

AUTOMATED EVIDENCE SCREEN

BCR Industrial Lands

Micro / pilot facility | 0.5 MW facility request

53.87969, -122.74395 | Target 2029 | Evidence 2026-10-27

SCREENING CONCLUSION

Verify the intended uses with the planning authority

Confirm data-centre use and continuous natural-gas generation separately against the current definitions, zone provisions, amendments and parcel-specific conditions. Use the cited research to scope that review; a refresh does not resolve use permission.

Priority questions before commitment

01 0.5 MW connection not confirmed

Request a written response for 0.5 MW initial demand, ultimate load and 2029 service year.

02 No evaporative makeup assumed; other site water unconfirmed

Confirm domestic/fire supply and the selected dry-cooling design; no evaporative makeup is assumed.

03 1 Gbps / 1 route to verify

Confirm 1 Gbps and 1 physically distinct route(s) for this footprint.

Free automated public-data evidence screen. This document has not received a human review. It does not confirm utility allocation, engineering feasibility, land availability or permit approval.

NEAREST MAPPED TRANSMISSION

0.35 km

Proximity only; connection is unconfirmed.

ANALYSIS FOOTPRINT

0.356 ha

Mapped or stated footprint; confirm the full property.

01

A guide to this report

Start with the decision, then follow the evidence.

This is an automated desktop screen. It identifies evidence and questions for further diligence; it has not received a human review. Infrastructure proximity does not establish service capacity.

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Source coverage is not site approval

82 of 82 applicable source checks returned usable, source-validated evidence; 3 dated evidence warning 2 use reviews outstanding. A successful check does not establish current asset conditions. The evidence register contains 88 applicable source references, including supporting policy and location references. These counts have different scopes.

5 source gap(s) or coverage issue(s) are retained. Project-specific confirmations are listed separately from failed or dated feeds. See each source status and vintage in the evidence register.

Explore this location in Atlas

Go beyond the public map with Driftwood

CAD \$7,500: a human-reviewed report using public, authorized private and paid data sources where available, plus 25 hours of design consultation and concept work, additional to report preparation. Record access, scope and any third-party fees agreed before work.

Discuss your site with Driftwood

hello@driftwoodcom.com

02

Project and location

Location	BCR Industrial Lands
Coordinates	53.87969, -122.74395
Location precision	Published listing map pin; not a survey or parcel boundary
Project profile	Micro / pilot facility
Requested utility capacity	0.5 MW
IT electrical demand	0.4 MW
Target energization	2029
Electricity supplier	Service provider unconfirmed
Cooling scenario	Dry
Required enterprise bandwidth	1 Gbps
Required distinct carrier routes	1

Conditions on this assessment

Power-policy rules were reviewed on 2026-10-26; verify current and future requirements directly with the utility.

Selected parcel identity

Mapped parcel ID at selected point	011-271-311
Municipality	Prince George, City of
Analysis boundary	Unique mapped parcel
Analysis footprint area	0.356 ha
Boundary publisher date	2025-03-24 (UTC)
Evidence retrieved / checked	2026-10-27 (UTC)

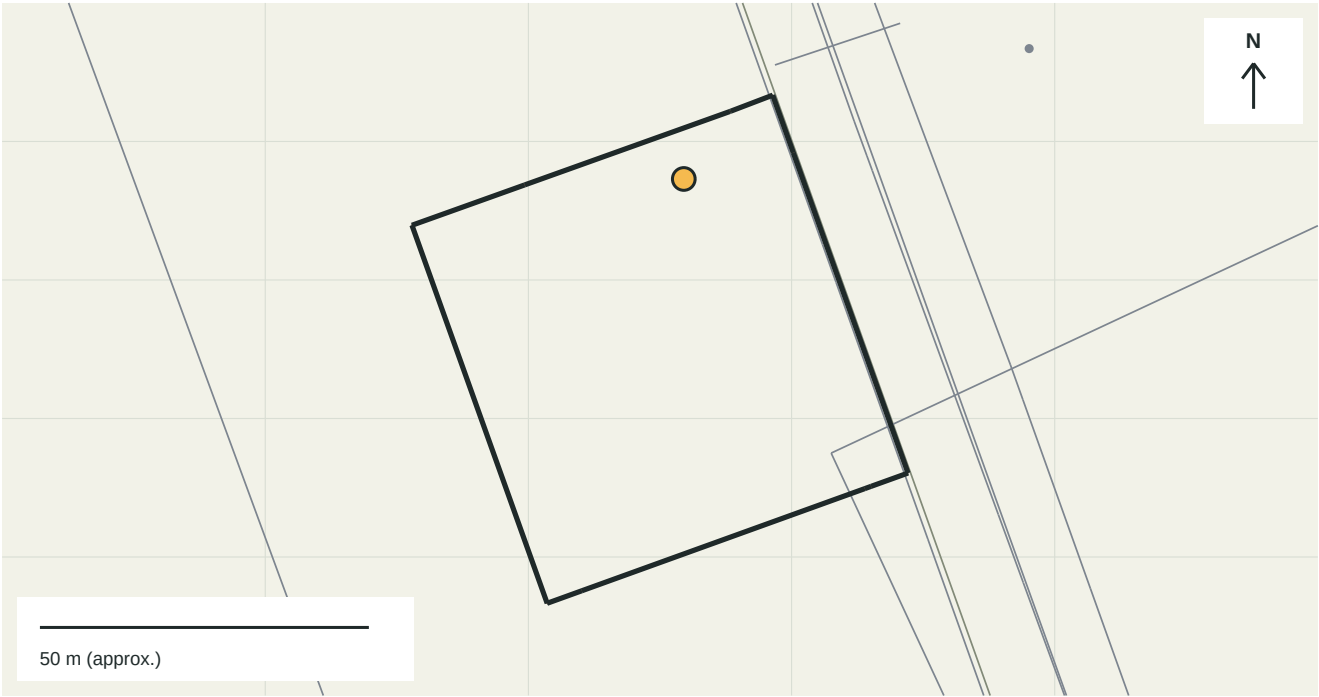
This mapped parcel may be only part of a marketed property. Confirm the intended development boundary, title and land control.

02 / CONTINUED

Project and location

Local analysis footprint

BCR Industrial Lands | 53.87969, -122.74395



- Selected point
- Connectivity context
- Mapped parcel
- Other published geometry
- Regional model / station support
- Data-centre zoning research
- Gas-generation zoning research
- Electrical infrastructure
- Analysis footprint

Mapped parcel; offered property unconfirmed

North up. Local equirectangular projection; approximate scale. Geometry from the matched evidence snapshot only. Blank space is not a clear result; lines do not establish service, capacity or an access route.

Boundary publisher date: 2025-03-24 (UTC); National Road Network - nearby BC road segments: 2018-10-25; BC transmission lines: not supplied

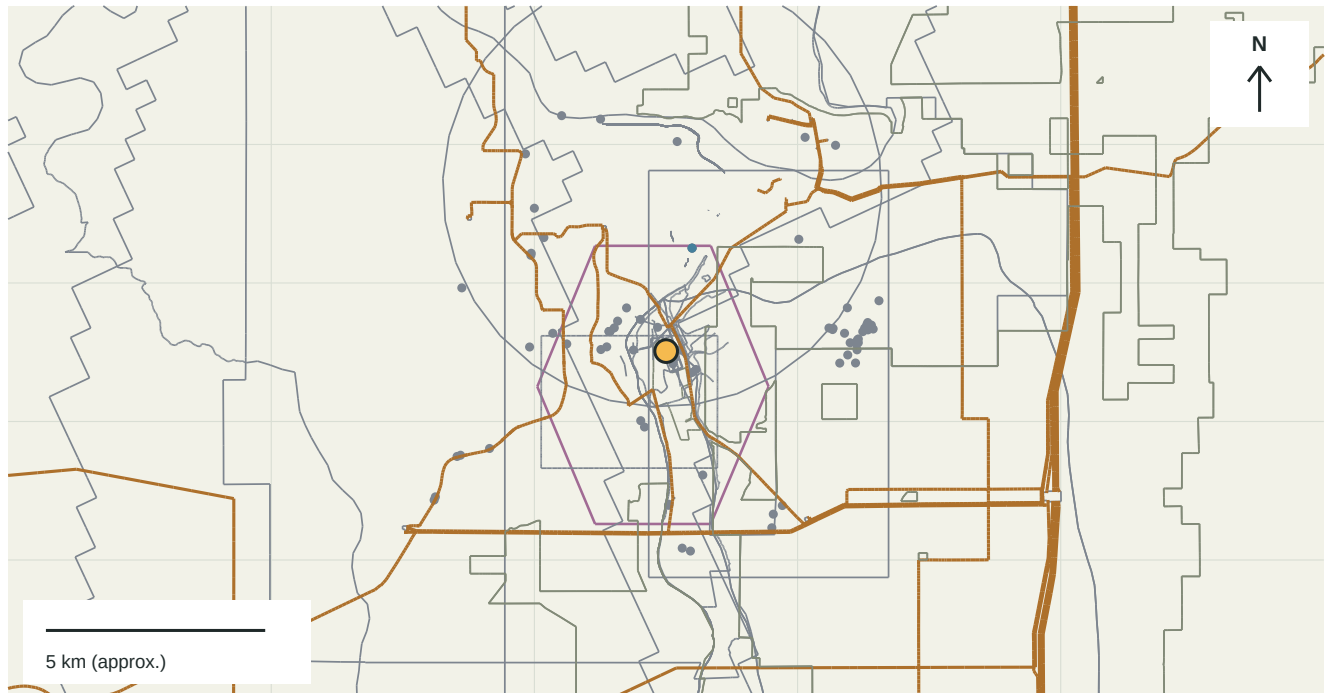
Evidence checked 2026-10-27. 26 mapped source references. See the evidence register for layer dates and the snapshot reference.

02 / CONTINUED

Project and location

Regional infrastructure context

BCR Industrial Lands | 53.87969, -122.74395



- Selected point
- Connectivity context
- Mapped parcel
- Other published geometry
- Regional model / station support
- Data-centre zoning research
- Gas-generation zoning research
- Electrical infrastructure
- Water context
- Analysis footprint

Mapped parcel; offered property unconfirmed

North up. Local equirectangular projection; approximate scale. Geometry from the matched evidence snapshot only. Blank space is not a clear result; lines do not establish service, capacity or an access route.

Boundary publisher date: 2025-03-24 (UTC); National Road Network - nearby BC road segments: 2018-10-25; BC transmission lines: not supplied

Evidence checked 2026-10-27. 45 mapped source references. See the evidence register for layer dates and the snapshot reference.

Public-data check

82 of 82 applicable source checks returned usable, source-validated evidence; 3 dated evidence warning 2 use reviews outstanding. A successful check does not establish current asset conditions. Partial coverage.

Point query checked 2026-10-27 22:32:39 UTC. Query reference:
88df54ea274614816721050d54a945cd26fa29fbd38a9652b417b346779c6c7c.

Observations apply to the selected point, a stated search radius, the explicitly analysed footprint or the publisher's mapped area. A parcel under a map pin does not define the full industrial site. Broadband areas do not establish address-level service. No connected source confirms available electrical MW or water capacity.

