



welcome to Nelson

2023 Nelson & Area
Economic Development, Investment & Relocation Package

NELSON AND
DISTRICT
CHAMBER OF COMMERCE

2023 Nelson & Area

Economic Development, Investment & Relocation Package

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we invite you

to come and discover the advantages
of doing business in the Kootenay region –
where opportunity meets lifestyle.

For a customized investor package
or to learn more about our Ambassador Program,
please contact:

TOM THOMSON

Nelson and District Chamber of Commerce
and Nelson and Area
Economic Development Partnership

91 Baker St. Nelson BC V1L 4G8

1-877-663-5706

250-352-3433

tom@discovernelson.com

discovernelson.com

imaginekootenay.com

Nelson's main street, a vibrant destination lined with Victorian-era and Edwardian-era heritage buildings



who we are

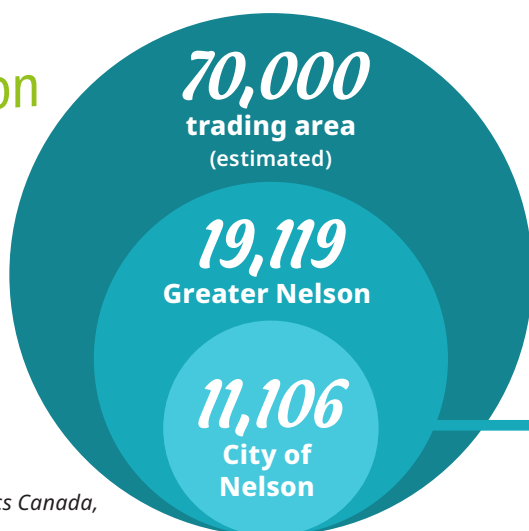
While it might sound contradictory, perhaps impossible, **Nelson, British Columbia** is among just a handful of small cities in North America that can lay claim to a unique mix: an unusual abundance of **big-city cosmopolitan amenities**, coupled with an **authentic small-town charm**.

You will feel the funky authenticity and entrepreneurial spirit following a quick stroll down historic **Baker Street**, a vibrant main street that is a true adventure in itself. For those with a zest for fine dining and international fare, retail fashion and new wares, nights on the town or relaxing days and stimulating conversations in a local

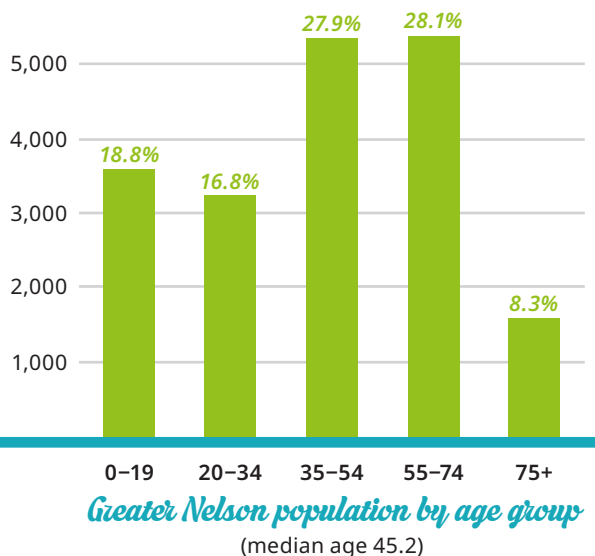
coffee shop, Nelson brings it all. The city boasts 50 restaurants and cafes, many with outdoor seasonal patios adding to that cosmopolitan feel.

On the shores of the West Arm of **Kootenay Lake**, located between Vancouver, B.C., Calgary, Alberta, and Spokane, Washington, just 30 minutes from the **West Kootenay Regional Airport**, Nelson has a growing population of 11,100, with Greater Nelson encompassing 19,000 and a trading area near 70,000. The aptly named **Heritage City** features a historic downtown and 300-plus heritage buildings, many restored to their original glory.

Our population



Source: Statistics Canada, 2021 Census





A streetcar in downtown Nelson, circa 1900

The City of Nelson, on the West Arm of scenic Kootenay Lake

where we came from

Before prospectors arrived in search of gold and silver, the area where Nelson now sits was home for thousands of years to the **Ktunaxa** and **Sinixt First Nations**, who fished once-abundant salmon.

