information about the Thompson Rivers University check out the web site at:

[www.tru.ca/williamslake](http://www.tru.ca/williamslake)

Personal › Flexible › Practical › Now THIS is University

1250 Western Ave., Williams Lake, BC V2G 1H7  
Phone 250.392.8000 Toll free 1.800.663.4936



## Chapter 6 - Transportation

Williams Lake is readily accessible by road, rail and air. It is 240 km south of Prince George and 552 km north of Vancouver on Highway 97. Highway 20 connects Williams Lake with Bella Coola on the coast. The Greyhound Bus Lines operates daily scheduled services from the city. Several trucking companies, courier services, municipal transit services and taxi companies also service the city.

**Transit service** is provided in the community through the City of Williams Lake in partnership with BC Transit. The service is operated by the Laker's Go-Bus Society. Fixed route transit provides scheduled service to major destinations and residential areas in Williams Lake and the HandyDART component provides convenient, door-to-door service for people with disabilities.

**BC Rail** serves the Williams Lake area. It runs north and south and connects with VIA Rail and CN Rail in Prince George or Vancouver. Freight service runs daily.

**The Williams Lake Airport** is located 14 km north of the city the 2100-metre runway is capable of handling aircraft as large as 737s and Hercules. VOR, NDB and DF directional aid systems are in place. The airport is open 24 hours a day, 7 days a week. Williams Lake is served by Central Mountain Air and Pacific Coastal Airlines. Both provide three flights daily to Vancouver.

Wireless internet access is available at the Airport courtesy of Cariboo Information Technology Inc. Anyone visiting the Airport who has a wireless enabled laptop or PDA (ie. Palm, Windows CE etc.) can now surf the internet, check email etc...It is a free service but provides no guarantee, warranties, or support to the user.

<b>Air Passenger Statistics at the Williams Lake Airport</b>			
	<b>Enplaning</b>	<b>Deplaning</b>	<b>Total</b>
<b>2008 ( to April)</b>	4471	4430	8901
<b>2006 (to April)</b>	5,249	5,212	10,469
<b>2005</b>	16,029	15,839	31,860
<b>2004</b>	17,302	16,764	34,066
<b>2003</b>	13,656	13,167	26.823



## Chapter 7 - Major Industry

### **Forestry**

The forest industry is the main economic driver in the region, with four major lumber manufacturing companies, one major remanufacturing company, three value-added manufacturing facilities, and numerous smaller producers located in Williams Lake. In the past five years, the major companies have made high-tech capital investments exceeding 100 million dollars.

Forestry is the ultimate renewable resource in the province. The industry generates \$18 billion in economic activity, employs 270,000 people, and contributes \$4 billion in revenue to the province annually. This \$4 billion represents 22% of the provincial revenue.

Locally, lumber mill companies alone employ 4,800 people directly and contribute \$190 million in compensation and benefits to these employees. Local companies hold approximately 7.5 million cubic metres of allowable annual cut through multiple tenure types. This figure represents about 10% of the provincial allowable annual cut. These companies have \$720 million in assets and have paid approximately \$180 million in stumpage fees towards the provincial coffers.

A major development that will affect the communities of Williams Lake, Quesnel and 100 Mile House is the eventual cancellation of the temporary licenses for beetle-killed timber in the Williams Lake Timber Supply Area. It is estimated that the timber attributable to this temporary uplift in the Allowable Annual Cut is responsible for over 500 direct jobs and 200 indirect jobs. The uplift in timber allotment will eventually be removed and the region will experience significant employment effects at that time.

In response to this situation, the **Cariboo Chilcotin Beetle Action Coalition (CCBAC)** has been formed. The Cariboo-Chilcotin Beetle Action Coalition has brought together natural resource managers and economic development expertise to minimize the potential economic impacts of the beetle epidemic, by identifying value added uses of timber resources and growth opportunities in other industries. To action these growth opportunities, the Coalition will propose the establishment of a Pine Beetle Trust (PBT) Fund through senior levels of government.

**The Epcor (Williams Lake) power plant**, completed in 1993, is a \$150 million wood waste fuelled electric generating plant. Each year it consumes over 600,000 tons of wood waste from local sawmills to generate 67 MW of electricity for sale primarily to BC Hydro. In 1999, TransCanada Power Services Ltd. acquired the cash flow from the plant.

The plant is the largest biomass power plant in North America. The facility is equipped with combustion and emission controls including multiclones and an electrostatic precipitator. The plant has been designed to surpass the air emissions permit levels that are already five times tighter than existing regulations for wood waste fired boilers. The project diverts wood residue from local sawmills thereby improving their competitiveness and stability.

The concept of using lost heat energy from the power plant's cooling towers for greenhouse or other operations is a business opportunity that has been identified for future investigation.



Jackpine operates Forest Products' 10 million dollar, 65,000 square foot structural lumber manufacturing facility. The plant began operations in 1999 and in 2001 constructed a 23,000 square foot addition to house a MSR / Planer Profiler and associated equipment. The new plant will tailor MSR lumber to the flange market producing slightly different stress rating than the traditional MSR grades.

There is room for growth in most areas of the forest industry, particularly in specialty wood products, value-added products, and in seedling production.

### ***Mining***

Mining plays a significant role in the region's economy. Two major mines, Gibraltar (Taseko Mines Ltd.) and Mount Polley (Imperial Metals Corporation), employ over 414 people when fully operational producing copper, molybdenum and gold.

### ***Taseko Mines***

**The Gibraltar Mine** has been in production since 1972 and, with another 16 years of guaranteed life and the potential for 10 to 15 years of life beyond that, could conceivably be in operation for over 50 years. There are only a few mines in the world that have that capability. Taseko's 100% owned Gibraltar mine is located north of the City of Williams Lake. It covers approximately 109 square kilometers and consists primarily of 251 mineral claims and 30 mining leases. It contains seven separate mineralized zones. There are well-developed infrastructures and the property is accessible by a combination of highways and paved roads. It is also close to a rail network that provides service for shipment of copper concentrates through the Pacific Ocean port of North Vancouver. The mine is a 45-minute drive from Williams Lake which provides goods, services and personnel.

Taseko Mines Limited announced that its Board of Directors has approved a Phase III expansion of the company's wholly owned Gibraltar Mine. Under the approved capital plan, the Gibraltar operation will be expanded by 30,000 tons per day processing capacity at a capital cost of approximately C\$350 million. This increase in the milling capacity of the Gibraltar concentrator will result in annual copper production capability of approximately 180 million pounds per year, as well as 4.5 million pounds of molybdenum, by the fourth quarter of 2010. The Company is considering a number of financing alternatives, involving approximately 30% debt and 70% generated from internal cash flow, to fund the capital expenditure.