02 / CONTINUED

Project and location

Evidence gaps from this refresh

- Data-centre zoning research: Research only use permission unreviewed. The research source was checked, but the specified land use has not received a complete current planning review. Confirm definitions, general provisions, amendments and parcel-specific conditions with the planning authority; a successful refresh does not establish permission.
- Natural-gas generation zoning research: Research only use permission unreviewed. The research source was checked, but the specified land use has not received a complete current planning review. Confirm definitions, general provisions, amendments and parcel-specific conditions with the planning authority; a successful refresh does not establish permission.
- National Road Network - nearby BC road segments: Dated evidence review required. This dated evidence requires a new review before it can represent current conditions. Original source and retrieval dates are retained.
- NRCan future regional flood-susceptibility models: Dated evidence review required. This dated evidence requires a new review before it can represent current conditions. Original source and retrieval dates are retained.
- NRCan historic regional flood-susceptibility model: Dated evidence review required. This dated evidence requires a new review before it can represent current conditions. Original source and retrieval dates are retained.

This screen follows the selected point, any stated analysis footprint and a project scenario. Changing the requested load, cooling design, supplier or target date requires a new assessment. Exploration areas are search starting points, not verified development parcels.

Project requirements and public evidence

Editable developer planning assumptions, not industry standards or verified site service.

PROJECT REQUIREMENT	PUBLIC EVIDENCE	SERVICE CONCLUSION
Electrical service 0.5 MW utility request; 0.4 MW IT load; target 2029.	Nearest mapped transmission: 0.35 km. This does not establish a permissible service point, spare capacity or a connection route.	Available MW and delivery date unconfirmed
Cooling-water scenario Dry cooling; 0 m3/year illustrative cooling sensitivity. Peak-day demand is not designed.	Public water observations describe the selected point or stated radius. Wells, monitoring stations, intakes and pressure zones do not establish sustainable yield, water rights or municipal spare capacity.	Water service and peak-day requirement unconfirmed
Enterprise bandwidth 1 Gbps required bandwidth (editable planning assumption).	Area transport listing: Shaw. Area fibre-to-the-home listing: Telus. These are publisher-area observations, not service commitments at the property.	Property bandwidth and service terms unconfirmed
Physical route diversity 1 physically distinct carrier route required (editable planning assumption).	No connected public source verifies independent carrier paths, shared entrances, ducts, poles, bridges or river crossings.	Physical routes unverified

What this profile needs next

For this 0.5 MW dry-cooling scenario with zero modelled evaporative makeup, check design heat extremes, peak electrical demand, domestic water and fire flow. Recent weather does not replace long-term design weather.

02 / CONTINUED

Project and location

Mapped observations at the selected point

Nearest mapped transmission line: 0.35 km. 60L331

Protected-area overlap at selected point: No mapped point overlap. Point screening does not assess a development footprint.

Agricultural Land Reserve at selected point: No mapped point overlap. Confirm official status and any approvals for the full parcel.

Nearest mapped water monitoring station: 2.42 km. FRASER RIVER AT SOUTH FORT GEORGE

Whole-site analysis

Meets the stated site-area assumption

Analysis boundary	Unique mapped parcel
Whole-site area	0.356 ha
Project site-area assumption	0.1 ha
Mapped constraint union	0 ha
Remainder after checked overlays	0.356 ha
Largest remainder patch	0.356 ha
Mapped building footprints	0
Building footprint area	0 ha
Terrain observed	100.0%
Largest low-slope patch	0.243 ha
Terrain relief	2.2 m

This is the selected mapped parcel only; confirm or draw the offered development boundary. 0.1 ha is an editable planning assumption for this project, not an industry standard. Mapped area does not establish development permission, a contiguous pad or service capacity. The selected mapped parcel may cover only part of a marketed property. Area comparisons apply only to this footprint, not to the entire advertised property. Confirm or draw the intended development boundary.

The screened remainder excludes only the named complete overlays; it is not legal buildable land.

Terrain flatness uses a 5% slope screening threshold, not a design requirement. Flat area is not automatically clear of other constraints.

Building footprints do not establish vacancy, condition, available electrical service or reuse feasibility.

Whole-site evidence: analysis-site-boundary, pmhc-parcels, whole-site-alr, whole-site-protected, statcan-odb-buildings, nrcan-hrdem-terrain.

03

Power and connection readiness

Confirmed available electrical capacity: NOT ESTABLISHED

Data-centre evidence priorities

Power application pathway	Cited references. BC Hydro's referenced 2026 allocation intake is closed. Confirm the supplying utility and the application route for 0.5 MW; a micro profile does not establish a crypto exemption. Sources: BC Hydro emerging-industries connection pathway - https://app.bchydro.com/accounts-billing/electrical-connections/large-load/emerging-industries-connections.html ; Data Centre Facility and Hydrogen Production Facility Power Supply Regulation - https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/8_2026
Utility upgrades and timing	Cited references. 2 utility planning references are available; their electrical relationship to this site is unconfirmed. Confirm the connection point, upgrade dependencies and service date for 2029; planned works do not establish available MW. Sources: BC Hydro transmission capital planning - https://www.bchydro.com/energy-in-bc/operations/transmission/transmission-plan/transmission-capital-planning.html ; Prince George to Terrace Capacitors Project - https://www.bchydro.com/energy-in-bc/projects/north-coast-bc-electrification/pgtc.html
Zoning and permits	Cited references. Prince George M2: municipal references matched to the selected point. Confirm the intended use, generators, noise and permits across the full footprint with planning staff. Sources: Prince George Zoning Bylaw 7850 and schedules - https://www.princegeorge.ca/business-development/zoning-land-use/zoning-bylaw
Water and sewer servicing	Evidence gap. No current, matched municipal servicing-plan reference is available for this location. For the dry-cooling assumption, confirm domestic and fire-water supply plus wastewater service. Sources: Municipal water and sewer servicing-plan references - https://www.surrey.ca/renovating-building-development/engineering-infrastructure/10-year-servicing-plan
Regional flood context	Model review required. Valid native 30 m pixels cover 100% of the footprint across 7 sampled models. These regional outputs do not establish parcel flood risk, depth or design requirements. Sources: NRCan historic regional flood-susceptibility model - https://open.canada.ca/data/en/dataset/ea1384df-bf4a-4743-97bb-870dc43f8d77 ; NRCan future regional flood-susceptibility models - https://open.canada.ca/data/en/dataset/c00f95a3-7bab-4d28-b9cc-b30f06b5afd2

03 / CONTINUED

Power and connection readiness

Future heat context	Single-model context. ACCESS-CM2 supplies 2041-2070 climate means for 1 selected grid cell. This is one model, not an ensemble, extreme design temperature, wet-bulb value or parcel forecast. Sources: ECCC/PCIC future heat - ACCESS-CM2 scenarios - https://climate-scenarios.canada.ca/?page=CanDCS6-notes
Historical design rainfall	Historical station context. PRINCE GEORGE MASSEY AUTO, 2.6 km away, provides historical IDF evidence for 2012-2024. Station suitability and local drainage still need engineering review. Sources: ECCC historical rainfall IDF - BC stations - https://open.canada.ca/data/en/dataset/15aa455c-9f9f-4405-8eee-4445d02fd35c
Fibre and exchange access	Cited references. A checked exchange-facility directory provides a starting point for carrier enquiries. Request written carrier confirmation of 1 Gbps and 1 route; an exchange listing does not establish service or route independence. Sources: VANIX facility connections directory - https://vanix.ca/facility-connections/

NOT ESTABLISHED

Allocation and eligibility

Confirm the supplying utility

A smaller request is not an exemption decision. Utility jurisdiction is not inferred from nearby infrastructure. Confirm activity, service change and the actual utility pathway.

Evidence: policy-cfd, policy-regulation

NOT ESTABLISHED

Physical connection

Available capacity is unconfirmed

The requested utility demand is 0.5 MW. A mapped line is approximately 0.4 km from the selected point. This does not identify a permissible connection point, voltage, network headroom or competing commitments. The public layer does not determine the viable service voltage, distribution or transmission connection route, or project-specific reinforcement.

Evidence: lines

NOT ESTABLISHED

Energization timing

No confirmed 2029 service date

The requested year is a planning target. Utility allocation, studies, works, equipment, land and permits determine the actual delivery date.

Evidence: policy-cfd

03 / CONTINUED

Power and connection readiness

NOT ESTABLISHED

Cost and operating conditions

Connection cost and tariff need confirmation

No site-specific utility quote is available. Published energy rates alone do not include demand charges or network works. If a competitive allocation route applies, confirm its current bid, tariff-premium and curtailment terms with the utility; those terms are not established by the total demand entered here.

Evidence: policy-rfa

Project activity	Not yet confirmed
Service change	Not yet confirmed
Connection voltage	Not yet confirmed
Prior utility milestone	Not yet confirmed

Project inputs are unverified. Utility eligibility and technical capacity remain unconfirmed.

NRCan clean generating stations

Mapped clean generating stations within 50 km: 4 stations. Nearest mapped clean generator within 50 km: 4.871 km.

Evidence: nrcan-clean-generation. Stated query radius.

OpenStreetMap BC mapped substations

Mapped OSM substations within 15 km: 17 returned detail record(s); 1 representative record(s) shown. Native Id: node/1205105607; Snapshot Date: 2026-10-22T20:21:33Z; Distance (km): 0.765.

Evidence: osm-bc-substations. Publisher stated spatial scope.

Power policy and application pathway

Reference coverage and unresolved decisions

3 of 3 cited references match their reviewed version; 0 changed or require review; 0 could not be checked. These are document checks, not professional or utility verification.

The actual utility, activity, requested load, service voltage and prior milestones must be confirmed. A profile size or policy exemption does not establish available power.

Cited references and version checks

3 cited reference(s), 3 matching the reviewed version. First 3 references in retained source order:

BC Hydro emerging-industries connection pathway - BC Hydro. Reviewed 2026-10-26T18:33:24.200Z; checked 2026-10-26T19:11:05.060Z.

BC Hydro reports that the 2026 AI/data-centre allocation intake has closed. Confirm the current route with the utility before assuming a new or expanded service can proceed.

<https://app.bchydro.com/accounts-billing/electrical-connections/large-load/emerging-industries-connections.html>

Data Centre Facility and Hydrogen Production Facility Power Supply Regulation - Province of British Columbia. Reviewed 2026-10-26T18:33:24.200Z; checked 2026-10-26T19:11:05.060Z.

The regulation distinguishes activities, new service and incremental capacity, voltage, requested MW and prior utility milestones. A size profile alone cannot determine the applicable pathway.

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/8_2026

03 / CONTINUED

Power and connection readiness

Cryptocurrency Power Regulation - Province of British Columbia. Reviewed 2026-10-26T18:33:24.200Z; checked 2026-10-26T19:11:05.060Z.

Cryptocurrency has a separate electricity regulation with voltage, load and historic utility-agreement conditions. Neither the micro label nor a nearby line establishes eligibility.

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/163_2024

The actual utility, activity, requested load, service voltage and prior milestones must be confirmed. A profile size or policy exemption does not establish available power.

The full HTML review and assessment JSON retain the detailed records and provenance.

Evidence: decision-power-policy. Publisher stated spatial scope.

Utility capital planning references / Prince George zoning bylaw 7850

Utility capital planning references: Reference coverage and unresolved decisions

2 of 2 cited references match their reviewed version; 0 changed or require review; 0 could not be checked. These are document checks, not professional or utility verification.

Regional capital plans do not establish the electrical relationship to this site, spare capacity, a reserved connection or an energization date.

Utility capital planning references: Cited references and version checks

2 cited reference(s), 2 matching the reviewed version. First 2 references in retained source order:

BC Hydro transmission capital planning - BC Hydro. Reviewed 2026-10-26T18:33:24.200Z; checked 2026-10-26T19:11:05.060Z.

BC Hydro publishes transmission planning and economic-study pathways. Economic planning does not replace a customer-specific load interconnection study.