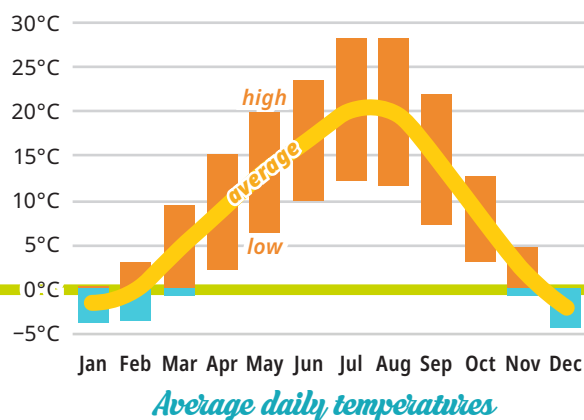
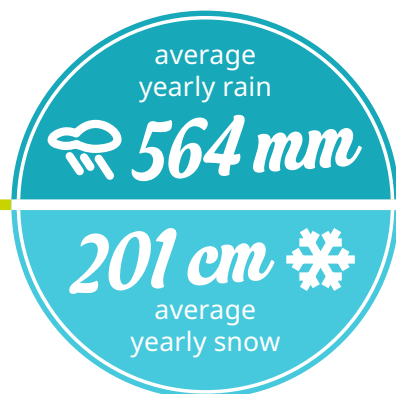
Nelson's modern era began in 1887 with the discovery of the Silver King mine on Toad Mountain. A townsite developed, named for **Lieutenant Governor Hugh Nelson**. Within a few years, two railways reached the fledgling settlement, providing transportation for goods and ore, while a fleet of elegant sternwheelers connected points on Kootenay Lake.

Nelson incorporated as a city in 1897 and became the administrative centre of the Kootenays. It boasted its own streetcar system and the first

hydroelectric power plant in British Columbia. In addition to **English and American** settlers, Nelson attracted sizable **Chinese and Italian** communities, as well as **Doukhobors** who emigrated from Russia to escape persecution.

Forestry eventually supplanted mining as the area's major industry: Nelson was home to a large sawmill, a sash and door factory, a match block plant, and other operations. However, the city fell upon hard times in the 1980s, as the city's sawmill and university closed, while other major employers shed employees. Just as things looked dire, Nelson bounced back on the strength of its history: a downtown **revitalization** project uncovered and restored many hidden heritage buildings while Hollywood discovered the city's charms.

Our climate



Source: Environment & Climate Change Canada, 1981–2010 Castlegar A weather station data

where we're going

From its deep and proud Victorian tradition as a resource-rich region, Nelson now flourishes as a diversified player. The climate, superb location and influx of like-minded skilled and talented people have helped create the sort of economic vibrancy that is the envy of many a small town.



A vintage streetcar running in Nelson's waterfront park today

Our top employers

Number of employees
in Nelson area



* Not all education and Regional District employees live in immediate area.

Source: Kootenay Business magazine



Retail

Nelson is recognized as the shopping capital of the Kootenays, boasting an eclectic and bustling heritage downtown with a tremendous number of unique retail shops, restaurants, and coffee houses. Baker Street is a major attraction and is the main artery from which the rest of the charms of the downtown can be explored. The city also enjoys the conveniences of supermarkets and national retail brands.



Tourism

Nelson's physical footprint isn't big, and that's its blessing. The lure of Nelson and area includes the fully restored downtown shopping area, exceptional arts and cultural scene, nightlife, and outstanding four-seasons recreational options including world-famous powder snow skiing, wildlife, fishing, and boating. People come from all corners of the world to sample this special place. Some never leave!



Education

With well-established schools and post-secondary institutions, the area boasts a spectrum of educational possibilities. There are nine public schools (not including online programs), three independent schools ([Nelson Christian Community School](#), [Nelson Waldorf School](#), [St. Joseph](#)), and the francophone [École des Sentiers-alpins](#).

Campuses of [Selkirk College](#) offer qualifications in areas as diverse as hospitality and tourism, environment and sustainability, industry and trades, and various studio arts. The University of British Columbia runs the [West Kootenay Rural Teacher Education Program](#) from its Nelson office. There are also the [Kootenay Columbia College of Integrative Health Sciences](#) and the [Kutenai Art Therapy Institute](#).



Health & wellness

Nelson is an active, healthy community, and its residents pride themselves on support for and knowledge of their well-being options. On the primary healthcare front, Nelson's [Kootenay Lake Hospital](#)

(continued next page)



has a modern emergency room, and services include surgical and inpatient care. There are several family doctors' clinics in town (check out the [Kootenay Boundary Division of Family Practice](#) for more info). Alternative medicine flourishes in the area: several [wellness retreats](#) offer everything from deep healing to yoga.



The Nelson–Castlegar and Nelson–North Shore corridor has a diverse collection of impressive companies making everything from lumber and beer to sprockets and canoes, and handmade luxury hats to chocolate and coffee.