For the three months ended March 31, 2008, Taseko reported an operating profit of \$28.2 million, and net earnings of \$16.2 million or \$0.12 per share (\$0.10 per share fully diluted). Sales for the quarter were 14.8 million pounds of copper at an average realized price of US \$3.67, and 257,000 pounds of molybdenum at an average price of US \$33.17 per pound.

The company has continued to look for various ways to sustain the mine through the lower parts of the copper price cycles. A full feasibility study for a new copper refining facility for the site was completed in 2001-2002. The copper refinery, based on a process developed by Cominco Engineering Services Ltd. (CESL), would produce copper cathode from copper concentrated from the existing mill facilities at Gibraltar. There are several advantages to the copper refinery, including its "hydrometallurgical" process that is more environmentally friendly than traditional smelting techniques. However, it also eliminates the need to ship copper concentrated to foreign smelters, significantly reducing operating costs. Studies indicate the long-term total cash costs to produce a pound of copper would be reduced by up to US \$0.20 per pound.



At the time, the Company considered building and commissioning the refinery coincidentally with re-opening the mine. However, with the increasing deficit in the concentrate market in 2003-2004, there was a near-term opportunity to re-start the operation as a conventional concentrate producer. In early 2004, Taseko formed a joint venture with Leducor CMI Ltd. to buy new mining equipment and to re-commission and operate the mine. Now that production is underway in an excellent copper price environment, the opportunity to develop the copper refinery is being re-considered.

The copper refinery process is self-contained, producing no airborne emissions and, therefore, is environmentally friendly. It also eliminates the need to ship copper concentrates to foreign smelters, thereby substantially reducing copper refining costs.

The development of the refinery at the Gibraltar Mine site, located 80 km north of Williams Lake, will add another 100 construction jobs and 50 operating jobs bringing the total number of operating jobs to 330 when in full production.

Taseko Mines is hailing the development as a precedent setting industrial initiative in BC's mining industry, providing the opportunity for exceptional longer-term benefits. Successful implementation of this new technology will induce evaluation and re-evaluation of other copper deposits and mining operations throughout the province. It could also form the foundation for a whole new copper wire and fabrication industrial sector in British Columbia.

**Taseko Mines** has indicated that excellent future potential exists in the **Prosperity Project** – a proposed open pit gold and copper mine in the Fish Creek Valley, 125 km southwest of Williams Lake. The Prosperity mineral deposit is the largest known copper reserve in Canada, and has the potential to generate \$1 billion in capital investment, 550 direct and 1,280 indirect jobs annually, and generate 22 years of economic development. Approximately 600 people would be employed during the two-year construction period. Reserves contain in excess of 9.4 million ounces of gold and 3.5 billion pounds of copper with extractions from mineral reserves estimated at 1.41 billion tons. The project has a 32-year life expectancy.

In September 2007, the Company announced the positive results of a feasibility study for the Project. The Company is actively advancing opportunities for improved economic performance through further metallurgical testing and optimization of the concentrator flowsheet, applying the most up-to-date facility designs and construction techniques, and reducing indirect costs. Basic engineering began in January 2008.

The Prosperity Project is currently in the joint Federal / Provincial Environmental Assessment process. The federal responsibility authorities, the Department of Fisheries and Oceans, Transport Canada, and Natural Resources Canada, have recommended to the Federal Ministry of Environment that the project be referred to a Joint Panel Review. Provincially, the Executive Director of the Environmental Assessment Office has also referred the project to the Provincial Minister of Environment for a decision regarding a Joint Panel Review. Taseko is actively engaged with federal and provincial regulatory agencies in the review of the Project and is also engaged with federal and provincial agencies in the review of the Project and is also engaged in discussions with local First Nations and other communities.



Taseko acquired 100% of the **Aley Niobium Project** in northern British Columbia in fiscal 2007. Niobium is a metal used in making high strength steels required in the manufacture of automobiles, bridges, pipes, jet turbines and other high technology applications. Currently, the world supply is dominated by only two procedures: CBMM, a Brazilian miner, and Inco, which operates the Niobec Mine in Quebec. Taseko is evaluating plans to move the project forward in 2008.

### ***Imperial Metals Corporation***

Imperial Metals Corporation owns and operates the **Mount Polley** gold-copper mine near Williams Lake. The mine opened in June 1997 and employs 250 people when in full production. Its buildings and equipment are worth an estimated \$130 million. Until recently, the mine employed 240 people, with an annual payroll of \$11 million, and purchased local goods and services at a value of \$8 million per year.

Mineable reserves are 82.3 million tonnes containing 1.1 million ounces of gold and 544 million pounds of copper, and are sufficient for a minimum of 12 years of mine life. Mount Polley is expected to produce approximately 100,000 ounces of gold during each of the first four years of operation. Copper production will average over 28 million pounds per year during the entire mine life.

For the year-ended December 31, 1999 the mine produced 37.2 million pounds of copper and 101,729 troy ounces of gold. For the year-ended December 31, 2000 the mine produced 34.2 million pounds of copper and 83,194 troy ounces of gold. Mt. Polley was scheduled to produce 35.9 million pounds of copper and 90,923 troy ounces of gold in 2001.

### ***Agriculture***

The cattle industry contributes an estimated 12,000 jobs and \$700 million to the economy of BC.

Agriculture represents one of the earliest primary industries to evolve in the Cariboo Chilcotin since the Gold Rush days, and today is still an integral part of the local economy. The beef sector forms the backbone of the agriculture industry in the region. Over 50% of agricultural enterprises are beef operations followed by specialty livestock and crops, mixed livestock operations, dairy, miscellaneous commodities, horticultural crops, poultry and swine operations.

In 1998, there were a total of 1,179 farms in the region, totaling 1,049,279 acres and \$55,829,279 in annual sales, and accounting for 3% of the provincial agricultural production. Farms range in size from a few acres to more than 30,000 acres. The majority of ranches in the Cariboo are highly dependent on Crown range which provides about 40% of the annual forage requirements of the ranching industry. The Cariboo Chilcotin's 646 beef cattle ranches account for 20% of the provincial beef cattle population.