<https://www.bchydro.com/energy-in-bc/operations/transmission/transmission-plan/transmission-capital-planning.html>

Prince George to Terrace Capacitors Project - BC Hydro. Reviewed 2026-10-26T18:33:24.200Z; checked 2026-10-26T19:11:05.060Z.

The publisher describes three capacitor stations supporting transfer capacity on the Prince George-Terrace corridor. Overall in-service is expected in 2028; this does not establish headroom for a Prince George parcel.

<https://www.bchydro.com/energy-in-bc/projects/north-coast-bc-electrification/pgtc.html>

Regional capital plans do not establish the electrical relationship to this site, spare capacity, a reserved connection or an energization date.

The full HTML review and assessment JSON retain the detailed records and provenance.

Evidence: decision-capital-planning, zoning-prince-george. Publisher stated spatial scope.

Power and cooling planning scenarios

All electricity-cost scenarios below are in CAD. They are dated base-tariff illustrations, not quotations.

Mapped substation	node/1205105607
Engineering weather	PRINCE GEORGE 5.0 km away
Typical-year hours <=15C	7,454 of 8,760 valid hours
Typical-year hours >30C	8
BC Hydro RS1600 distribution example 2026-04-01 base tariff	\$335,881/year

03 / CONTINUED

Power and connection readiness

BC Hydro RS1830 transmission example
2026-04-01 base tariff **\$259,862/year**

FortisBC RS30 primary service example
2026-01-01 base tariff **\$366,862/year**

Unknown; all displayed utility scenarios are conditional alternatives

Dry-bulb thresholds indicate outdoor weather only, not free-cooling availability, design extremes, PUE, water consumption or future climate. Confirm site elevation/exposure, approach temperatures, humidity, air quality and equipment design.

BC Hydro RS1600 distribution example

Dated base-tariff illustration; eligibility unconfirmed. Effective 2026-04-01; reviewed 2026-10-23.

Annual facility electricity **3,723 MWh/year**

Energy / demand / basic charges **CAD 252,791.70 / CAD 82,980.00 / CAD 109.46**

General Service at primary or secondary voltage; utility confirms eligibility, voltage and transformation. This example assumes secondary metering with BC Hydro transformation.

Annual facility electricity = IT MW x annual PUE x IT load factor x 8,760 hours. Illustrative constant monthly peak = IT MW x annual PUE; actual peak design may differ. Requested utility MW may include headroom and is not multiplied into energy use. Contract and prior peak demand default to this illustrative peak unless explicitly supplied; power factor defaults to 0.95. Billing ratchets are then applied.

Excludes taxes, rate riders, connection/reinforcement charges, premiums including any Call for Demand allocation premium, discounts, optional rates and special contracts. Not a quote, allocation decision or target-year price forecast.

Evidence: bchydro-reviewed-tariffs. See the evidence register for the original tariff.

BC Hydro RS1830 transmission example

Dated base-tariff illustration; eligibility unconfirmed. Effective 2026-04-01; reviewed 2026-10-23.

Annual facility electricity **3,723 MWh/year**

Energy / demand / basic charges **CAD 182,948.22 / CAD 76,913.68 / CAD 0.00**

Service at 60 kV or higher within the applicable Integrated Service Area, excluding Kingsgate-Yahk and Lardeau-Shutty Bench; agreement and utility confirmation required.

Annual facility electricity = IT MW x annual PUE x IT load factor x 8,760 hours. Illustrative constant monthly peak = IT MW x annual PUE; actual peak design may differ. Requested utility MW may include headroom and is not multiplied into energy use. Contract and prior peak demand default to this illustrative peak unless explicitly supplied; power factor defaults to 0.95. Billing ratchets are then applied.

Excludes taxes, rate riders, connection/reinforcement charges, premiums including any Call for Demand allocation premium, discounts, optional rates and special contracts. Not a quote, allocation decision or target-year price forecast.

Evidence: bchydro-reviewed-tariffs. See the evidence register for the original tariff.

03 / CONTINUED

Power and connection readiness

FortisBC RS30 primary service example

Dated base-tariff illustration; eligibility unconfirmed. Effective 2026-01-01; reviewed 2026-10-23.

Annual facility electricity	3,723 MWh/year
Energy / demand / basic charges	CAD 274,906.32 / CAD 76,926.32 / CAD 15,029.16

Contract demand at least 500 kVA, primary distribution voltage and written agreement. Service territory, voltage, eligibility and any transmission/transformer discounts require confirmation.

Annual facility electricity = IT MW x annual PUE x IT load factor x 8,760 hours. Illustrative constant monthly peak = IT MW x annual PUE; actual peak design may differ. Requested utility MW may include headroom and is not multiplied into energy use. Contract and prior peak demand default to this illustrative peak unless explicitly supplied; power factor defaults to 0.95. Billing ratchets are then applied.

Excludes taxes, rate riders, connection/reinforcement charges, premiums including any Call for Demand allocation premium, discounts, optional rates and special contracts. Not a quote, allocation decision or target-year price forecast.

Evidence: fortisbc-reviewed-tariffs. See the evidence register for the original tariff.

Mapped substations do not establish spare MW, viable voltage, independent feeds or an energization date.

Tariff examples do not establish supplier assignment or rate eligibility.

No ranking or power-availability probability is calculated from engineering-weather or substation proximity.

04

Water, climate and connectivity

NOT ESTABLISHED

Water evidence

No evaporative makeup assumed; other site water unconfirmed

No evaporative cooling makeup water is assumed. This does not mean the facility needs no water: domestic, treatment and fire-water demand and any discharge remain unquantified. 1 relevant public water inventories were checked; pipe proximity and recorded diameter do not establish residual flow, pressure or supply rights. FRASER RIVER AT SOUTH FORT GEORGE. A hydrometric monitoring station provides river-observation context, not a licensable water source, supply pipe, sustainable yield or service entitlement. Connected public snapshot. Native coverage, vintage and accuracy limits still apply.

Evidence: water, pg-water-mains, water-licensed-works-lines, water-licensed-works-points, freshwater-atlas-stream-network, freshwater-atlas-watersheds, community-watersheds-current, water-reservations-points, dws-source-areas, dws-protection-zones, eccc-recent-hydrometry, eccc-daily-hydrometry, bc-observation-well-levels, bc-manual-snow-surveys, hydat-long-term-monthly, bc-enmods-freshwater-chemistry

Mapped water and climate evidence supplies investigation context. Nearby gauges and wells are not matched to an intake catchment; no sustainable yield, water entitlement or service capacity is inferred. Recent observations are not design weather or long-term low-flow analysis. Empty queries do not establish absence.

Complete local checks without matched records

The following complete queries returned no matching published records in their stated scope. This does not establish absence of infrastructure, service, constraints or risk. A nearest record is not established.

Water temporary protection orders [bc-water-protection-orders].

BC licensed waterworks - recorded lines [water-licensed-works-lines].

BC licensed waterworks - recorded points [water-licensed-works-points].

BC community watersheds at selected point [community-watersheds-current].

BC water reservation reference points [water-reservations-points].

BC drinking-water protection zones at selected point [dws-protection-zones].

Groundwater well records

Recorded groundwater wells within 5 km: 228 records. Nearest recorded well within 5 km: 0.056 km.

Evidence: bc-groundwater-wells. Stated query radius.

Drinking-water intakes and wellheads

Mapped drinking-water sources within 5 km: 9 sources. Nearest drinking-water source within 5 km: 1.355 km.

Nearby mapped drinking-water systems: Water System; Brkich Mobile Home Park; Sunrise Valley Mobile Home Park; 5 total values, first 3 shown.

Evidence: bc-drinking-water-sources. Stated query radius.

04 / CONTINUED

Water, climate and connectivity

Water-allocation notation points

Allocation notation points within 5 km: 2 notations.

Nearby water-allocation notations: GLEN SPRING - PWS - 1971/10/31; BRKIC SPRING - FR - 1974/02/01.

Evidence: bc-water-allocation-notations. Stated query radius.

Mapped groundwater aquifers

Mapped aquifers at selected point: 86; 87.

Mapped aquifer classifications: 2 returned detail record(s); 1 representative record(s) shown. Identifier: 86; Name: Pineview; Productivity: High; Demand: Low; Vulnerability: Low; Water quality concern: None; Mapping year: 2012.

Evidence: bc-groundwater-aquifers. Selected point.

Aquifer allocation notations

Mapped aquifer notation at selected point: No - within the stated source and query only.

Aquifer allocation notation descriptions: no matching published records in this query; absence is not established.

Evidence: bc-aquifer-allocation-notations. Selected point.

Prince George water pressure zones

Prince George mapped pressure zone: PZ 15.

Evidence: pg-water-pressure-zones. Selected point.

NRCan CWEC 2023 BC engineering weather

Nearest validated CWEC engineering-weather station: 1 returned detail record(s); 1 representative record(s) shown. Name: PRINCE GEORGE; Station Distance Km: 4.98.

Evidence: nrcan-cwec-engineering-weather. Publisher stated spatial scope.

Freshwater Atlas mapped stream network

Published records in search radius: 15 records. Nearest mapped record in search radius: approximately 541 m. Mapped proximity is not a service or connection route.

Matched published evidence records: 15 returned detail record(s); 1 representative record(s) shown. Native Id: 703182908; Distance M: 541.

Evidence: freshwater-atlas-stream-network. Stated query radius.

04 / CONTINUED

Water, climate and connectivity

Freshwater Atlas watershed units at selected point

Mapped areas intersecting selected point: 1 records. Distance to overlapping mapped area: approximately 0 m. Mapped proximity is not a service or connection route.

Matched published evidence records: 1 returned detail record(s); 1 representative record(s) shown. Native Id: 9170860; Distance M: 0.

Evidence: freshwater-atlas-watersheds. Selected point.

BC drinking-water source areas at selected point

Mapped areas intersecting selected point: 2 records. Distance to overlapping mapped area: approximately 0 m. Mapped proximity is not a service or connection route.

Matched published evidence records: 2 returned detail record(s); 1 representative record(s) shown. Native Id: 27561; SOURCE NAME: 86; ZONE TYPE: Aquifer Boundary; DATE DELINEATED: 2012; Distance M: 0.

Evidence: dws-source-areas. Selected point.

ECCC recent water level and discharge observations

Selected nearby monitoring station: Identifier: 08KE018; Name: FRASER RIVER AT SOUTH FORT GEORGE; Station name: FRASER RIVER AT SOUTH FORT GEORGE; STATUS EN: Active; Distance (km): 2.419. Geographic proximity only; site representativeness is unverified.

Observation window and completeness: Window: Start: 2026-10-26T22:32:39.437Z; End: 2026-10-27T22:32:39.437Z; Observation Count: 277; Non-missing values by variable: Water level: 277 values; Discharge: 0 values; Expected daily records: Not established; Missing daily records: Not established; Units: Water level: m, station-specific datum; Discharge: m3/s. Complete publisher response does not guarantee continuous observations.

Latest published observation in the checked window: Station Id: 08KE018; Timestamp: 2026-10-27T21:35:00.000Z; Meaning of time stamp: UTC observation time; Values: DATETIME: 2026-10-27T21:35:00Z; Water level (m; station datum): 4.106; Discharge (m3/s): Not established; Water-level quality flag: No flag supplied; Discharge quality flag: No flag supplied; Measurement age (hours): 0.961; Provisional: Yes; Quality: Publisher flags preserved; no flags do not certify design suitability..

Evidence: eccc-recent-hydrometry. Nearby monitoring station and stated observation window.