High-speed broadband has been available to Nelson businesses since 2014. This fibre-optic network provides the upload and download speeds needed to meet ever-increasing requirements in a competitive digital age. This network access is a big boost for the local economy, and local start-

ups have ushered in exciting emerging initiatives. These include tele-medicine, filmmaking, motion graphics and advanced collaborative decision-making software.

[D-Pace](#) is just one example of how a global leader in high tech enjoys all the lifestyle benefits of being based in Nelson. The company supplies products and services to the international commercial accelerator industry. The sector is supported by the [Kootenay Association for Science and Technology](#).

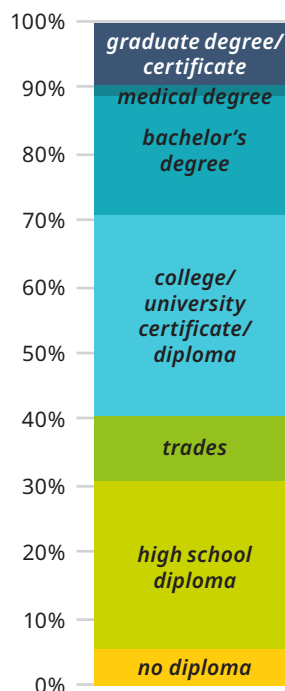
Nelson has a **very** high small-business formation rate: approximately

1,300
business
licenses

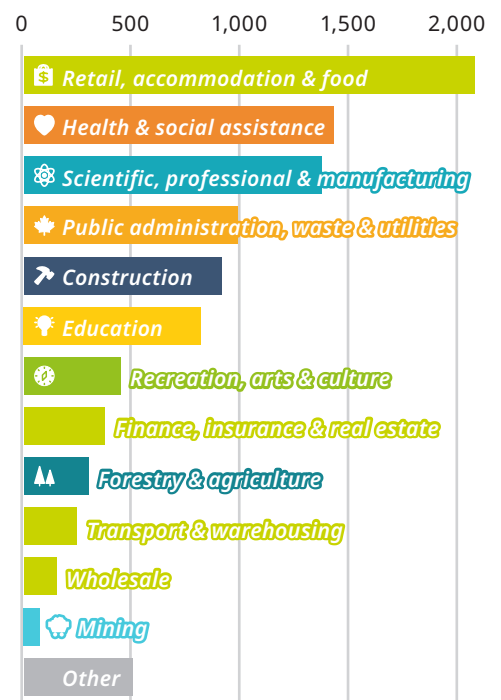
Our workforce



Greater Nelson
education attainment
(total population age 25–64 in private households)



Greater Nelson
workforce by sector
(age 15 and over)





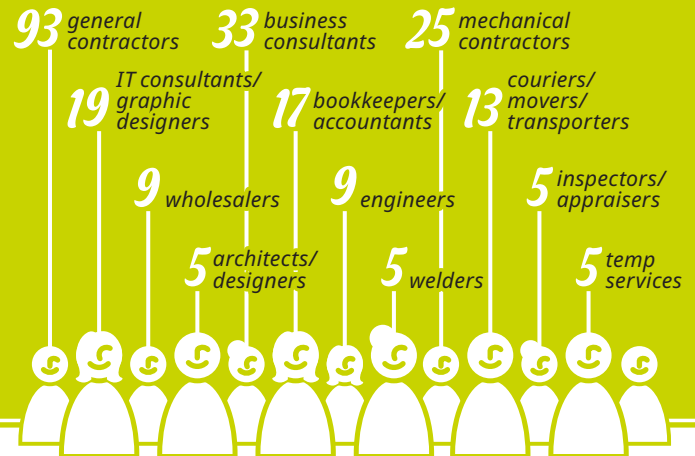
Small mills and associated services in the region employ hundreds of people. Local employers include Kalesnikoff Lumber, ATCO Wood Products, and Porcupine Wood Products, all of which are within an hour's drive of Nelson. There are also four community forest licensees in the West Kootenay, including Harrop-Procter near Nelson.



The [Metallurgical Industrial Development Acceleration and Studies](#) (MIDAS) lab is an applied research, commercialization and digital fabrication training facility in Trail. That's a one-hour drive from Nelson. The facility focuses on the metallurgical sector that has grown up in the region surrounding the Teck Trail smelter. Opened in 2016, MIDAS connects West Kootenay companies, entrepreneurs, and students with recent advances in manufacturing technology and metallurgical applied science.