Most cattle are sold through the Williams Lake stockyards, one of the largest in the province. The state-of-the-art facility is located on a 20-acre parcel to provide more room and less stress on livestock. In addition to onsite sales, the Livestock Cooperative utilizes the TEAM electronic cattle auction, where cattle do not leave home until they are sold. Approximately 40,000 head of butcher and feeder cattle are sold at the stockyards annually, with total receipts of approximately \$33 million, and an additional 10,000 head worth or another \$8 million sold privately. Approximately 25 percent of these cattle are shipped to Alberta for backgrounding and finishing prior to slaughter. The stockyards



---

also handle sales for approximately 2,000 head of sheep and several hundred horses. Hog sales are minimal at the facility.

The largest all-breed bull show and sale in the province is held in Williams Lake every April at the stockyards. The Williams Lake Bull Sale Association, a non-profit society, organizes the event, which is known for the high standards for quality and condition of the animals offered at the sale.



## Tourism



Tourism is among the fastest growing sectors of BC's economy. In 2005 BC hosted over 22.7 million overnight visitors.

The tourism industry's contribution to the local and regional economy is substantial. The latest census statistics confirm that the Accommodation, Food & Beverage industry is the third largest employer in the region with tourist activity playing an important part of those figures.

The natural beauty of the Cariboo Chilcotin region, its ability to offer a variety of recreational opportunities to the traveling public, as well as the distinct western hospitality and culture of the community, attract international, interprovincial and intraprovincial visitors alike.

Room revenue in the Cariboo Chilcotin Coast region was \$23.6 million in 2005, up 5.3% from 2004. The Williams Lake Visitor Information Centre assisted almost 35,000 people during the 2005 season.

**Geographically Advantaged:** The City of Williams Lake is strategically located at the junction of several highways and rural roads, with air and rail links to international access points. These critical attributes support opportunities for tourism development in the region. Small business loans and adventure tourism courses are available to support entrepreneurs who contemplate either year-round or seasonal businesses. The summer tour business is an excellent concept for student employment projects.

**Gold Rush Trail:** Since 1858 through today, the Gold Rush Trail has brought supplies, people and prosperity to British Columbia. The City of Williams Lake is one of several municipalities who are combining their efforts to promote cultural and tourism product opportunities through cooperative marketing of the Gold Rush Trail from Fort Langley to Prince George.



## Tourism Discovery Centre



as its rich history and culture.

Williams Lake's extraordinary new Tourism Discovery Centre opened in September 2006. Designed by [Bernard Perreten Architect Inc.](#), the Discovery Centre will be more than just a tourism information centre. This building is a **“one of a kind”** in the province and poses as a gateway to demonstrate the City's growing industry and economy as well

The Tourism Discovery Centre is, in total, a 13,000 square foot log structure built by local log home builders, [Pioneer Log Homes](#), [Durfeld Log and Timber](#) and local contactors [Sprucelee Construction](#).

Pioneer's grand log post and beam structure comprises the front of the building that houses the reception area, administration, gift shop and washrooms. Using a combination of old world craftsmanship with modern technology and highly skilled craftsmen, Pioneer has integrated intricate mortise and tenon, dove tail notches, and log post and beam to produce solid wood joinery with engineered steel apparatus hidden in the joints, bringing the architects' design to life. The centre post with its flared root in tact is approximately 10 feet across and rises over 52 feet. It was sensitively harvested from Bella Coola and is estimated to be 745 years old. These feature type posts are one of Pioneers' trademark signatures. Natural forked posts, nature's oddities become beauties in this structure demonstrating Pioneers' Artisans ability to let the natural logs and their uniqueness determine the final design and true elements in the structure.

Durfeld's unique engineered wood truss system covers the main exhibit area in the rear of the building, creating a spacious venue for the Centre's range of displays. The creation of each of these truss chords was adapted from European traditional timber framing techniques where larger diameter timbers were not always available and so the solution was to put 2 or more timbers together to provide an incredibly strong beam; a technique rarely even seen in Europe anymore. The steel elements tie the truss together and provide the tensile strength to the bottom chord of the truss; they also give the truss a lighter and more modern feel.

The full basement is currently undeveloped but the City plans to develop office space that would potentially accommodate organizations or businesses that have a relationship to the tourism sector.

The display and exhibit package for the TDC is currently being developed by [AldrichPears Associates](#) of Vancouver. The displays range from striking images to 3D elements, all designed to provide an exciting prelude to what the City of Williams Lake and surrounding region offers in regards to travel destinations, entertainment, outdoor recreation, history, art, culture and more. The centre piece of the displays is a 25' by 25' scribed log “lodge”, designed and manufactured by Durfeld, which will house a small multi-media theatre.



---

A partnership agreement between the Tourism Discovery Centre and the BC Wildlife Park in Kamloops will enhance the information provided to visitors and result in many cross marketing opportunities.

Development of the Tourism Discovery Centre has been supported by a \$2 million grant from the [Canada-BC Infrastructure Program](#). In addition, the project has received significant contributions from Pioneer Log Homes, Durfeld Log and Timber and their respective sub-trades and suppliers in excess of \$200,000. Sprucelee Construction, the local General Contractor for the project, submitted an extremely competitive bid that reflected contributions from themselves as well as their various sub-trades. Other contributors to the project, to date, include Ministry of Environment, Cariboo Regional District, Terasen Gas, Tolko Industries, West Fraser Mills, United Concrete and Peterson Contracting, and the Cariboo Chilcotin Coast Tourism Association.

For more information about the Tourism Discovery Centre, please contact Brian Carruthers, General Manager of Community Services for the City of Williams Lake at 250-392-1763 or email [bcarruthers@williamslake.ca](mailto:bcarruthers@williamslake.ca).



## Chapter 8 - Recreation and Leisure



**The Cariboo Memorial Complex** features the Sam Ketcham Pool, the Twin Ice Arena and the Gibraltar Room. The complex encompasses almost two acres at the northwest corner of Boitanio Park, and the building has 78,000 square feet of usable space. The Gibraltar Room is located between the Twin Ice

Arena and the Sam Ketcham Memorial Pool. It features theatre-like seating for 400 people and can accommodate 250 tables and chairs for a variety of purposes.

**The Williams Lake TimberWolves** became the seventeenth Junior "A" hockey team to join the BC Hockey League in 2001. The franchise is operated out of the Cariboo Memorial Complex. For more information about the team call (250) 398-8710 or visit the official web site at [www.wltimberwolves.com](http://www.wltimberwolves.com).