04 / CONTINUED

Water, climate and connectivity

ECCC previous-calendar-year daily flow observations

Selected nearby monitoring station: Identifier: 08KE018; Name: FRASER RIVER AT SOUTH FORT GEORGE; Station name: FRASER RIVER AT SOUTH FORT GEORGE; STATUS EN: Active; Distance (km): 2.419. Geographic proximity only; site representativeness is unverified.

Observation window and completeness: Window: Start: 2025-01-01T00:00:00Z; End: 2025-12-31T23:59:59Z; Expected Days: 365; Observation Count: 334; Non-missing values by variable: Water level: 310 values; Discharge: 0 values; Expected daily records: 365; Missing daily records: 31; Units: Water level: m, station-specific datum; Discharge: m3/s. Complete publisher response does not guarantee continuous observations.

Latest published observation in the checked window: Station Id: 08KE018; Timestamp: 2025-11-06; Meaning of time stamp: publisher daily date, not an observation instant; Values: DATE: 2025-11-06; Water level (m; station datum): 4.074; Discharge (m3/s): Not established; Water-level quality flag: No flag supplied; Discharge quality flag: No flag supplied; Measurement age (hours): Not established; Provisional: No; Quality: Publisher flags preserved; no flags do not certify design suitability..

Evidence: eccc-daily-hydrometry. Nearby monitoring station and stated observation window.

ECCC recent hourly climate observations

Selected nearby monitoring station: Identifier: 1096454; Name: PRINCE GEORGE MASSEY AUTO; Station name: PRINCE GEORGE MASSEY AUTO; Station metadata latest-hourly date: 2026-10-25 12:30:09; Distance (km): 3.795. Geographic proximity only; site representativeness is unverified.

Observation window and completeness: Window: Start: 2026-10-20T22:32:39.437Z; End: 2026-10-27T22:32:39.437Z; Observation Count: 145; Non-missing values by variable: Air temperature: 145 values; Dew-point temperature: 145 values; Relative humidity: 145 values; Station pressure: 145 values; Expected daily records: Not established; Missing daily records: Not established; Units: Air temperature: C; Dew-point temperature: C; Relative humidity: %; Station pressure: kPa. Complete publisher response does not guarantee continuous observations.

Latest published observation in the checked window: Station Id: 1096454; Timestamp: 2026-10-27T07:00:00.000Z; Meaning of time stamp: UTC observation time; Values: Observation time (UTC): 2026-10-27T07:00:00; Publisher local time: 2026-10-26 23:00:00; Air temperature (C): 0.1; Temperature quality flag: No flag supplied; Dew-point temperature (C): -3; Dew-point quality flag: No flag supplied; Relative humidity (%): 80; Humidity quality flag: No flag supplied; Station pressure (kPa): 94.28; Pressure quality flag: No flag supplied; Measurement age (hours): 15.544; Provisional: No; Quality: Publisher flags preserved; no flags do not certify design suitability..

Evidence: eccc-hourly-climate. Nearby monitoring station and stated observation window.

BC groundwater observation-well recent levels

Selected nearby monitoring station: Identifier: OW378; Recorded Status: Active; Distance (km): 5.516. Nearest mapped monitoring well with a recent CSV listed by the publisher; not necessarily the nearest mapped well

Observation window and completeness: Observation Count: 8,696; Non-missing measurement count: 8,696; First Publisher Local Time: 2025-10-28 00:00; Last Publisher Local Time: 2026-10-27 07:00; Observation recency: recent; Timezone: not specified by CSV; Unit: publisher groundwater-level value; measurement datum/unit requires station confirmation. Complete publisher response does not guarantee continuous observations.

Latest published observation in the checked window: Publisher Local Time: 2026-10-27 07:00; Value: 34.969; Approval: Working; Station Id: OW378; Approximate measurement age (days): 0; Observation recency: recent.

Evidence: bc-observation-well-levels. Nearby monitoring station and stated observation window.

04 / CONTINUED

Water, climate and connectivity

AAFC latest monthly drought assessment - regional raster sample

AAFC published regional drought class at selected point: D0 - Abnormally dry.

AAFC drought assessment month, resolution and sample evidence: 1 returned detail record(s); 1 representative record(s) shown. Publisher Raster Name: cdm_2026_09_30; Assessment Date: 2026-09-30.

Evidence: aaac-latest-drought-raster. Publisher stated spatial scope.

BC manual snow-course seasonal observations

Selected nearby snow course: Identifier: 1A10; Name: Prince George Airport; Recorded Status: Active; Distance (km): 4.34. Nearest mapped course with an exact station-code match in the publisher seasonal CSV; geographic proximity only

Survey window, flags and completeness: Observation Count: 4; Observation recency: Historical or stale measurement. Complete publisher response does not guarantee continuous observations.

Latest published survey record: Station Id: 1A10; Name: PRINCE GEORGE AIRPORT; Survey Date: 2026-04-01; Elevation M: 689; Snow Depth Cm: 15; Snow Water Equivalent Mm: 46; Survey Code: Not established; Snow Line Elevation M: Not established; Density Percent: 31; Survey Period: 01-Apr; Approximate measurement age (days): 209; Observation recency: Historical or stale measurement; Quality: Publisher survey code retained without reclassification; a blank code is not a design-quality certification..

Evidence: bc-manual-snow-surveys. Nearby monitoring station and stated observation window.

HYDAT thirty-year monthly flow context

Distance to the selected archive gauge: approximately 15.84 km. Mapped proximity is not a service or connection route.

Coverage and observations

Selected gauge: FRASER RIVER AT SHELLEY (08KB001), approximately 15.84 km from the selected point. Publisher status: Active.

Archive window 1996-2025: 358 of 360 expected months returned; 2 month(s) missing from the publisher response.

Discharge is reported for 356 months; 2 returned month(s) have no discharge value.

29 year(s) have discharge for all 12 months. This does not establish a continuous daily record.

2 candidate gauge(s) checked from 12 mapped nearby stations. First candidate with at least 240 monthly discharge observations, prioritizing active gauges then distance; not intake/catchment-matched

Historical monthly discharge is in m3/s; water levels use m, station-specific datum. Seasonal month-by-month values and complete-year lists remain in the detailed evidence.

Catchment and intake matching have not been established. Monthly means do not establish design low flow, allocable water, service capacity or water rights.

Published evidence records

358 monthly record(s), 1996-01 to 2025-10. 356 contain discharge and 136 contain station-datum water level; missing measurements remain missing.

Latest published month 2025-10: discharge not reported; level not reported.

Most recent non-missing monthly discharge: 472 m3/s in 2025-09; this is not a current measurement.

This digest summarizes the monthly series; it is not a daily low-flow analysis or a supply assessment. The full HTML review and assessment JSON retain the detailed records and provenance.

Evidence: hydat-long-term-monthly. Stated query radius.

04 / CONTINUED

Water, climate and connectivity

BC EnMoDS measured freshwater chemistry

Nearest mapped evidence record: approximately 5.49 km. Mapped proximity is not a service or connection route.

Coverage and observations

1 sampling location(s) in the 10 km query; 1 station record(s) retained in this assessment.

Complete current two-year publisher CSV scanned; only normal fresh/ground water samples for listed cooling-relevant chemistry parameters retained. Other media, parameters and earlier archive partitions are not covered.

Snapshot imported 2026-10-23T18:20:14.233518+00:00; publisher last checked 2026-10-23T18:21:59.751657+00:00.

These are feed dates, not sample dates.

The import was within its configured refresh interval at assessment time; this does not make historical samples current.

The site intake and municipal supply are not matched to these sampling locations. Unmeasured parameters remain unknown; no current tap-water quality or treatment design is established.

Published evidence records

Chemistry digest: 1 station record(s) retained; 1 shown below in retained source order. For each displayed parameter/unit/medium/fraction group, the latest retained sample date is used; ties on that date are preserved. This is a summary, not the full time series.

NECHAKO RIVER AT PRINCE GEORGE (E206583), approximately 5.49 km away. Intake/source-water match not established.

7 retained measurement(s); latest samples for 6 of 7 parameter/unit/medium/fraction group(s) shown.

Chloride Dissolved (fl. conc.): 0.5 mg/L; sampled 2026-10-01T13:00:00-07:00; medium Water - Fresh; qualifier not detected (reported value is not a confirmed detected concentration); method detection limit 0.5 mg/L; status Preliminary; grade Ungraded; laboratory quality flag not supplied.

Chloride Dissolved (fl. conc.) (DISSOLVED): 0.73 mg/L; sampled 2026-02-19T11:00:00-08:00; medium Water - Fresh; method detection limit 0.5 mg/L; status Preliminary; grade Ungraded; laboratory quality flag not supplied.

Hardness (Dissolved) (as CaCO₃) (fl. conc.): 55.6 mg/L; sampled 2026-10-01T13:00:00-07:00; medium Water - Fresh; method detection limit 0.5 mg/L; status Preliminary; grade Ungraded; laboratory quality flag not supplied.

Hardness (Dissolved) (as CaCO₃) (fl. conc.) (DISSOLVED): 61.7 mg/L; sampled 2026-02-19T11:00:00-08:00; medium Water - Fresh; method detection limit 0.5 mg/L; status Preliminary; grade Ungraded; laboratory quality flag not supplied.

Temperature-Field (temp.): 9.6 degC; sampled 2026-10-01T00:00:00-07:00; medium Water - Fresh; status Preliminary; grade Ungraded; laboratory quality flag not supplied.

Turbidity (turb.): 1.26 NTU; sampled 2026-10-01T13:00:00-07:00; medium Water - Fresh; method detection limit 0.1 NTU; status Preliminary; grade Ungraded; laboratory quality flag not supplied.

1 additional group(s) remain in the full evidence export; their measurements and qualifiers are not represented by the displayed samples.

Historical samples are not a current site-water or treatment assessment. The full HTML review and assessment JSON retain the detailed records and provenance.

Evidence: bc-enmods-freshwater-chemistry. Stated query radius.

04 / CONTINUED

Water, climate and connectivity

ECCC historical rainfall IDF - BC stations

Historical rainfall station and record support

PRINCE GEORGE MASSEY AUTO (1096454), approximately 2.61 km from the selected point. Historical station support; representativeness of this site is unverified.

Publisher record 2012-2024; 13 reported years. Valid years differ by rainfall duration. Archive edition 2025-12-05.

Method: Gumbel distribution; method of moments. Station proximity is not a site drainage design or climate-change allowance.

1 BC station table(s) excluded from selection because source validation failed; see the detailed evidence.

Historical rainfall duration and return-period estimates

Selected historical rainfall estimates: 10-minute, 60-minute and 24-hour durations; 10-year and 100-year return periods.

These are station estimates, not site flood probabilities or future rainfall.

10 minutes: 13 valid record years.

10-year return period: depth 10 mm; intensity 60 mm/h; 95% confidence half-width 17.2 mm/h.

100-year return period: depth 14.6 mm; intensity 87.7 mm/h; 95% confidence half-width 32.3 mm/h.

60 minutes: 13 valid record years.

10-year return period: depth 15.4 mm; intensity 15.4 mm/h; 95% confidence half-width 3.2 mm/h.

100-year return period: depth 20.5 mm; intensity 20.5 mm/h; 95% confidence half-width 5.9 mm/h.

24 hours: 13 valid record years.

10-year return period: depth 34 mm; intensity 1.4 mm/h; 95% confidence half-width 0.3 mm/h.

100-year return period: depth 46.9 mm; intensity 2 mm/h; 95% confidence half-width 0.6 mm/h.

Missing estimates remain unknown. Other durations, return periods and record gaps are retained in the detailed evidence.