business support services

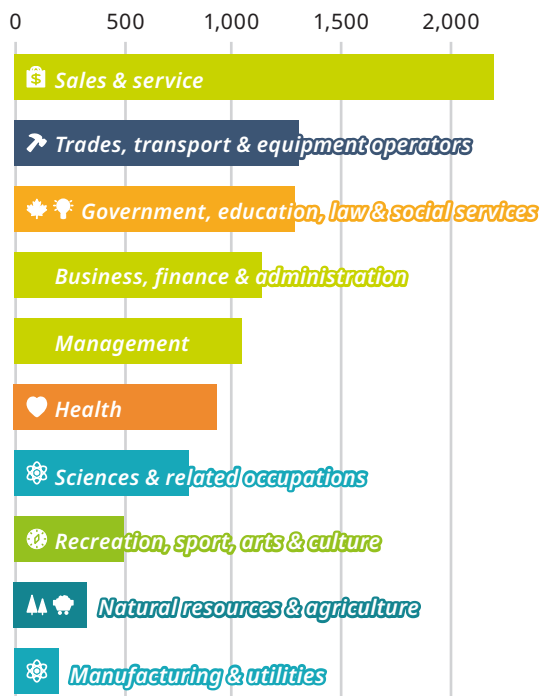
In Nelson you'll find a full suite of professional firms ready to help you achieve your vision:



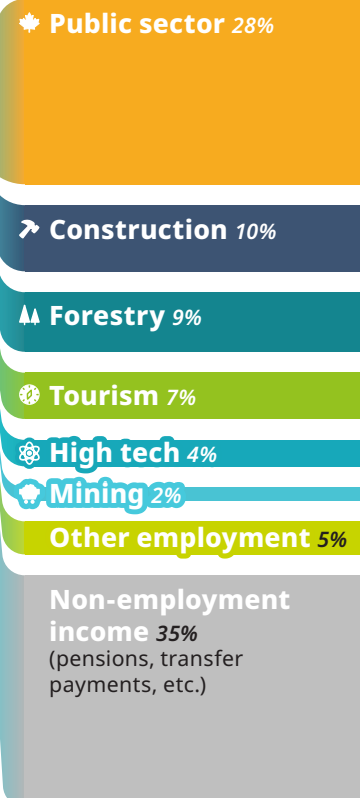
Source: Imagine Kootenay research

Our income flows

Greater Nelson workforce by occupation (age 15 and over)



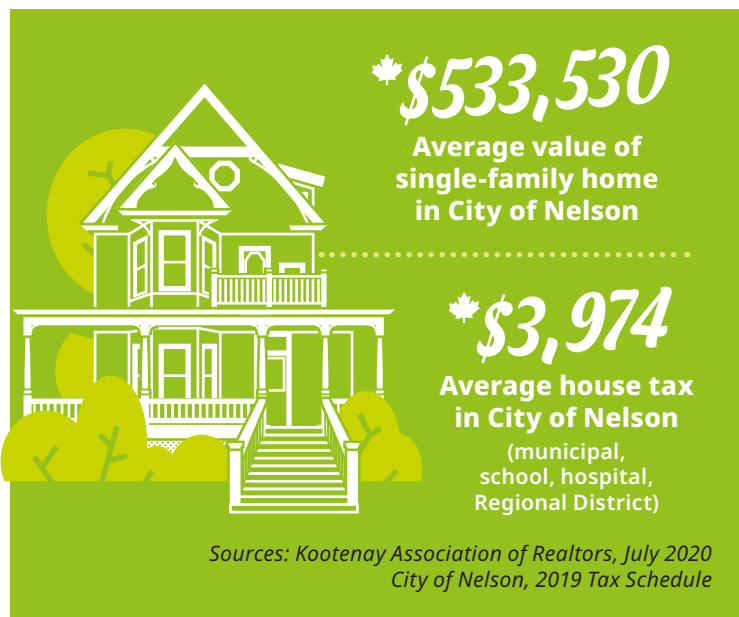
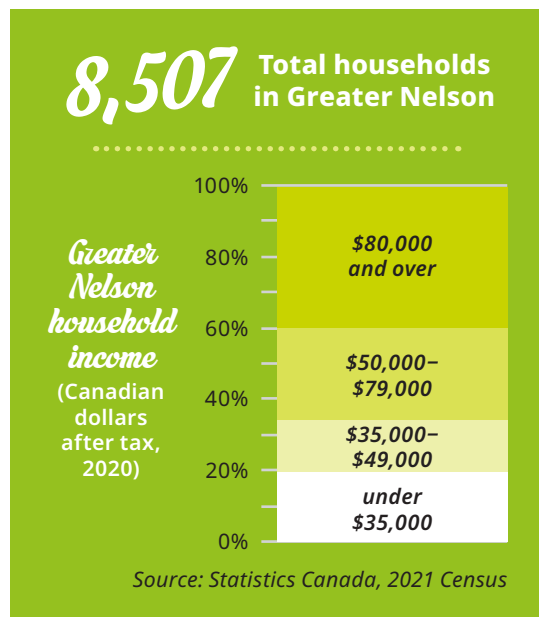
Sources of
after-tax income
from outside
Nelson area