The **Museum of the Cariboo Chilcotin** portrays living history and houses the only ranching and rodeo museum in BC. The museum is operated by a non-profit society, the Williams Lake and District Museum and Historical Society with a mandate to collect, preserve and display artifacts, photographs and information of the

Cariboo Chilcotin. The museum houses the BC Cowboy Hall of Fame with its cowboys, artists, poets and musicians and tells the story of Williams Lake's beginnings. First Nations' people and ranching pioneers are well represented in the cowboy heritage depicted.



**Performances in the Park** is a summer concert series featuring local and touring artists every Thursday evening through July and August. The venue for Performances in the Park is the Gwen Ringwood Theatre in beautiful Boitanio Park. A natural grass amphitheatre is complimented by a spectacular log band shell, providing a comfortable, scenic setting for an evening of music.

Performances in the Park is a joint initiative of the City of Williams Lake Recreation Services Department and the Community Arts Council. Performances in the Park attracts audiences of up to 700 people, representing a cross section of the community. In addition to being well attended by local residents, hotels and tourism service providers promote the program as an attraction for visitors. The atmosphere is casual and fun, the setting is inspiring.

For more information on Performances in the Park, please call Wendy Purdy at (250) 392-1787.

**Scout Island** provides the main public access to Williams Lake and is a great place to spend an afternoon with the family, as there are picnic tables, a sandy beach and a boat launch. In the winter Scout Island is the central starting point for many winter activities such as ice fishing, skating, snowmobiling, cross-country skiing and snowshoeing.



A key feature of Scout Island is the **Nature House** which strategically overlooks the extensive marsh adjacent to the island. The Nature Centre is operated by the Williams Lake Field Naturalists and offers displays, programs and information



interpreting the diverse and sensitive environment of Scout Island. There are several habitats including a marsh, which are homes for a variety of plants and animals. Visitors can enjoy exploring these natural places by walking the trails. This nature centre is recognized as a "British Columbia Wildlife Watch" viewing site; bird watching is especially a popular and worthwhile activity. The Nature House also has displays and a library, which provide information on the natural history of the Cariboo.



monthly shows by local, regional and touring artists.

**The Station House Gallery** and Gallery Society, a non-profit organization, was formed in 1981 to preserve and restore the BC Rail Station and to provide studio and gallery space. As a result, contemporary works by Cariboo Chilcotin artists fill the unique public gallery situated in the restored 1920 passenger train station in downtown Williams Lake. The art gallery features

**The Williams Lake River Valley** is a unique natural area contained within the boundaries of the City, providing numerous opportunities for walking, running, biking, horseback riding, wildlife viewing and nature appreciation. A total of 13 kms of gravel surfaced trail meander along the Williams Lake River as it flows from Williams Lake to the Fraser River. Although the trail at some points is within hundreds of yards of the City's industrial area, visitors have the distinct feeling of being in a semi-wilderness environment. The main trail and side loop trails provide views of many striking geological features and allow trail users to experience the diversity of ecosystems contained within the valley. The trail is well signed and toilets and picnic tables are conveniently distributed throughout.



The annual **Williams Lake Stampede** is held over four days on the July 1st Canada Day weekend. The stampede is the highlight of the year and provides a tremendous boost to the local economy.

The World Famous Williams Lake Stampede is a pro rodeo, attracting up to 12,000 people annually. The Stampede began in 1919 and is held at the Williams Lake Stampede Grounds located in the centre of the City. World class athletes come to Williams Lake to compete, while spectators from around the world enjoy the rodeo, and indulge in the variety of cultural events associated with the Stampede and Canada Day festivities. For more information on the Williams Lake Stampede contact the Stampede Office at:

Phone: (250) 398-8388.

In B.C. call Toll Free: 1-800-71-RODEO

E-Mail: [info@williamslakestampede.com](mailto:info@williamslakestampede.com)

<http://williamslakestampede.com/>

#### **Annual Major Events:**

##### **Williams Lake Stampede**

July 1<sup>st</sup> long weekend

##### **4H Show and Sale**

Takes place in August at the Williams Lake Stock Yard.

##### **Harvest Fair**

August/September

##### **Medieval Market**

November



## Chapter 9 - Health Care & Community Social Services

The City of Williams Lake is located within the Thompson Cariboo Shuswap service area of Interior Health. Ambulatory, acute care, continuing care, extended care, community nursing, and mental health services are provided to the population of this region.

The most pressing issue facing the health care service sector of late is the nursing manpower shortage. The industry as a whole is faced with an unprecedented manpower shortage in all clinical fields due to an aging professional population and the fact that the education sector has not kept pace with the demand. Williams Lake, like other communities across the province and the country is facing challenges related to the recruitment and retention of clinical staff.

The nursing shortage has resulted in intermittent bed closures to reduce service level demands and to maintain the professional standards of the practice.

**Cariboo Memorial Hospital** includes 28 acute care beds, 38 extended care beds and 60 intermediate care beds. Services provided include medical, surgical, obstetrical & gynecological, pediatric and mammography diagnostic services. The hospital offers 24-hour emergency room coverage. There are 26 active physicians and 10 visiting specialists that provide services in internal medicine, cardiology, ophthalmology, psychiatry and dermatology.

**Williams Lake Seniors Village** offers a range of services and care levels for seniors, allowing them to age in place as their needs change. From Assisted Living to full time Nursing Care, the staff in this new facility is able to accommodate a wide variety of needs for seniors in the community. The Seniors Village opened in the summer of 2004 and is operated by Retirement Concepts.

**Glen Arbor** the new senior's affordable housing project opened in the summer of 2004. BC Housing and Cariboo Park Home Societies project is a 34 unit independent living complex, ideally located in the heart of Williams Lake close to all amenities. Here the average monthly cost will be based on the occupant's net income and will not exceed 30% of that income.

**Williams Lake Addiction Services** offers out-patient counseling, recovery planning and/or referrals to residential treatment programs. The program employs 7 staff.

**Central Cariboo Home Support** provides workers specifically trained to care for clients in their homes. They provide personal care services (bathing and grooming), assistance with medications, care for the terminally ill, meal preparation, general housework and laundry, shopping, assistance with budgeting, respite and childcare, and – in special cases – transport clients to and from medical appointments. The Home Support program employs 46 home support workers and 3 full-time and 3 part-time office staff.

**Gateway Crises Stabilization Program** provides psychiatric services to help clients resolve immediate crises achieve stabilization and re-adjust to community living. Clients can be self-referred or referred by any service provider, family member or friend. This program provides five beds and 24-hour psychiatric nursing care.