The full HTML review and assessment JSON retain the detailed records and provenance.

Evidence: eccc-bc-rainfall-idf. Nearby monitoring station and stated observation window; Publisher stated spatial scope.

ECCC/PCIC future heat - ACCESS-CM2 scenarios / ParcelMap BC open parcel fabric

Future mean maximum temperature scenarios - single model

ACCESS-CM2, realization r1i1p1f1; CanDCS-M6 (MBCn). One model, not an ensemble. Annual mean daily maximum temperature, not an extreme-day or cooling design temperature.

Baseline 1981-2010; future 2041-2070. Regional cells approximately 10 km across. Cells intersecting the selected footprint; parcel-scale conditions remain unverified.

1 of 1 cell(s) contain validated values; 0 missing-data cell(s). First 1 retained cell(s) shown; temperatures rounded to two decimals.

Cell 70:201: baseline 9.75 C.

SSP2-4.5: future 12.83 C; change +3.09 C.

SSP5-8.5: future 13.5 C; change +3.75 C.

No ensemble percentiles, hot-day frequency, wet-bulb design value or validated future precipitation is established. The full HTML review and assessment JSON retain the detailed records and provenance.

Evidence: eccc-bc-future-climate, pmbc-parcels. Publisher stated spatial scope.

ECCC/PCIC future heat - ACCESS-CM2 scenarios

Future precipitation - aggregation validation gap: not established.

Evidence: eccc-bc-future-climate. Publisher stated spatial scope.

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Water, climate and connectivity

Operating scenario

Annual IT electricity	2,978 MWh/year
Annual facility electricity	3,723 MWh/year
Average facility demand	0.425 MW
Annual cooling water sensitivity	0 m3/year
Cooling water assumption	0 to 0 L/IT kWh

Annual PUE 1.25; IT electrical load factor 85%; dry heat-rejection scenario. Dry heat rejection assumes no evaporative cooling makeup water. Domestic, treatment and fire-water requirements are additional and unmodelled. Annual PUE and electrical load factor model energy, not peak connection design. Water is an illustrative annual cooling requirement, not confirmed supply; peak-day, drought and other site uses need separate design.

Annual IT electricity = IT electrical MW x load factor x 8,760. Facility electricity = IT electricity x annual PUE. Water sensitivity (m3/year) = annual IT kWh x water-use effectiveness (L/IT kWh) / 1,000. These are illustrative operating calculations, not peak utility sizing, a water licence or service capacity.

Water confirmation

Confirm seasonal source reliability, licensed allocation or municipal capacity, peak-day use, domestic and fire-water needs, wastewater and discharge conditions. Dry cooling may increase peak electrical requirements.

Enterprise connectivity

No enterprise bandwidth, latency, construction price or route-diversity commitment has been verified. Ask carriers to document service points and physically separate routes, including shared ducts, poles, bridges and crossings. Two providers may share one route.

ISED National Broadband Data - BC area connectivity

ISED broadband area IDs: BC53871227.

Providers listed in the surrounding broadband area: ABC Communications; Bell; Freedom Mobile; 8 total values, first 3 shown.

Technologies listed in the surrounding broadband area: Coaxial Cable; DSL; Fibre to the home; 7 total values, first 3 shown.

Fibre-to-the-home providers listed in the area: Telus.

High-capacity transport providers listed in the area: Shaw.

Evidence: ised-connectivity. Publisher area (~25 km).

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Water, climate and connectivity

Carrier and internet-exchange review references

Reference coverage and unresolved decisions

1 of 1 cited references match their reviewed version; 0 changed or require review; 0 could not be checked. These are document checks, not professional or utility verification.

Exchange and carrier references do not confirm service to this parcel, bandwidth, latency or physically independent routes.

Cited references and version checks

1 cited reference(s), 1 matching the reviewed version. First 1 references in retained source order:

VANIX facility connections directory - VANIX. Reviewed 2026-10-26T18:33:24.200Z; checked 2026-10-26T19:11:05.060Z.

VANIX provides an official directory of Vancouver exchange connection facilities. Review it with a carrier for transport and peering options; a directory entry does not establish service, routes, latency or diversity for this parcel.

<https://vanix.ca/facility-connections/>

Exchange and carrier references do not confirm service to this parcel, bandwidth, latency or physically independent routes.

The full HTML review and assessment JSON retain the detailed records and provenance.

Evidence: decision-fibre-service. Publisher stated spatial scope.

05

Land, environment and resilience

Separate zoning assessments

Zoning analysis scope	Selected mapped parcel
Mapped zoning coverage	100% of analysis area
Data-centre zoning	Classification unresolved. Mapped zoning and cited provisions for data-centre use. A research candidate is not permission or a verified no-rezoning pathway.
Natural-gas generation zoning	Classification unresolved. Separate zoning research for continuous on-site natural-gas electricity generation. Data-centre or backup-generator wording does not establish this use.
Generation scenario	Continuous natural-gas generation for on-site self-supply, with no intended export. Grid connection arrangement and installed generator MW are unspecified; facility demand is not generator capacity.
Rezoning requirement	Unresolved for both uses; a complete current review is required.

These are separate research findings. A listed data-centre use does not establish permission for continuous gas generation. Neither overlay confirms that rezoning is unnecessary. Other permits, air emissions, gas supply and utility approvals remain separate.

BC-wide jurisdiction coverage does not mean every bylaw or zoning polygon has been reviewed. Missing or incomplete evidence remains an explicit gap.

Data-centre zoning

Prince George / M2: The October 2026 consolidation is retrieved, but the specified data-centre activity has no completed use classification in Atlas.; 100% of analysis area.

Prince George: Jurisdiction reference; not matched to this parcel. The October 2026 consolidation is retrieved, but the specified data-centre activity has no completed use classification in Atlas.

Prince George Zoning Bylaw 7850 / Section 2 definitions; applicable zone principal and secondary uses

Open authority reference (not parcel-matched)

Gap: Non-treaty First Nations lands and other special land-use authorities are not fully resolved by these boundary layers.

Gap: Complete the activity-to-use classification and relevant zone review.

Gap: Later amendments, legal map applicability and site-specific exceptions require confirmation.

Gap: No independent planning review has been completed.

Gap: No complete current independent planning review has confirmed that rezoning is unnecessary.

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Land, environment and resilience

7850 / Section 2 definitions; applicable zone principal and secondary uses

[Open official bylaw reference](#)

Natural-gas generation zoning

Prince George / M2: Major and minor utility definitions mention generation, but the applicable class and zone pathway for a private continuous gas plant remain unresolved.; 100% of analysis area.

Prince George: Jurisdiction reference; not matched to this parcel. Major and minor utility definitions mention generation, but the applicable class and zone pathway for a private continuous gas plant remain unresolved.

Prince George Zoning Bylaw 7850 / Section 2, Use Accessory and Utility Major/Minor definitions; section 4.6.3

[Open authority reference \(not parcel-matched\)](#)

Gap: Non-treaty First Nations lands and other special land-use authorities are not fully resolved by these boundary layers.

Gap: Do not treat an unattended utility-installation provision as blanket private gas-generation permission.

Gap: Later amendments, legal map applicability and site-specific exceptions require confirmation.

Gap: No independent planning review has been completed.

Gap: No complete current independent planning review has confirmed that rezoning is unnecessary.

Gap: Continuous natural-gas operation, fuel, ownership, installed generator output, emissions, noise and accessory relationship need separate confirmation.

Condition: Accessory use must be naturally, normally and customarily incidental, subordinate and exclusively devoted to the principal use on the same site.

7850 / Section 2, Use Accessory and Utility Major/Minor definitions; section 4.6.3

[Open official bylaw reference](#)

Property assessment context

No connected assessment feed for this location. Connected municipal coverage: City of Vancouver, City of Surrey and City of Victoria; exact PID joins only.

Assessed value is not an asking price or current acquisition cost. It does not establish land availability, development permission or service capacity.

Connected municipal coverage: City of Vancouver, City of Surrey and City of Victoria; exact PID joins only. Province-wide BC Assessment data remains a separate licensed integration. Dataset processed Not supplied; retrieved Not supplied. These dates are separate from the assessment year.

[View municipal assessment source](#)

Public property opportunities

No BC records in the latest retrieved federal sale feed. This is a limited government inventory; it does not mean no commercial property is available in BC.

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Land, environment and resilience

These are publisher-listed opportunities, not confirmed available land. Asking price is not assessed value, a completed sale price or a valuation. No listing is matched to the selected parcel. Broader commercial sale and lease feeds, including Spacelist, require a separate data agreement.

Publisher dataset date 2026-07-03; retrieved 2026-10-27.

[View public listing feed](#)

OBSERVED EVIDENCE

Protected areas

No overlap found in connected layer

Point-only screening does not evaluate the development footprint, setbacks, unrecorded designations or other permissions. Complete local query of exact snapshot geometry. Native coverage, vintage and accuracy limits still apply.

Evidence: protected

OBSERVED EVIDENCE

Agricultural land

No overlap found in connected layer

The result applies only to the point and connected snapshot, not an entire parcel or development footprint. Complete local query of exact snapshot geometry. Native coverage, vintage and accuracy limits still apply.

Evidence: alr

NOT ESTABLISHED

Flood wildfire and ground risk

Site-specific hazard assessment outstanding

Connected current-season wildfire and historical flood mapping provide limited screening context, presented below. Inactive fires and historical classifications retain their original status and dates. Current flood modelling, future wildfire exposure, seismic, geotechnical and full-site/corridor assessment remain outstanding. No matching record does not establish low risk.

Evidence: bc-current-wildfire-perimeters, bc-historical-floodplains, bc-historical-flood-map-index, terrain-stability, terrain-project-coverage, flood-protection-works, canada-flood-study-inventory

REVIEW REQUIRED

Land and environmental records

3 mapped evidence types require review

CDC public occurrence polygons at selected point; Posted critical-habitat mapping at selected point; Terrain and ecosystem mapping projects covering selected point. Overlap is a review prompt, not a development prohibition or a finding about Indigenous rights, consent, ownership or hazard probability.

Evidence: cdc-public-occurrences, federal-critical-habitat, terrain-project-coverage

Mapped intersections are review prompts. They are not automatic exclusions, a hazard probability, development permission or confirmation of rights or consent. Empty local searches do not establish absence. Detailed identifiers and attributes remain in the full HTML/JSON review.

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Land, environment and resilience

Complete local checks without matched records

The following complete queries returned no matching published records in their stated scope. This does not establish absence of infrastructure, service, constraints or risk. A nearest record is not established.

BC current-season wildfire perimeters [bc-current-wildfire-perimeters].
BC historical mapped floodplain classifications [bc-historical-floodplains].
Crown tenures and applications at selected point [crown-tenures].
Surveyed Crown rights-of-way at selected point [surveyed-crown-row].
Mineral, placer and coal tenures at selected point [mineral-tenures].
Forest managed-licence polygons at selected point [forest-managed-licences].
Forest harvesting authorities at selected point [forest-harvest-authorities].
Reserve administrative polygons at selected point [reserve-administrative-boundaries].
Generalized CDC sensitive-data advisory at selected point [cdc-masked-occurrences].
Conservation lands at selected point [conservation-lands].
Approved Wildlife Habitat Areas at selected point [wildlife-habitat-areas].
Approved Ungulate Winter Ranges at selected point [ungulate-winter-ranges].
Published terrain-stability polygons at selected point [terrain-stability].
BCER pipeline rights of way [bcer-pipeline-right-of-way].

ParcelMap BC open parcel fabric

Mapped parcel identifier at selected point: 011-271-311. Mapped parcel area at selected point: 0.356 ha.