Source: BC Stats,
local area economic
dependencies

dive into our numbers

Our households



Our payroll costs

Workers compensation	Rate	Notes
Average rate for all industries per \$100 payroll	C\$1.55	Rates are determined by employer's main business activity. Applies up to gross wages of C\$87,100 per worker in 2020 (C\$100,000 in 2021).
Average rate for office service categories per \$100 payroll	C\$0.43	There is no separate rate for office work in British Columbia. The rate for a business's main activity applies to all workers in that business. Rates for different categories of business service range from C\$0.14 to C\$2.06. Applies up to gross wages of C\$87,100 per worker in 2020 (C\$100,000 in 2021).
Maximum weekly benefit	C\$1,151.50	Rate per worker is 90 percent of average net wages (after deductions for income taxes, Canada Pension Plan and Employment Insurance), up to gross wages of C\$87,100 in 2020 (C\$100,000 in 2021).

Source: WorkSafeBC, 2020 figures

Employment insurance	Rate	Notes
Taxable base	Gross payroll	Up to gross per-worker wages of \$56,300 per year.
Employer premium rate	2.212%	Maximum employer contribution is C\$1,245.36 per year. Employees also contribute at a rate of 1.58 percent, up to C\$889.54 per year.
Maximum weekly benefit	C\$595 per employee	55% of average insurable weekly earnings.

Source: Employment and Social Development Canada, 2021 figures

Our tax rates

Corporate income tax				Federal			British Columbia			Total
Business size		Rate	Formula	Accelerated depreciation permitted	Rate	Formula	Accelerated depreciation permitted	Rate		
Small		9%	n/a	Yes	2%	Sales & payroll	No		11%	
General		15%	n/a	Yes	12%	Sales & payroll	No		27%	

Source: Canada Revenue Agency, 2020 marginal rates

Personal income tax	Federal	British Columbia	Local	City of Nelson municipal tax	Rate
Regular income & interest	15% to 33%	0% to 20.5%	–	Business	1.637%
Capital gains	7.5% to 16.5%	0% to 10.25%	–	Light industry	1.712%
Canadian dividends	–0.03% to 27.57%	–9.58% to 21.32%	–	Residential	0.745%
				Utility	5.417%

Source: Canada Revenue Agency and Province of British Columbia, 2020 marginal rates

Source: City of Nelson, 2019 tax schedule

Sales tax	Rate	Notes
Federal Goods & Services Tax (GST)	5%	GST on business inputs is fully recoverable.
Provincial Sales Tax (PST)	7%	
Local sales tax	–	No local sales tax.
Total	12%	

Sales tax on utilities		
Electric power	–	GST is fully recoverable.
Natural gas	7%	GST is fully recoverable.
Fuel oil	7%	GST is fully recoverable.
Water	–	Tax-exempt.
Sewer	–	Tax-exempt.
Hazardous waste	7%	GST is fully recoverable.

Sales tax on telephone service		
Local	7%	GST is fully recoverable.
Long distance	0% to 7%	No tax on toll-free inbound service. GST is fully recoverable.

Sales tax	Rate	Notes
Sales tax on machinery & equipment		
Production	–	
Non-production	7%	GST is fully recoverable. No tax on equipment used directly in software development.
Pollution control	–	

Office furniture, fixtures & equipment	7%	GST is fully recoverable.
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Sales tax on tangible property

Construction materials (office & industrial buildings)	7%	GST is fully recoverable.
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Manufacturers' raw materials	–	GST is fully recoverable.
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Software (standard & custom)	7%	GST is fully recoverable.
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Sales tax on intangible property

Accounts receivable	–	
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Capital stock	–	
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Stock/bond transaction fees	–	
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Source: Canada Revenue Agency and Province of British Columbia, 2020 figures

Our utilities

Electric power

Provider (Nelson & surrounding rural areas)	Nelson Hydro
Small commercial rate (up to 25 kilovolt-amperes)	C\$37.18 bi-monthly plus C\$11.98 per kilowatt-hour
Residential rate	C\$16.22 bi-monthly plus C\$10.51 per kilowatt-hour

Source: Nelson Hydro, 2020 figures

Natural gas

Provider	Fortis
Commercial/Small industrial rates	
Basic charge per day	C\$0.9616
Delivery charge per gigajoule	C\$3.569
Storage & transport charge per gigajoule	C\$1.034
Cost of gas per gigajoule	C\$2.844