**Cariboo Foundation Hospital Trust** a dedicated group of volunteers whose main fundraising efforts have resulted in the purchase of a \$160,000 mammography unit for the Cariboo Memorial Hospital. All of the money was raised from within the community, through the efforts of volunteers and all within an eighteen-month timeframe. The group's current major goal is the purchase of a CT Scanner for the regional hospital at a cost of approximately \$1 million.

**Ministry for Children and Families'** Operations in Williams Lake include a full range of child welfare services (child protection, family services, guardianship services to foster children and the foster parent program), Youth Probation, Child and Youth Mental Health services, Alcohol and Drug Addiction services, and Community Living Services for the Mentally Challenged. In addition to these care services, there are numerous contracted services with local agencies, Tribal Councils and Bands. These consist of counselling and family support services as well as residential programs for individuals with special needs.

**Canadian Mental Health Association** has provided community services in Williams Lake since 1976. The agency delivers a broad cross-section of services to groups with diverse needs. The association believes in enabling individuals, groups and the community of Williams Lake to increase control over and to enhance their mental health.

**Cariboo-Chilcotin Family Resources Ltd.** provides community social services with a client-centred approach to empower individuals and families to grow and have independence in their lives. Services include foster parent support, specialized care homes, a staffed resource, family outreach, a youth drug and alcohol treatment program, day program services and a youth violence intervention program. <http://www.ccfrc.ca>

**Cariboo Chilcotin Child Development Centre** is a non-profit society under the direction of a volunteer Board of Directors, serves children from birth to nineteen years of age. Established in 1974 by a group of parents and interested persons, the centre today offers assessment, treatment, education and assistance to children and their families who require extra support. <http://www.cdcwl.com>

**Cariboo Friendship Society** is a First Nations organization that has been active in the community since 1967. The Friendship Society is committed to promoting healthy lifestyles and to fostering fellowship and understanding between people by providing programs and services to anyone who needs their help. <http://www.bcaafc.com>

**NOOPA Youth Centre** operated by the Boys and Girls Club of Williams Lake, offers teenagers from 13 to 18 years of age programs, activities and services focused towards healthy lifestyles. The non-profit organization ensures that the community meets the needs and interests of young people, believing that their well-being determines the health and future of communities. <http://www.stardate.bc.ca/Nonprofit/noopa>

**Women's Contact Society** was established in 1981 after a group of professional women got together to offer each other mutual support. Currently, the society promotes social awareness of women's issues and provides referrals and support services to all women. The society offers a resource centre, library, workshops, counseling and other related services, and operates the Child Care Resource and Referral program, an Advocacy program and the Kidcare Daycare program. The Kidcare Daycare program offers quality childcare and support services to young mothers to enable them to continue with their education. <http://www.womenscontact.bc.ca>



## Chapter 10 - Real Estate & Housing

Williams Lake offers a variety of single homes, strata lots, recreational properties, adult complexes, as well as acreages outside the city boundaries to meet the differing needs of families and retirees.

The REALTORS® in the Williams Lake area have been responsible for the sale of 94 properties (all classifications) through the MLS® since January, compared to 106 in 2007. The value of these properties was \$19.6 million, compared to \$20.7 million in 2007. Half of the 29 single family homes sold this quarter, sold less than \$227,000 and it took, on average, 66 days for these homes to sell. In addition, 2 apartments, one townhouse, 19 homes on acreage and 10 manufactured homes and further 11 manufactured homes on land have sold since January of this year. As of March 31<sup>st</sup> there were 320 properties of all types available for sale in the Williams Lake area – up from 252 properties as of March 31<sup>st</sup>, 2007.  
(BC Northern Real Estate Board – April 24, 2008)

### Average Selling Price for a Single Family Home

Year	Average Selling Price
March 31, 2008	\$233,864
June 20, 2007	\$215,574
June 30, 2006	\$170,578
May 31, 2006	\$158,861
January 2006	\$136,961
Sept. 30, 2005	\$134,663
June 30, 2005	\$131,657

Provided by BC Northern Real Estate Board

### Vacancy Rates

April 2007	1.1 %
Oct. 2006	0.4%

	Bachelor	1 bdm	2 bdm	3 bdm +
Average Rents	\$440	\$502	\$590	\$762

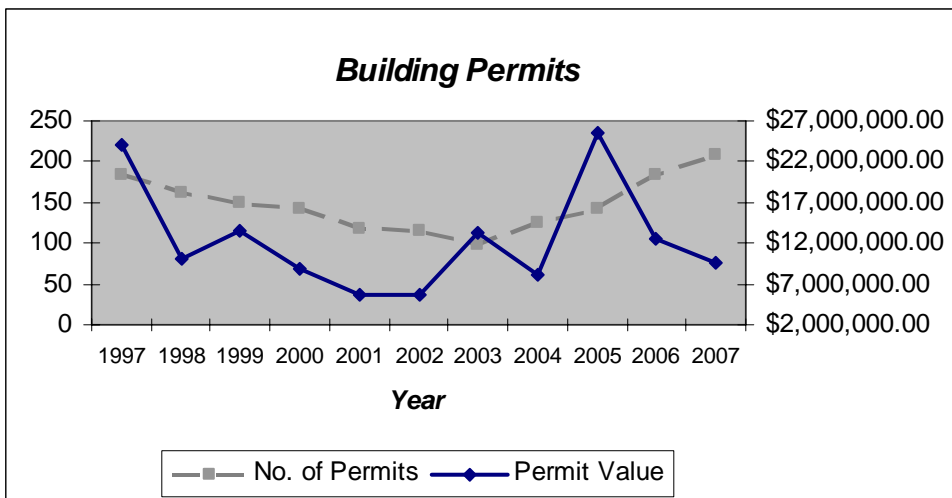
Spring 2007 Source: Canada Mortgage & Housing Corporation



### Value of Building Permits

Year	Total Value	# of Permits
2007	\$ 9,732,510	213
2006 year to date (September)	\$ 11,284,000	159
2005	\$ 25,428,000	93
2004	\$ 17,384,165	
2003	\$ 13,239,500	
2002	\$ 5,700,100	

Year	No. of Permits	Permit Value
1997	184	\$24,096,000.00
1998	162	\$10,031,700.00
1999	149	\$13,554,000.00
2000	142	\$ 8,961,850.00
2001	118	\$ 5,741,000.00
2002	114	\$ 5,700,100.00
2003	97	\$13,239,500.00
2004	126	\$ 8,061,335.00
2005	143	\$25,428,000.00
2006	184	\$12,428,000.00
2007	209	\$ 9,620,410.00





## Chapter 11 - Community Spirit

Volunteers are an invaluable resource in our community. Many non-profit, community-driven events in and around the City of Williams Lake rely on the spirit and volunteerism prevalent in the community.