Evidence: pmbc-parcels. Selected point.

Prince George zoning bylaw 7850

Published zoning at selected point: Prince George: M2.

Evidence: zoning-prince-george. Selected point.

PSPC federal property listings - BC subset

Public listing coverage and site-match limitations: 0 British Columbia records in the retrieved federal CSV (2 across Canada). Province-level leads only; none is matched to the selected site. No result does not mean no property is for sale or lease. Federal surplus property leads only, not a comprehensive BC commercial market feed. The publisher includes properties for sale, soon for sale or recently sold, so current availability is unconfirmed. The CSV has no coordinates or BC parcel PID: province-level records are not matched to the selected site and do not create map pins. Asking prices are not assessments, completed sales or acquisition budgets; no suitability, utility capacity or power availability is inferred..

Public property listing leads in BC: no matching published records in this query; absence is not established.

Evidence: pspc-federal-property-listings. Publisher stated spatial scope.

BC historical flood-map coverage and report index

Historical flood mapping reports covering selected point: 1 returned detail record(s); 1 representative record(s) shown. Project: Fraser Nechako R at P George; Drawing: 91-3-2; Report publication date: 1997-09-01Z.

Evidence: bc-historical-flood-map-index. Selected point.

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Land, environment and resilience

Prince George water pressurized mains

published segments within 500 m: 30 segments. nearest mapped segment, any recorded status: 36.521 m. nearest segment recorded active / in service: 36.521 m.

nearest published records: 5 returned detail record(s); 1 representative record(s) shown. Recorded statuses: Recorded Status: In Service. Asset Id: 1113; Recorded Status: In Service; Publisher update: 2026-06-02T17:55:38.000Z; Distance M: 37.

Evidence: pg-water-mains. Stated query radius.

Prince George sanitary gravity mains

published segments within 500 m: 51 segments. nearest mapped segment, any recorded status: 16.484 m. nearest segment recorded active / in service: 16.484 m.

nearest published records: 5 returned detail record(s); 1 representative record(s) shown. Recorded statuses: Recorded Status: Active. Asset Id: 10275; Recorded Status: Active; Publisher update: 2026-04-17T00:12:15.000Z; Distance M: 16.

Evidence: pg-sanitary-mains. Stated query radius.

Prince George storm gravity mains

published segments within 500 m: 22 segments. nearest mapped segment, any recorded status: 22.163 m. nearest segment recorded active / in service: 22.163 m.

nearest published records: 5 returned detail record(s); 1 representative record(s) shown. Recorded statuses: Recorded Status: Active. Asset Id: 3901; Recorded Status: Active; Publisher update: 2026-04-17T16:11:23.000Z; Distance M: 22.

Evidence: pg-storm-mains. Stated query radius.

CDC public occurrence polygons at selected point

CDC public occurrence polygons at selected point: 1 returned detail record(s); 1 representative record(s) shown. Recorded statuses: Viability Description: Historical. Record Id: 29646335; Scientific Name: Bombus bohemicus; Common Name: Ashton's Cuckoo Bumble Bee; Viability Description: Historical; First observation in window: 1951-PRE; Last observation in window: 1951-PRE; Record Version Date: 2020-01-10Z.

Evidence: cdc-public-occurrences. Selected point.

Posted critical-habitat mapping at selected point

Posted critical-habitat mapping at selected point: 1 returned detail record(s); 1 representative record(s) shown. Recorded statuses: Status: Final. Record Id: 12171454; Scientific Name: Rangifer tarandus; Common Name: Woodland Caribou (Southern Mountain population); Status: Final; Edited Date: 2026-05-14Z.

Evidence: federal-critical-habitat. Selected point.

Terrain and ecosystem mapping projects covering selected point

Terrain and ecosystem mapping projects covering selected point: 3 returned detail record(s); 1 representative record(s) shown. Record Id: 5577; Project Name: Buckhorn VRI TBT; Survey Dates: 2004; Completion Date: 2/12/2003.

Evidence: terrain-project-coverage. Selected point.

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Land, environment and resilience

Mapped dikes and flood-protection works within 5 km

Mapped dikes and flood-protection works within 5 km: 5 returned detail record(s); 1 representative record(s) shown. Record Id: 2014796; Dike Name: Webster; Survey Date: 2019-05-27Z; Distance (km): 1.977.

Evidence: flood-protection-works. Stated query radius.

Canada Flood Map Inventory study footprints at selected point

Canada Flood Map Inventory study footprints at selected point: 1 returned detail record(s); 1 representative record(s) shown. Recorded statuses: Study Status: final. Record Id: 104; Study Name: Fraser, Nechako, Salmon, and Chilako Rivers Flood Mapping Study; Study Status: final; Study Date: 2025-11-01.

Evidence: canada-flood-study-inventory. Selected point.

Federal contaminated-sites inventory records within 5 km

Federal contaminated-sites inventory records within 5 km: 20 returned detail record(s); 3 representative record(s) shown. Recorded statuses: Status: Active; Status Description: Classification completed. Remedial action plan under development.; Status: Closed; Status Description: Historical review not required.; Status Description: Confirmatory sampling completed. No further action required.; Status Description: Preliminary classification completed. Detailed testing underway.; Status Description: Remediation / risk management completed. No further action required.; Status Description: Historical review completed. No further action required.; Status Description: Remedial action plan completed. Remediation / risk management underway.. Record Id: 17483; Name: Prince George FTAs x4 (PFAS); Status: Active; Status Description: Classification completed. Remedial action plan under development.; Published Classification: High Priority for Action; Distance (km): 3.745 / Record Id: 14621; Name: Prince George Field Office and Warehouse - Unassessed; Status: Closed; Status Description: Historical review not required.; Distance (km): 3.775 / Record Id: 21898; Name: Site 9 - Former Fire Training Area; Status: Closed; Status Description: Confirmatory sampling completed. No further action required.; Published Classification: Not a Priority for Action; Distance (km): 3.822.

Evidence: federal-contaminated-sites. Stated query radius.

BCER permitted pipeline segments

Published records in search radius: 1 records. Nearest mapped record in search radius: approximately 415 m. Mapped proximity is not a service or connection route.

Matched published evidence records: 1 returned detail record(s); 1 representative record(s) shown. Recorded statuses: STATUS: Active. Native Id: 12945437; STATUS: Active; ACTIVITY APPROVAL DATE: -234,144,000,000; Distance M: 415.

Evidence: bcer-pipeline-segments. Stated query radius.

NPRI annual reporting-facility locations

Published reporting facilities within 5 km: 12 records. Nearest reporting facility within 5 km: approximately 576 m. Mapped proximity is not a service or connection route.

Nearby reporting-facility records: 12 returned detail record(s); 1 representative record(s) shown. Identifier: 7863; Name: AJF Northern Processing; Reporting Year: 2024; Distance (km): 0.576.

Evidence: npri-reporting-facilities. Stated query radius.

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Land, environment and resilience

Validated analysis footprint / ParcelMap BC open parcel fabric

Analysed site footprint: 0.356 ha.

Evidence: analysis-site-boundary, pm-bc-parcels. Explicit analysis footprint.

Agricultural Land Reserve polygons / BC parks, ecological reserves and protected areas / Validated analysis footprint / ParcelMap BC open parcel fabric

Known overlap with listed land constraints: 0 ha. Area outside listed mapped constraints: 0.356 ha. Largest contiguous area outside listed constraints: 0.356 ha.

Evidence: whole-site-alr, whole-site-protected, analysis-site-boundary, pm-bc-parcels. Explicit analysis footprint.

Statistics Canada Open Database of Buildings v3 - BC / Validated analysis footprint / ParcelMap BC open parcel fabric

Mapped building footprint within site: 0 ha. Mapped buildings intersecting site: 0.

Evidence: statcan-odb-buildings, analysis-site-boundary, pm-bc-parcels. Explicit analysis footprint.

Metro Vancouver Industrial Lands Inventory 2025 / Validated analysis footprint / ParcelMap BC open parcel fabric

Intersecting industrial inventory records: not established.

Evidence: mv-industrial-inventory, analysis-site-boundary, pm-bc-parcels. Explicit analysis footprint.

NRCan HRDEM lidar terrain pixels / Validated analysis footprint / ParcelMap BC open parcel fabric

Site area with valid terrain slope samples: 100 %. Sampled terrain at or below 5% grade: 0.244 ha. Largest connected sampled patch at or below 5% grade: 0.243 ha. Elevation range among valid sampled pixels: 2.178 m.

Evidence: nrcan-hrdem-terrain, analysis-site-boundary, pm-bc-parcels. Explicit analysis footprint.

DriveBC active and scheduled road events

Nearest mapped evidence record: approximately 4.59 km. Mapped proximity is not a service or connection route.

Coverage and observations: Nearby Event Count: 6; Province Published Active Count: 304; Search Radius Km: 10; Route Match: Not assessed; Expires At: 2026-10-27T22:46:56.576Z; Schedule Interpretation: Publisher active status includes future and recurring scheduled works; consult retained schedule.

Published evidence records: 6 returned detail record(s); 1 representative record(s) shown. Identifier: drivebc.ca/RIDE-104006; Updated At: 2026-10-21T13:16:01-07:00; Distance M: 4,593.

Evidence: drivebc-active-events. Stated query radius.

05 / CONTINUED

Land, environment and resilience

National Road Network - nearby BC road segments

Nearest mapped evidence record: approximately 28 m. Mapped proximity is not a service or connection route.

Coverage and observations: Segment Count: 16; Query Object Count: 41; Deduplicated Query Count: 41; Completed Layer Count: 1; Service Layer: 91; Reference Edition: NRN_BC_14_0; Reference Edition Date: 2018-10-25; Publisher Retry Count: 0; Search Radius M: 500; Network Routing: not_performed; Access Confirmed: No; Road Classes: Local / Street Arterial Ramp.

Published evidence records: 16 returned detail record(s); 1 representative record(s) shown. Identifier: BC:239400; Distance M: 28.

Evidence: nrn-bc-road-segments. Stated query radius.

National Burned Area Composite fire history

Nearest mapped evidence record: approximately 1.81 km. Mapped proximity is not a service or connection route.

Coverage and observations: Nearby Perimeter Count: 1; Search Radius Km: 5; First Recorded Fire Year: 2014; Last Recorded Fire Year: 2014; Selected Point Overlap Count: 0; Selected Footprint Overlap Count: 0; Footprint Status: exact_polygon_intersection; Future Fire Probability: Not established; Archive Versions: 20250506.

Published evidence records: 1 returned detail record(s); 1 representative record(s) shown. Identifier: nbac.16076; Year: 2014; Distance M: 1,811.

Evidence: nbac-historical-fire-perimeters. Stated query radius.

Matched municipal zoning and permit references / Prince George zoning bylaw 7850

Matched municipal zoning and permit references: Reference coverage and unresolved decisions

1 of 1 cited references match their reviewed version; 0 changed or require review; 0 could not be checked. These are document checks, not professional or utility verification.

Point-matched zoning context: Prince George / M2.

Municipal references are selected by a zoning polygon at the point. Whole-site zoning, overlays and permission for the proposed use require planning confirmation.

Matched municipal zoning and permit references: Cited references and version checks

1 cited reference(s), 1 matching the reviewed version. First 1 references in retained source order:

Prince George Zoning Bylaw 7850 and schedules - City of Prince George. Reviewed 2026-10-26T18:33:24.200Z; checked 2026-10-26T19:11:05.060Z.

Use the matched zone code to review Bylaw 7850, industrial provisions, applicable development-permit guidelines and site-specific schedules. An industrial zone label is not a data-centre use determination.