Source: Fortis, October 2020 figures

Water

Provider (sourced from three local creeks)	City of Nelson
Chemical analysis	CanTest
Rated capacity	~3.5 million gallons per day
Average daily demand	1.3 to 1.5 million gallons per day
Peak demand	3.8 million gallons per day
Connection fee	C\$1,500 plus construction fee (C\$1,000 or cost)

Source: Imagine Kootenay research

Sewer

Provider	City of Nelson
Rated capacity	1.5 million gallons per day
Average daily demand	0.985 million gallons per day
Peak demand	2.8 million gallons per day
Connection fee (single-family dwelling)	C\$1,500 plus construction fee (C\$1,000 or cost)
Upgrade fee	C\$1,200

Source: Imagine Kootenay research

Waste disposal

Transfer station	Grohman Narrows
Capacity	Unlimited
Hazardous waste haulers	None*

* There are no hazardous waste disposal sites in British Columbia. Nelson Leafs Recycling Centre (120 Silica St.) accepts household hazardous waste.

Source: Imagine Kootenay research

Telecommunications

Providers (see Yellow Pages for addresses)	City of Nelson (fibre), Columbia Wireless, Secure by Design, Shaw, Telus, Uniserve
Switch technology	Digital
Fibre	✓
100 megabyte per second LAN	✓
Monitoring	Remote
ISDN	✓
ADSL	✓
Central office on self-healing fibre ring	Contact providers
Dual feed from two separate switching offices	Contact providers
Multiple route diversity	✓

Source: Imagine Kootenay research



contacts to get you started

City of Nelson www.nelson.ca

City Hall, Suite 101–310 Ward St.
Nelson V1L 5S4

☎ 250-352-5511 📠 250-352-2131

✉ info@city.nelson.bc.ca

Business licenses; electrical, water & sewer utilities; city building inspection; fire hall; police; transit; city airport; parks & cemetery; civic centre; library; etc.

Regional District of Central Kootenay www.rdck.ca

202 Lakeside Dr.
Nelson V1L 5R4

☎ 250-352-6665 or (toll-free) 1-800-268-7325

📠 250-352-9300

✉ info@rdck.bc.ca

Local government to rural areas surrounding Nelson, including building inspection & planning, water systems, garbage disposal & recycling, fire protection, transit, hospital & economic development.



www.discovernelson.com

91 Baker St.
Nelson V1L 4G8

☎ 250-352-3433 📠 250-352-6355

✉ info@discovernelson.com

Supporting business through teamwork

The **Nelson and Area Economic Development Partnership** is a collaboration between the City of Nelson, surrounding rural areas, Community Futures, and the Nelson & District Chamber of Commerce. The partnership's goal is to take a unified approach to community economic development initiatives for the city and region. Current strategic goals include business retention and expansion, building the digital economy, and workforce development and housing. Learn more about this innovative model and how it can help you at futures.bc.ca/ced/naedp.

For a list of **Chamber of Commerce** member businesses, see discovernelson.com/nelson-bc-directory.

Community Futures Central Kootenay www.futures.bc.ca

201–514 Vernon St.
Nelson V1L 4E7

☎ 250-352-1933 📠 250-352-5926



Kootenay Association for Science & Technology www.kast.com

91D Baker St.
Nelson V1L 4G8

☎ 236-527-2121

✉ nic@kast.com

Promotes science, technology, and innovation to stimulate entrepreneurial and economic development in the region. Operates the Nelson Innovation Centre.

Kootenay Rockies Tourism www.kootenayrockies.com

Box 10, 1905 Warren Ave.

Kimberley V1A 2Y5

☎ 250-427-4838 📠 250-427-3344

✉ info@kootenayrockies.com



Your better life

www.imaginekootenay.com

Connects small-business buyers and sellers in our communities, attracting investment and supporting workforce development throughout the region. Imagine Kootenay is here to help you find the opportunity that is right for you. Browse listings at imaginekootenay.com/opportunities to see numerous well-established businesses for sale in the area. Opportunities for success are good for small, medium and large enterprises, and the economy is supportive and welcoming.