Thousands of volunteers donate countless hours and their energies towards the success of annual and ongoing events like the Williams Lake Stampede and its associated events, community policing services, local fairs and exhibits, emergency response services, and community service organizations.



The City of Williams Lake competes in the annual **Communities in Bloom** competition, a nation-wide, community pride program that recognizes community participation in beautification, heritage and environmental awareness as part of its judging criteria. In 1999, the City of Williams Lake received a third place award in the provincial category. In 2000, the city narrowly missed taking first place in the national award category, but won first place for Floral Displays, and came in second overall. In 2001, the City of Williams Lake was proud to win the Communities in Bloom national award in the category for 10,001 – 20,000 population. The city has entered in the 2002 National Edition of the Communities in Bloom competition in the Canadian Classic category. This category requires the partnering up of two communities, a previous winner with a community that has never competed in the national contest. The city's accomplishments in these competitions are a testament to the outstanding commitments of the entire residential and business community alike and the true sense of community pride that is a vital component of the community as a whole.

The City of Williams Lake hosted the **2002 BC Winter Games** from February 21-24, 2002. The community rose to the challenge of coordinating the Games, where approximately 3,000 volunteers were required to realize the many events associated with the Winter Games. The slogan for the 2002 BC Winter Games was “*A Celebration of Pride and Achievement*”, in recognition of the pride and achievement of not only the athletes but the pride and achievement of the community as well.



**The Cariboo Foundation Hospital Trust** is a dedicated group of volunteers whose main fundraising efforts have resulted in the purchase of a \$160,000 mammography unit for the Cariboo Memorial Hospital. All of the money was raised from within the community, through the efforts of volunteers and all within an eighteen-month timeframe! The group's next major goal is the purchase of a CT Scanner for the regional hospital at a cost of approximately \$1 million.



## Chapter 12 – Business Development

### ***New Businesses***

- L & M Engineering – July 2007
- Speedy Peteys Lube & Car Wash - 2006
- Cariboo Spurs Western Wear - 2006
- Quizno's Restaurant – 2006

### ***New & Recent Development***

#### Pioneer Family Land Partnership

- Proposed land development, 46.5 acres of retail store and commercial space South Lakeside Drive, near Hodgson Road intersection
- 3 anchor tenants, one of which is Wal-Mart
- 3 phase development with Initial phase having 3 large buildings housing five major businesses

#### Tourism Discovery Centre

- \$3 million project supported by \$2 million Federal/Provincial infrastructure program
- log structure that will showcase the work of local world class log home builders
- site preparation began in early August 2005, opened September 2006

#### Cariboo Aesthetic Laser Clinic

- 1,800 square foot expansion

#### Thompson Rivers University

- \$12 million upgrade and expansion
- Formerly the College of the Cariboo Chilcotin will provide expanded course offerings
- Opened January 2007

#### Mark's Work Wearhouse

- \$1.2 million expansion in Boitanio Mall doubled retail space to 12,000 square feet

#### Museum of the Cariboo Chilcotin

- \$500,000 grounds & façade upgrade

#### Gibraltar Mine

- Taseko mine to invest \$62 million to upgrade concentrator facility
- Upgrade will improve the efficiency of the present milling and crushing system
- Will decrease mines operating costs by 10% and increase ore processing capacity by 25%
- Annual copper production expected to increase by 30%

#### Pennington's

- Grand opening in Boitanio Mall August 10, 2005
- Specializing in ladies clothing size 14+

#### Wal-Mart development:

- \$22 million Wal-Mart development being pursued by Smart! Centres



#### End of the Roll

- Opened June 11, 2005
- Locally owned and operated

#### Canadian Tire

- 11,560 sq' expansion November 2005
- Total retail space of 40,000 sq'
- Construction to begin June 01, 2005
- New products to include power sports, do-it-yourself furniture & home décor

#### Pinnacle Pellet Inc.

- Pinnacle Pellet Inc. has chosen Williams Lake for the site of a new wood pellet mill that provides approximately 17 full-time jobs.
- The 10,000 square foot plant located on South Lake Side Drive in Williams Lake began production in August 2004. It became fully operational as of the grand opening on October 02, 2004.
- The plant exports to an ever increasing European market and produces wood pellets for wood stoves as well as horse bedding and litter. There are two pelleters in operation, capable of 65,000 tonnes of annual production.

#### Signal Point Gaming Centre

- Signal Point Community Gaming Centre opened in early November 2004.
- Newly constructed two story 24,000 square foot facility, outdoor patios, 172 parking sites and 10 pull through RV sites, restaurant.
- State-of-art Electronic Gecko terminals, paper bingo, Hospitality Suite with 52 electronic Gecko terminals, Slot Machines and two virtual Poker Tables.
- Employs 60 people on its gaming floors – creating up to 40 new positions
- The restaurant will create a further 35 new positions.

#### M & M Meat Shop

- Local entrepreneurs opened BC's fortieth M&M Meat Shops store in Williams Lake March of 2004.
- M & M Meat Shops is Canada's largest retail chain of specialty frozen foods.

#### Williams Lake Seniors Village

- 65 residential care rooms on 14 acre campus.
- \$10 million investment by Retirement Concepts Seniors Services Ltd.
- Completed and open summer 2004.

#### Glen Arbour Seniors Housing Project:

- 34 unit supportive seniors housing.
- \$3.9 million
- Construction complete, grand opening September 17, 2004.

#### New Sport Mart Store:

- 11,000 sq ft location opened in Boitania Mall, grand opening April 25, 2003

#### Boston Pizza:

- Opened March 11, 2003
- Largest in western Canada & second largest in Canada



#### City Council:

- City Council fully recognizing the need for economic diversification and enhancement committed almost 100% of the 2003 capital budget, the equivalent of \$1 million dollars, to tourism infrastructure.

#### Pal Lumber

- Construction of \$4 million expansion is currently underway as of December, 2003.
- 300 feet by 300 feet expansion will be built on 14 additional acres adjacent to the current site (north industrial area of Williams Lake) and will provide 60 to 70 new fulltime jobs.
- Pal Lumber predicts that by the same time next year their existing 55 jobs will have increased to 150 fulltime workers.
- The expansion will mean another 200,000 board feet per shift allowing the company to run two shifts.