<https://www.princegeorge.ca/business-development/zoning-land-use/zoning-bylaw>

Municipal references are selected by a zoning polygon at the point. Whole-site zoning, overlays and permission for the proposed use require planning confirmation.

The full HTML review and assessment JSON retain the detailed records and provenance.

Evidence: decision-zoning-rules, zoning-prince-george. Publisher stated spatial scope.

05 / CONTINUED

Land, environment and resilience

NRCan historic regional flood-susceptibility model / ParcelMap BC open parcel fabric

NRCan historic regional flood-susceptibility model: Native regional-model pixel distributions

1 retained model-year/scenario sample(s). Coverage percentages describe data support, not flood risk.

2023 / historic model: approximately 100% valid coverage and 0% NoData; 9 valid and 0 missing native pixels. Scope: whole-footprint native cell intersections.

Native pixel-value distributions are retained in the assessment JSON; their undeclared numeric scale is not presented as a site risk result.

Regional model context only. Numeric scale is not established; no flood probability, depth, design value, hazard class or suitability score is inferred. Not independently validated for site decisions; use adopted local studies and qualified site assessment.

The full HTML review and assessment JSON retain the detailed records and provenance.

NRCan historic regional flood-susceptibility model: Model pixel coverage and missing-data support

1 retained model-year/scenario sample(s). Coverage percentages describe data support, not flood risk.

2023 / historic model: approximately 100% valid coverage and 0% NoData; 9 valid and 0 missing native pixels. Scope: whole-footprint native cell intersections.

Regional model context only. Numeric scale is not established; no flood probability, depth, design value, hazard class or suitability score is inferred. Not independently validated for site decisions; use adopted local studies and qualified site assessment.

The full HTML review and assessment JSON retain the detailed records and provenance.

NRCan historic regional flood-susceptibility model: Model lineage and interpretation review

Model family: XGBoost, trained on major floods 2005-2023 (publisher description). 24 published item(s) in the catalogue; this is not the count successfully sampled for this site.

Selection: latest published historic year only; not current conditions.

Scope: whole-footprint native cell intersections. Catalogue checked 2026-10-26T19:11:05.061Z; this check date is not the model year.

0 model query error(s) retained.

Regional model context only. Numeric scale is not established; no flood probability, depth, design value, hazard class or suitability score is inferred. Not independently validated for site decisions; use adopted local studies and qualified site assessment.

Evidence: nrcan-flood-susceptibility-historic, pmhc-parcels. Sampled terrain within the analysis footprint.

NRCan future regional flood-susceptibility models / ParcelMap BC open parcel fabric

NRCan future regional flood-susceptibility models: Native regional-model pixel distributions

6 retained model-year/scenario sample(s). Coverage percentages describe data support, not flood risk.

2100 / publisher scenario 585: approximately 100% valid coverage and 0% NoData; 9 valid and 0 missing native pixels.

Scope: whole-footprint native cell intersections.

2100 / publisher scenario 245: approximately 100% valid coverage and 0% NoData; 9 valid and 0 missing native pixels.

Scope: whole-footprint native cell intersections.

2070 / publisher scenario 585: approximately 100% valid coverage and 0% NoData; 9 valid and 0 missing native pixels.

Scope: whole-footprint native cell intersections.

2070 / publisher scenario 245: approximately 100% valid coverage and 0% NoData; 9 valid and 0 missing native pixels.

Scope: whole-footprint native cell intersections.

2050 / publisher scenario 585: approximately 100% valid coverage and 0% NoData; 9 valid and 0 missing native pixels.

Scope: whole-footprint native cell intersections.

2050 / publisher scenario 245: approximately 100% valid coverage and 0% NoData; 9 valid and 0 missing native pixels.

Scope: whole-footprint native cell intersections.

Native pixel-value distributions are retained in the assessment JSON; their undeclared numeric scale is not presented as a site risk result.

05 / CONTINUED

Land, environment and resilience

Regional model context only. Numeric scale is not established; no flood probability, depth, design value, hazard class or suitability score is inferred. Not independently validated for site decisions; use adopted local studies and qualified site assessment.

The full HTML review and assessment JSON retain the detailed records and provenance.

NRCan future regional flood-susceptibility models: Model pixel coverage and missing-data support

6 retained model-year/scenario sample(s). Coverage percentages describe data support, not flood risk.

2100 / publisher scenario 585: approximately 100% valid coverage and 0% NoData; 9 valid and 0 missing native pixels.

Scope: whole-footprint native cell intersections.

2100 / publisher scenario 245: approximately 100% valid coverage and 0% NoData; 9 valid and 0 missing native pixels.

Scope: whole-footprint native cell intersections.

2070 / publisher scenario 585: approximately 100% valid coverage and 0% NoData; 9 valid and 0 missing native pixels.

Scope: whole-footprint native cell intersections.

2070 / publisher scenario 245: approximately 100% valid coverage and 0% NoData; 9 valid and 0 missing native pixels.

Scope: whole-footprint native cell intersections.

2050 / publisher scenario 585: approximately 100% valid coverage and 0% NoData; 9 valid and 0 missing native pixels.

Scope: whole-footprint native cell intersections.

2050 / publisher scenario 245: approximately 100% valid coverage and 0% NoData; 9 valid and 0 missing native pixels.

Scope: whole-footprint native cell intersections.

Regional model context only. Numeric scale is not established; no flood probability, depth, design value, hazard class or suitability score is inferred. Not independently validated for site decisions; use adopted local studies and qualified site assessment.

The full HTML review and assessment JSON retain the detailed records and provenance.

NRCan future regional flood-susceptibility models: Model lineage and interpretation review

Model family: XGBoost, trained on major floods 2005-2023 (publisher description). 6 published item(s) in the catalogue; this is not the count successfully sampled for this site.

Selection: published future scenario years retained separately; none is a forecast.

Scope: whole-footprint native cell intersections. Catalogue checked 2026-10-26T19:11:05.061Z; this check date is not the model year.

0 model query error(s) retained.

Regional model context only. Numeric scale is not established; no flood probability, depth, design value, hazard class or suitability score is inferred. Not independently validated for site decisions; use adopted local studies and qualified site assessment.

Evidence: nrcan-flood-susceptibility-future, pmmbc-parcels. Sampled terrain within the analysis footprint.

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Land, environment and resilience

Data-centre zoning research

Data-centre zoning research: Overlay: data_centre_zoning; Status: classification_unresolved; Label: Use classification unresolved; Summary: Mapped zoning and cited provisions for data-centre use. A research candidate is not permission or a verified no-rezoning pathway.; Rezoning Requirement: unresolved; Review Status: research_only; Source Ids:

zoning-data-centre-evidence

zoning-authority-boundaries

zoning-site-prince-george

pmbc-parcels; Matches: Jurisdiction Id: prince-george; Jurisdiction Name: Prince George; Zone Code: M2; Polygon Id: zoning-site-prince-george:4747; Source Id: zoning-site-prince-george; Published Bylaw: Not established; Publisher Attributes: OBJECTID: 4747; ZONECODE: M2; USECODE: 12; Sub Type TEXT: Business & Industrial; Mapped area (ha): 0.356; Percent: 100; Parcel Pid: 011271311; Status: classification_unresolved; Summary: The October 2026 consolidation is retrieved, but the specified data-centre activity has no completed use classification in Atlas.; Bylaw: 7850; Provision: Section 2 definitions; applicable zone principal and secondary uses; Evidence URL: https://www.princegeorge.ca/sites/default/files/2026-10/BL7850_CONSOLIDATED_2026-10-05.pdf; Evidence: Identifier: prince-george-consolidation; Official record: https://www.princegeorge.ca/sites/default/files/2026-10/BL7850_CONSOLIDATED_2026-10-05.pdf; Title: Prince George Zoning Bylaw 7850; Bylaw Number: 7850; Document Status: adopted_consolidation; Consolidation Date: 2026-10-05; Sha256: 98190174dbf5351b766da32d5224b390caf14c5c5c1df0cded04ae5bb722cb07; Checked At: 2026-10-27T03:46:32.533Z; Retrieval Status: retrieved; Section: Section 2 definitions; applicable zone principal and secondary uses; Check Status: researched_version_matches; Conditions: No matching published records in this query. This does not establish absence of risk or service.; Gaps: Complete the activity-to-use classification and relevant zone review.

Later amendments, legal map applicability and site-specific exceptions require confirmation.

No independent planning review has been completed.; Findings: Identifier: prince-george-data-centre-classification; Status: classification_unresolved; Summary: The October 2026 consolidation is retrieved, but the specified data-centre activity has no completed use classification in Atlas.; Evidence: Identifier: prince-george-consolidation; Official record: https://www.princegeorge.ca/sites/default/files/2026-10/BL7850_CONSOLIDATED_2026-10-05.pdf; Title: Prince George Zoning Bylaw 7850; Bylaw Number: 7850; Document Status: adopted_consolidation; Consolidation Date: 2026-10-05; Sha256: 98190174dbf5351b766da32d5224b390caf14c5c5c1df0cded04ae5bb722cb07; Checked At: 2026-10-27T03:46:32.533Z; Retrieval Status: retrieved; Section: Section 2 definitions; applicable zone principal and secondary uses; Check Status: researched_version_matches; Conditions: No matching published records in this query. This does not establish absence of risk or service.; Gaps: Complete the activity-to-use classification and relevant zone review.

Later amendments, legal map applicability and site-specific exceptions require confirmation.

No independent planning review has been completed.; Review Status: research_only; Conditions: No matching published records in this query. This does not establish absence of risk or service.; Gaps: Non-treaty First Nations lands and other special land-use authorities are not fully resolved by these boundary layers.

Complete the activity-to-use classification and relevant zone review.

Later amendments, legal map applicability and site-specific exceptions require confirmation.

No independent planning review has been completed.

No complete current independent planning review has confirmed that rezoning is unnecessary.; Scenario: Not established; Strict Match: No; Jurisdiction References: Identifier: prince-george-data-centre-classification; Jurisdiction Id: prince-george; Jurisdiction Name: Prince George; Scope: Jurisdiction reference; not matched to this parcel; Zone Codes: No matching published records in this query. This does not establish absence of risk or service.; Status: research_only; Summary: The October 2026 consolidation is retrieved, but the specified data-centre activity has no completed use classification in Atlas.; Conditions: No matching published records in this query. This does not establish absence of risk or service.; Gaps: Complete the activity-to-use classification and relevant zone review.

Later amendments, legal map applicability and site-specific exceptions require confirmation.

No independent planning review has been completed.; Evidence: Identifier: prince-george-consolidation; Official record: https://www.princegeorge.ca/sites/default/files/2026-10/BL7850_CONSOLIDATED_2026-10-05.pdf; Title: Prince George

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Land, environment and resilience

Zoning Bylaw 7850; Bylaw Number: 7850; Document Status: adopted_consolidation; Consolidation Date: 2026-10-05; Sha256: 98190174dbf5351b766da32d5224b390caf14c5c5c1df0cded04ae5bb722cb07; Checked At: 2026-10-27T03:46:32.533Z; Retrieval Status: retrieved; Section: Section 2 definitions; applicable zone principal and secondary uses; Check Status: researched_version_matches.

Evidence: zoning-data-centre-evidence. Explicit analysis footprint.