Business research resources

Resources	Web
British Columbia	
B.C. government	gov.bc.ca
Trade and Invest British Columbia	britishcolumbia.ca
B.C. innovation agency	innovatebc.ca
B.C. publications index	bcpublications.ca
Small business	
Small Business B.C.	smallbusinessbc.ca
The Balance Small Business general reference site	thebalancesmb.com
Statistics	
B.C. government statistics	bcstats.gov.bc.ca
Statistics Canada	statcan.gc.ca
Canada	
Business Development Bank of Canada	bdc.ca
Canadian Chamber of Commerce	chamber.ca
Employment & Social Development Canada	esdc.gc.ca
Export Development Canada	edc.ca
Innovation, Science & Economic Development Canada	ic.gc.ca
Canada Revenue Agency	cra-arc.gc.ca
Nelson area	
Columbia Basin Trust regional fund	ourtrust.org
Interior Health Authority	interiorhealth.ca
Western Economic Diversification Canada	wd-deo.gc.ca



Government offices

British Columbia government agent

British Columbia Access Centre
310 Ward St.
Nelson V1L 5R4
☎ 250-354-6104 📠 250-354-9102

Member of legislative assembly (British Columbia)

Brittney Anderson
433 Josephine St.
Nelson V1L 1W4
☎ 250-354-5944 or (toll-free) 1-877-388-4498
✉ brittney.anderson.mla@leg.bc.ca

Member of parliament (federal)

Rob Morrison
800C Baker St.
Cranbrook V1C 1A2
☎ 250-417-2250
✉ rob.morrison@parl.gc.ca

Government services	Phone
Local	
B.C. assessment authority	250-352-5581
Regional court registry	250-354-6165
Driver licensing inquiries	1-800-950-1498
Employment & income assistance	250-354-6488
Forest district	250-825-1100
Regional geologist	250-426-1658
Gold commissioner	250-354-6104
Highways office	250-354-6521
Water, Land & Air Protection	250-354-6333
Federal	
Service Canada	1-800-622-6232
Employment Insurance	1-800-206-7218
Employment Services	250-352-3155
Environment Canada	250-352-2013
Public Works Canada	250-352-3210

Nelson
courthouse

Kootenay Lake
Hospital



Service directory

Finance & investment		Phone
Chartered banks		
Bank of Montreal		250-352-5321
CIBC		250-352-8700
RBC		250-354-4111
Scotiabank		250-354-5590
Credit unions		
Nelson & District		250-352-7207
Kootenay Savings (Nelson area)		250-359-7221
Investment dealers		
BMO Nesbitt Burns		250-354-1665
CIBC Wood Gundy		250-354-4834
Edward Jones		250-352-0330
Investors Group		250-352-7777
Education	Web	Phone
Public schools		
School District #8	sd8.bc.ca	250-352-6681
Private schools		
Nelson Christian Community School (interchurch K-6)	nelsonchristian.ca	250-352-0565
Nelson Waldorf School (pre-K-9)	nelsonwaldorf.org	250-352-6919
St. Joseph (Catholic K-8)	stjosephnelson.ca	250-352-3041
École des Sentiers-alpins (French pre-K-8)	sentiersalpins.csf.bc.ca	250-825-4020
Post-secondary		
Selkirk College (university transfer, trades & art)	selkirk.ca	250-352-6601
West Kootenay Rural Teacher Education Program	teach.educ.ubc.ca/bachelor-of-education-program/wktep	
Kootenay Columbia College of Integrative Health Sciences	acos.org	250-352-5887 1-888-333-8868
Kutenai Art Therapy Institute (post-bac)	kutenaiarttherapy.com	250-352-2264
Music lessons		
Kootenay Music Academy	Facebook page	250-551-1124

Healthcare	Contact	
Interior Health Authority	250-505-7200	
Hospitals & clinics		
Kootenay Lake Hospital (Nelson)	250-352-3111	
Kootenay Boundary Regional Hospital (Nelson area)	250-368-3311	
Kootenay Lake Medical Clinic (7-day walk-in)	250-352-4666	
Ancron Medical Centre (7-day walk-in)	250-352-9144	
Medical Associates Clinic (walk-in available)	250-352-6611	
Seniors services		
Nelson & District Home and Community Care	250-352-2911	
Mountain Lakes Seniors Community	250-352-2600	
Jubilee Manor (extended care)	250-352-7011	
Nelson & District Community Complex fitness	250-354-4386	
Senior Citizens Association Branch 51	250-354-7078	
Nelson & District Seniors Co-ordinating Society	nelsonseniors.ca	
Libraries	Phone	
Nelson Public Library	250-352-6333	
Selkirk College Nelson resource centre	250-352-6601	
Selkirk College main library (Nelson area, open to public)	250-365-1229 1-888-953-1133	
Media	Web	Phone
Newspapers		
<i>The Nelson Daily</i> (online)	thenelsondaily.com	250-354-7025
<i>Nelson Star</i> (weekly)	nelsonstar.com	250-352-1890
<i>Pennywise</i> (classifieds)	pennywiseads.com	250-352-2602
FM radio		
The Bridge (CHNV 103.5)	mynelsonnow.com	250-352-1902
CBC (98.7)	cbc.ca/bc	250-352-1642
EZ Rock (CKKC 106.9)	iheartradio.ca	250-352-5510
Kootenay Co-op Radio (CJLY 93.5)	kootenaycoopradio.com	250-352-9600
Television		
CBC		250-352-1642
Global		250-352-6068
Shaw (community television)		250-354-4200