#### Forestry

- Number employed in the forest sector (direct & indirect): 42% of the total population (60,000) in the \*Cariboo Region. This figure represents 14% or 8,470 direct jobs and 28% or 16,940 indirect jobs, for a total of 25,410 jobs.
- In the past five years the major forest companies in Williams Lake have made high-tech capital investments exceeding 100 million dollars.
- Annual Allowable cut: 3,768,400 cubic metres down slightly from 3,807,000 cubic metres, effective January 1, 2003. (area covers 4.9 million hectares including city of Williams Lake, Alexis Creek, Riske Creek, Big Creek, Tatla Lake, Nimpo Lake, Anahim Lake, 150 Mile House, Big Lake, Horsefly, Likely and McLeese Lake)

#### Mining

- Gibraltar & Mt. Polley Mines have both re-started.
- Fully operational the mines directly employ approximately 500 people.



---

***Business Development Resources:***

Federal Programs:

Industry Canada (<http://strategis.gc.ca/>)  
- Business Support and Financing

Western Economic Diversification ([www.wd.gc.ca](http://www.wd.gc.ca))  
- Business Development

Community Futures Development Corporations (<http://www.cfdccariboo.com>)  
- Loan Programs

Business Development Bank of Canada ([www.bdc.ca](http://www.bdc.ca))  
- Business Loan Programs

Provincial Programs:

Ministry of Economic Development ([www.gov.bc.ca/cse](http://www.gov.bc.ca/cse))



## Community Organizations Directory Updated April 2, 2008

### Preschools & Daycares

Childcare Resource & Referral	392-4118
Child Development Centre	392-4481
Discovery Preschool - Scout Island	
Margaret Onneken	398-8532
Friendship Center	398-6831
Kidcare Daycare - Jennifer Turnbull	398-8109
Rec & Roll - CMRC	398-7665
Sacred Heart Preschool - Tina Weber	398-5852
Valley SDA Outreach - Rita Corbett	392-6598
W.L. Daycare	392-3455
W.L. Sunshine & Smiles - Linda Matherly	392-6678

### Senior Groups & Activities

B.C. Seniors Medication INFO.LINE	1-800-668-6233
Cariboo Chilcotin Elder College - Pat Cullum	392-8180
Lifeline - Pam Fisher	398-7676
Old Age Pensioner Organization #93	392-5149
Seniors Activity Centre - Jennie Brown	392-7946
Seniors Advisory Council	392-5337
Seniors Advocate	392-7946

### Special Interest Groups

Boy Scouts of Canada -	250-961-8303
Cadet - Army Cadets	305-1299
Cadets - Sea Cadets	392-2834
Canoeing - Cariboo Chilcotin Voyageurs - Rick Bryan	392-6344 398-7397
Cariboo Chilcotin Conservation Society- Marg Evans	398-7929
Cariboo Chilcotin Partner for Literacy - Bruce Mack	392-6867
Cariboo Piecemaker Quilt Club - Shirley Pascas	392-3932
Caribou Brain Injury Society	305-2518
Columnetza Rodeo Club - Trudy Lynn	392-4158
Or Raylene Poffenroth	659-5652
Draft Horses - Bud Weir	296-4468
Dog Obedience - Holly Woods	392-2555
Eagleview Equestrian Centre - Barb Henson	398-8344
Gavin Lake Forestry Centre - Mike Tudor - Office	392-2544
Camp	403-987-9130
Girl Guides - Christine Constable	392-4889
Maureen Saunders School of Dance - Old Time Fiddlers -	392-6620
Scout Island Nature Centre - Sue Hemphill	398-8532
S.P.C.A..	392-2179
Toastmasters International - Jennifer Frey	267-7868
Thunder Mountain Speedway - Art Rauchenberger	989-0245
W.L. Amateur Radio Club - Ernie Davidson	392-5728
W.L. Community Band - Connie Haeussler	392-6221
W.L. Square Dancers - Nick Turner	392-2432
W.L. Field Naturalists - F. McMechan	398-8532
W.L. Stampede Assoc. - Fred Thomas	392-4343
W.L. Studio Theatre - Susan O'Sullivan	305-2324
W.L. Walking Group- Chris Hornby	392-2271

### Aboriginal Organizations

Carrier Chilcotin Tribal Council	398-7033
Northern Secwepemc te Qelmuw	392-736
Tsilhqot'in National Government	392-3918
Williams Lake Indian Band	296-3507
Xats'ull First Nation	989-2323

### Sports Groups

Babe Ruth - Shelley Desautels	305-0371
Bell-e-Acres - 1220 Hodgson Rd.	398-6313
Blue Fin Swim Club - Marilyn Haines	398-8776
Cariboo Archers - Lee Jackman	398-6709
Cariboo Bowling Lanes - 204 1st Ave.	392-5526
Cariboo Power & Sail Squadron - Sheila Mortensen	392-0789
Cariboo Roadrunners - RaSports na Grace	392-4605
Competitive Volleyball (Co-ed)- Shelley Desautels	305-0371
Curling Rink -Yvonne Leclerc, Box 4292	392-4636
Cross Country Skiing - Anne Meister	392-3157
Figure Skating - Office	392-4312
Flag Football - Wes Gauley	392-1465
Funball Leagues -	
150 Mile League, Rosanna McGregor	296-0165
Red Dog League, Nikki Lyons	398-5076
W.L. Slow Pitch - Linda Barbondy	392-6643
Gymnastics Club - 680A S Mackenzie Ave	398-7331
Judo Club - Jeff DiMarco	392-5383
Junior Curling - Yvonne Leclerc, 305 Bann Rd or	392-7420 392-4636
Kix 4 Chix - Ladies Kickboxing - Nicole Neuert	267-1672
Ladies Curling - Yvonne Leclerc	392-4636
Ladies Basketball- wl.ladies.bball@hotmail.com	
Ladies Soccer - Dani Wood	398-9066
Little League - wllittleleague@hotmail.com - Eos	398-0299
Masters Ladies Basketball (30+) - Judy Gartrell	392-7008
Masters Basketball(35+)- Larry Johannesen	398-8451
Men's Rec Hockey - Bruce Mack	392-6867
Mens Basketball -Larry Johannesen.	398-8451
Mens Soccer - Greg Williams	398-2269
Minor Hockey Association - Office	392-2211
Monkey Barrel - Keri Mecham	392-6880
Mt. Timothy Downhill Ski Area	
100 Mile House V0K 2E0	395-3772
Powerlifting Club - George Bentley	398-7418
Scout Island Fencing Club - Glen Burrill	398-6315
W.L. Sportsmen's Assoc. - Jacques Drisdelle	392-2417
Shogun Martial Arts - Lee-Ann & Sheldon Launchbury	398-7255
T-Ball - Bruce Ivans	398-8369
Tennis Club - Curtis Hamilton	392-6101
W.L. Axemen - John Walker	392-3669
W.L. Badminton Club - Clayton Myers	392-6498
- Cindy Watt	392-7572
W.L. Boxing Club - Gary McLellan	392-3719
Williams Lake Curling Club - Yvonne Leclerc	392-4636
W.L. Golf & Tennis Club	392-6026
W.L. Lacrosse Association - Brenda Taylor	398-6151
W.L. Minor Fastball/Softball - Bruce Ivans	398-8369
Or - Lyn Samson	302-9463
W.L. Rugby Club - Todd Pritchard	398-5568
W.L. Wrestling Club - Rick Bryan	398-7397
W.L. Youth Soccer - Alana	392-1103
Women's Rec Hockey - Sandy	392-1855
W.L. Stampeders - Don Hanson	392-2430

