

Section A – Project Overview

1. Project and Purpose

Pipseul IR#3 is a 87 hectare (215 ac.) parcel of Lower Nicola Indian Band (LNIB) reserve land located 250m south of the District of Logan Lake (DLL) boundary. In order to take advantage of a once-in-a-generation economic development opportunity, LNIB has applied to purchase a 39 hectare(96.5 acre) parcel of provincial Crown land adjacent to the reserve lands for the purpose of combining the reserve and Crown land parcels to establish an industrial park referred to as the “industrial lands”. (See Appendix A for general location and site specific maps.)

The driving force behind this initiative is the strengthening of a business relationship between LNIB and the Highland Valley Copper (HVC) mine that will include partnering, contract, and employment opportunities for LNIB tied directly to the proposed industrial development where HVC (or affiliated companies) would serve as the anchor tenant. Should LNIB obtain the Crown land, LNIB intends to commence development of the first phase immediately with complete build-out expected within five to ten years. Already LNIB is working with the federal government to implement smaller scale development at Pipseul by permitting a gravel pit and concrete batch plant facility.

2. Location, Size, and Main Features of the Project

LNIB is interested in acquiring approximately 39 hectares (96.5 acres) of unsurveyed Crown land adjacent to Pipseul IR#3. This Crown land component of the industrial lands will be developed as industrial property and provide lots ranging from 1 hectares (2.47 acres) to 9.5 hectares (23.5 acres). The primary use of the Crown land portion of the industrial lands will be related to providing various services to the mining industry, with a focus on HVC who are committed to working with LNIB as an anchor participant in the project. (See Appendix B for HVC letter of support). The industrial lands located 15-km-from-HVC, would be utilized as a site for LNIB businesses as well as to accommodate other companies providing goods and services to HVC and other businesses in the area.

Ownership of the acquired Crown land by LNIB Holdings Ltd. would remain separate from LNIB reserve lands and would be kept as fee simple land. The overall industrial land development incorporating the Crown and Reserve lands is a high priority economic development for LNIB and has the strong support of community members and leadership. DLL, who have an agreement with LNIB to provide water and sewer servicing extension to the reserve lands, are also in favour of the industrial lands development project and acquisition of the Crown lands by LNIB