Service directory (cont'd)

Housing	Web	Phone
Coldwell Banker Rosling Real Estate (593 Baker St.)	nelsonbcrealestate.com	250-352-3581
Fair Realty: John Knox (602 Baker St.)	johnknox.ca	250-777-2500

Housing	Web	Phone
Kootenay Association of Realtors (208-402 Baker St.)	kreb.ca	250-352-5477
RE/MAX RHC Realty (601 Baker St.)	rhcrealty.com	250-352-7252
Valhalla Path Realty (280 Baker St.)	valhallapath.com	250-352-4089

how to get here

Regional airports	
West Kootenay Regional Airport (Castlegar)	
Website	wkrairport.ca
Distance from Nelson	42 km (26 mi.)
Runway length	1,615 m (5,330 ft.)
Passenger carriers (check listings during pandemic)	Air Canada Central Mountain Air High Alpine Highland Helicopters
Weekly non-stop flights to Vancouver	19
Weekly non-stop flights to Calgary	7
Trail Regional Airport	
Website	trail.ca/en/regional-airport.asp
Distance from Nelson	75 km (47 mi.)
Runway length	1,220 m (4,000 ft.)
Passenger carriers	Pacific Coastal
Service to Vancouver & Kelowna	

Nelson municipal airport	
Distance from Nelson	n/a (on waterfront)
Runway length	940 m (3,100 ft.)
Charter carriers	High Alpine Kokanee Helicopters

International airports	
Kelowna International Airport	
Website	ylw.kelowna.ca
Distance from Nelson	340 km (211 mi.)
Runway length	2,225 m (7,343 ft.)
Passenger & cargo carriers	Air Canada Central Mountain Air Horizon Air Regional1 (passenger only) WestJet
Charter carriers	Carson Air Northwestern Air
Total weekly non-stop flights	224+
Weekly non-stop flights to Vancouver	84
Weekly non-stop flights to Calgary	70
Weekly non-stop flights to Seattle	28
Canadian Rockies International Airport (Cranbrook)	
Website	flyyxc.com
Distance from Nelson	229 km (142 mi.)
Runway length	1,829 m (6,000 ft.)
Passenger carriers	Air Canada Delta Pacific Coastal
Charter carriers	Kootenay Airways
Total weekly non-stop flights	56
Weekly non-stop flights to Vancouver	21
Weekly non-stop flights to Calgary	35

border crossings

Due to COVID-19, all Canada-U.S. border crossings closed to non-essential travel in 2020. Check current status.

- 1 Cascade 250-447-9418
- 2 Paterson 250-362-7341
- 3 Waneta 250-367-9656
- 4 Nelway 250-357-9940
- 5 Rykerts 250-428-2575
- 6 Kingsgate 250-424-5292



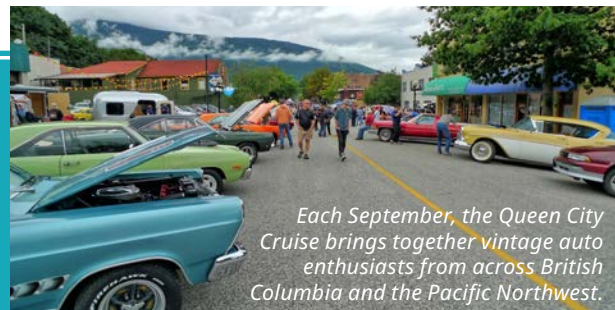
5 common carriers

serve the Nelson area with local terminals

Source: InvestBC

culture & recreation calendar

February	Kootenay Coldsmoke Powder Festival
April	Whitewater Winter Beach Party Bash
	Kaslo May Days (Nelson area)
	Nelson Garden Festival
May	Cottonwood Market (through October)
June	Nelson Marketfest (monthly through August)
	Canada Day Community Celebration
	Artwalk (through September)
	Fat Tire Fest
July	Shambhala
	Kaslo Jazz Etc. Festival (Nelson area)
August	Keep the Beat



	Queen City Cruise
	Hills Garlic Festival (Nelson area)
September	Harrop Harvest Festival (Nelson area)
	Country Christmas Fair
November	Kootenay Artisans Christmas Market

Check scheduling for all events during the pandemic.

discover Nelson

A great place to **visit!**

An even **better** place to **live**

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