### Churches

Alliance Church	392-4280
Beit Ha Mashiach - Warren Nyack	392-9557
Calvary Tabernacle	392-5324
Cariboo Bethel	398-6731
Cariboo Central Seventh Day Adventist Church	392-1905
Cariboo Community Church	305-2785
Cariboo Presbyterian Church	396-4251
Church of Jesus Christ of Latter Day Saints	392-4708



Evangelical Free	392-2843
First Baptist	392-4937
Gendun Drubpa Buddhist - Marilyn Dickson	296-3386
Gurdwara Western Singh Sabha Assn.	392-3874
Gurunak Sikh Temple	398-8023
Jehovah's Witness	392-2542
Likely Chapel	790-292
Sacred Heart Church	398-6806
Salvation Army	392-2423
Seventh Day Adventist Church	392-6342
St. Andrew's United	398-6745
St. John Lutheran	392-4421
St. Peter's Anglican	392-4246
Valley Outreach	392-6598
Voice of Pentecost Church	392-1191

#### Church Organizations

Christian Women's Club - Carol Sumner	392-3157
Lakecity Christian Centre	398-5803
Youth For Christ	398-7765
Women's Aglow - Elizabeth	392-2597

#### Community Social Service Groups

Adoptive Families Association - Jennifer Nickel	398-9124
Axis Family Resources Ltd.	392-1000
Big Brothers/Sisters	398-8391
Boys and Girls Club and NOOPA	392-5730
Canadian Cancer Society	392-3442
Chamber of Commerce - Claudia Blair	392-5025
Children's Fundraising Society - Greg Ashley	398-6222
Co-ed Kin Club - Larry Austin	392-2669
Daybreak Rotary Club - Ingolf Sandberg	392-4448
Elk's Hall	392-5521
Farmer's Market - Cynthia Mailhot	296-3595
Hot Spot Youth Centre	398-7765
Kiwanis Club - Brian Purdy	392-2911
Knights of Columbus - Peter Fradette	392-4947
Library - Suite "A" 180 N 3 <sup>rd</sup> Ave V2G 2A4	392-3630
Lions Club - Bob Hyde	398-6949
Lioness Club - Debbie Westwick	392-6942
Meals on Wheels - Alice	398-8846
NOOPA Youth Centre - 17 S. 4th Ave.	392-5730
Order of the Eastern Star - Britta Titford	392-5687
People in Motion - Karen Andrews	392-7712
Pregnancy Outreach - Tracy Higgins	392-3583
Rotary Club - Don Urquhart	392-5433
Royal Canadian Legion - Lounge	392-4255
or - Office	392-7311
Royal Purple - Rosanna Essery	392-2893
Sons of Norway - Val Biffert	392-7460
Shriners Club - Don Cameron	392-7203
Welcome Wagon - Linda James	392-561
Sandra Dahlman	392-1050

#### Counselling & Crisis Information

Alcohol & Drug Info & Answering Service	392.2264
Crisis Line	398-822
Mental Health & Addictions	392-1483

#### Cultural & Heritage Groups

Cariboo Registered Music Teachers - Carrie Barker	392-4970
Cariboo Festival Society - Sherry Johnson	392-2563
Cariboo Art Society- Gladis Wheately	392-4698
Cariboo Potter Guild - Joan Beck	392-5573
or Shannon Heryer	398-7243
Community Arts Council	398-6323
Harvest Fair - Tammy Tugnum	398-8720
Nancy Thompson	398-8406
Museum of the Cariboo-Chilcotin - Pat Skoblaniuk	392-740
Spinners & Weavers Guild - Dot Unrau	392-2379
or Edna May Myhre	392-2361
Station House Studio & Gallery Society	392-6113
W.L. Studio Theatre Society-Susan O'Sullivan	392-2324

#### Health & Special Needs

Alzheimer's Resource Centre	305-0573
Alzheimer's Support Group - Audrey Maclise	392-5337
Canadian Weight Awareness Champs- Jan Hermiston	392-5474
Canadian Mental Health Association	398-8220
Cariboo Friendship Centre	398-6831
Cariboo Memorial Hospital	392-441
Child Development Centre - Nancy Gale	392-4481
Cariboo Memorial Hospital -	392-4411
Interior Health - Administration	302-5000
Jubilee Care House (Adult Psychiatric Community Care)	
- Tereena Donahue	398-7736
Learning Disabilities Association	392-7801
Multiple Sclerosis - Gwen Allen	392-4308
Red Cross Equipment Loan	398-6803
Special Olympics - Theresa Pierce	305-2337
W.L. Assoc. For Community Living (Mentally Challenged)	
Ian Melaughlin	398-7633
W.L. Club House (Jubilee Care Society)-	
Catherine Doverspike	392-4328
Williams Lake Handi-Dart & Transit	398-7812
Women's Emergency Shelter (Open 24 Hours)	398-5658
Women's Contact Society	392-4118

#### Fitness Facilities

Cariboo Memorial Recreation Complex	398-7665
Curves for Women	398-8191
Fit City	398-9191
Broadway Fitness	392-6611
W.L. Indian Band Recreation Centre - Tricia Ramier	296-3507

#### EDUCATIONAL

Cariboo Chilcotin Elder College	392-8180
Thompson Rivers University	392-8000
Williams Lake Library	392-3630