Natural-gas generation zoning research

Natural-gas generation zoning research: Overlay: natural_gas_generation_zoning; Status: classification_unresolved; Label: Use classification unresolved; Summary: Separate zoning research for continuous on-site natural-gas electricity generation. Data-centre or backup-generator wording does not establish this use.; Rezoning Requirement: unresolved; Review Status: research_only; Source Ids: zoning-natural-gas-evidence
zoning-authority-boundaries
zoning-site-prince-george
pmbc-parcels; Matches: Jurisdiction Id: prince-george; Jurisdiction Name: Prince George; Zone Code: M2; Polygon Id: zoning-site-prince-george:4747; Source Id: zoning-site-prince-george; Published Bylaw: Not established; Publisher Attributes: OBJECTID: 4747; ZONECODE: M2; USECODE: 12; Sub Type TEXT: Business & Industrial; Mapped area (ha): 0.356; Percent: 100; Parcel Pid: 011271311; Status: classification_unresolved; Summary: Major and minor utility definitions mention generation, but the applicable class and zone pathway for a private continuous gas plant remain unresolved.; Bylaw: 7850; Provision: Section 2, Use Accessory and Utility Major/Minor definitions; section 4.6.3; Evidence URL: https://www.princegeorge.ca/sites/default/files/2026-10/BL7850_CONSOLIDATED_2026-10-05.pdf; Evidence Identifier: prince-george-consolidation; Official record: https://www.princegeorge.ca/sites/default/files/2026-10/BL7850_CONSOLIDATED_2026-10-05.pdf; Title: Prince George Zoning Bylaw 7850; Bylaw Number: 7850; Document Status: adopted_consolidation; Consolidation Date: 2026-10-05; Sha256: 98190174dbf5351b766da32d5224b390caf14c5c5c1df0cded04ae5bb722cb07; Checked At: 2026-10-27T03:46:32.533Z; Retrieval Status: retrieved; Section: Section 2, Use Accessory and Utility Major/Minor definitions; section 4.6.3; Check Status: researched_version_matches; Conditions: Accessory use must be naturally, normally and customarily incidental, subordinate and exclusively devoted to the principal use on the same site.; Gaps: Do not treat an unattended utility-installation provision as blanket private gas-generation permission. Later amendments, legal map applicability and site-specific exceptions require confirmation. No independent planning review has been completed.; Findings: Identifier: prince-george-gas-classification; Status: classification_unresolved; Summary: Major and minor utility definitions mention generation, but the applicable class and zone pathway for a private continuous gas plant remain unresolved.; Evidence: Identifier: prince-george-consolidation; Official record: https://www.princegeorge.ca/sites/default/files/2026-10/BL7850_CONSOLIDATED_2026-10-05.pdf; Title: Prince George Zoning Bylaw 7850; Bylaw Number: 7850; Document Status: adopted_consolidation; Consolidation Date: 2026-10-05; Sha256: 98190174dbf5351b766da32d5224b390caf14c5c5c1df0cded04ae5bb722cb07; Checked At: 2026-10-27T03:46:32.533Z; Retrieval Status: retrieved; Section: Section 2, Use Accessory and Utility Major/Minor definitions; section 4.6.3; Check Status: researched_version_matches; Conditions: Accessory use must be naturally, normally and customarily incidental, subordinate and exclusively devoted to the principal use on the same site.; Gaps: Do not treat an unattended utility-installation provision as blanket private gas-generation permission. Later amendments, legal map applicability and site-specific exceptions require confirmation. No independent planning review has been completed.; Review Status: research_only; Conditions: Accessory use must be naturally, normally and customarily incidental, subordinate and exclusively devoted to the principal use on the same site.; Gaps: Non-treaty First Nations lands and other special land-use authorities are not fully resolved by these boundary layers. Do not treat an unattended utility-installation provision as blanket private gas-generation permission. Later amendments, legal map applicability and site-specific exceptions require confirmation. No independent planning review has been completed. No complete current independent planning review has confirmed that rezoning is unnecessary. Continuous natural-gas operation, fuel, ownership, installed generator output, emissions, noise and accessory

05 / CONTINUED

Land, environment and resilience

relationship need separate confirmation.; Scenario: Fuel: natural_gas; Operation: continuous; Electricity Use: behind_meter_no_intended_export; Grid Mode: unconfirmed; Installed Electrical MW: Not established; Annual Operating Hours: Not established; Operator Relationship: unconfirmed; Technology: unconfirmed; Accessory Relationship: unconfirmed; Strict Match: No; Jurisdiction References: Identifier: prince-george-gas-classification; Jurisdiction Id: prince-george; Jurisdiction Name: Prince George; Scope: Jurisdiction reference; not matched to this parcel; Zone Codes: No matching published records in this query. This does not establish absence of risk or service.; Status: research_only; Summary: Major and minor utility definitions mention generation, but the applicable class and zone pathway for a private continuous gas plant remain unresolved.; Conditions: Accessory use must be naturally, normally and customarily incidental, subordinate and exclusively devoted to the principal use on the same site.; Gaps: Do not treat an unattended utility-installation provision as blanket private gas-generation permission.

Later amendments, legal map applicability and site-specific exceptions require confirmation.

No independent planning review has been completed.; Evidence: Identifier: prince-george-consolidation; Official record: https://www.princegeorge.ca/sites/default/files/2026-10/BL7850_CONSOLIDATED_2026-10-05.pdf; Title: Prince George Zoning Bylaw 7850; Bylaw Number: 7850; Document Status: adopted_consolidation; Consolidation Date: 2026-10-05; Sha256: 98190174dbf5351b766da32d5224b390caf14c5c5c1df0cded04ae5bb722cb07; Checked At: 2026-10-27T03:46:32.533Z; Retrieval Status: retrieved; Section: Section 2, Use Accessory and Utility Major/Minor definitions; section 4.6.3; Check Status: researched_version_matches.

Evidence: zoning-natural-gas-evidence. Explicit analysis footprint.

Data-centre zoning research / Natural-gas generation zoning research

Whole-site zoning and authority coverage: Geometry: Yes; Scope: whole_site_polygon; Site Percent: 100; Query Complete: Yes; Split Zoning: No; Matched Zone Count: 1; Jurisdiction Count: 202; Connected Polygon Sources: 9; Researched Jurisdictions: 9; Inventory Version: 2026-10-27T03:20:40.427Z; Gaps: Non-treaty First Nations lands and other special land-use authorities are not fully resolved by these boundary layers.; Jurisdictions: Identifier: prince-george; Name: City of Prince George; Type: municipality; Feature Id: 2111; Mapped area (ha): 0.356; Source Id: zoning-authority-boundaries; Official Url: <https://www.princegeorge.ca>; Zoning Url: <https://www.princegeorge.ca/business-development/zoning-land-use/zoning-bylaw>; Matched Catalogue: Yes; Role: candidate_authority Identifier: regional-district-fraser-fort-george; Name: Regional District of Fraser-Fort George; Type: regional_district; Feature Id: 1315; Mapped area (ha): 0.356; Source Id: zoning-authority-boundaries; Official Url: <https://www.rdffg.ca>; Zoning Url: <https://www.rdffg.ca/building-and-development/zoning-and-land-use/zoning>; Matched Catalogue: Yes; Role: regional_context.

Evidence: zoning-data-centre-evidence, zoning-natural-gas-evidence. Explicit analysis footprint.

Underground utility records show mapped infrastructure locations, not verified depth, clearance, connection capacity or permission to excavate. Obtain utility locates and engineering review for the intended footprint and routes.

Parcel records describe the mapped parcel beneath the pin, not the full offered property, legal title or data-centre permission. Screen the full development footprint, access and connection corridors. Missing coverage and generalized boundaries remain uncertain. Public maps do not establish Indigenous rights, consent or community support; engage the relevant communities.

Diligence plan and methodology

Eligibility unconfirmed; no suitability ranking. No defensible site-suitability ranking is established: available power, project-specific water service, carrier capacity/routes and development permission remain unconfirmed. Compare stated requirements, mapped constraints and unresolved dependencies side by side. Source coverage, nearby wells, provider counts and transmission proximity are not suitability scores.

Outstanding investigations

Available firm and flexible utility MW and the permissible connection point.; Project-specific allocation eligibility or selection, tariff, reinforcement cost and energization date.; Parcel ownership, permitted use, buildable area, legal access and engagement requirements.; Carrier confirmation for 1 Gbps, 1 physical service route, workload latency and delivery terms.; Domestic, treatment and fire-water capacity; dry cooling does not remove these requirements.; Current flood, wildfire, seismic, geotechnical, contamination and corridor risks..

Diligence actions

1. Confirm utility jurisdiction and the allocation route (P0; Utility)

0.5 MW total requested utility demand, target year 2029. Confirm supplier, facility classification, existing service, incremental load and expansion before relying on an application route.

2. Obtain a project-specific connection assessment (P0; Utility)

Provide initial and ultimate demand, electrical load profile, peak design, redundancy and curtailment requirements. Request a defined service point, available firm/flexible MW, reinforcement scope, cost and timing.

3. Confirm the parcel and permissible development (P1; Municipality)

Verify title and land control, full footprint, current zoning, ALR/protected-area status, access, setbacks and Indigenous engagement requirements with the appropriate authorities.

4. Verify 1 Gbps and 1 physical service route (P1; Carrier)

1 Gbps and 1 physical service route are editable developer planning requirements, not measured site service or an industry standard. Confirm workload-specific latency, availability, restoration and future expansion. One planned route provides no route-diversity assurance; review whether the workload needs an independent backup path. Obtain carrier service and construction quotes, on-net status, engineering route drawings and shared-corridor information.

5. Confirm domestic, treatment and fire-water needs (P1; Specialist)

No evaporative cooling makeup water is assumed. This does not mean the facility needs no water: domestic, treatment and fire-water demand and any discharge remain unquantified. Validate the dry-cooling design and residual site-water uses with the engineer, municipality and fire authority.

6. Complete hazards and ground investigations (P1; Specialist)

Review current flood, wildfire, seismic, geotechnical and environmental evidence for the entire site and its dependent infrastructure.

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Diligence plan and methodology

Go beyond the public map with Driftwood

The separate Site Feasibility & Concept Design engagement is offered at CAD \$7,500 for one agreed site and project profile. It includes a human-reviewed report plus 25 hours of Driftwood design consultation and concept work, additional to report preparation. Driftwood can review authorized private and paid data sources alongside the public screen, where available: utility correspondence, carrier serviceability responses and licensed property or utility data. Other clients' confidential work is not shared. We check the issuer, date and relevance to your site and project, document what each record supports, and identify the questions that remain. The review informs your concept options and next design decisions. Record availability, permissions and any third-party fees are agreed before work begins. Proposed scope includes one consolidated revision; scope, milestones, taxes and terms require written agreement. This free automated screen has not received private-evidence verification or human review. The paid engagement does not guarantee access to restricted records, utility capacity, approvals or engineering sign-off.

Discuss your site with Driftwood

hello@driftwoodcom.com

Evidence interpretation

Observed evidence identifies a source or calculation. Review required identifies a mapped constraint or policy dependency. Not established means the available evidence does not answer the project question. These labels are not probabilities of approval or energization.

07

Evidence register

Applicable sources and reference dates. Retrieval is not measurement or capture date; unknown publisher vintage remains explicit. The full HTML review and assessment JSON retain exact timestamps, hashes, detailed scope and limitations. Recheck before project commitments.

Method 1.7.0: point and explicit-footprint screening, subject to validated coverage. Sorting by stated area or operating assumptions is not a feasibility ranking. No suitability score or numerical power-availability probability. Source failures remain unknown.

Evidence snapshot: 88df54ea274614816721050d54a945cd26fa29fbd38a9652b417b346779c6c7c. Assessment BC-FD92DB35.

01 Data-centre zoning research

[Open source](#)

Essential site evidence. Research only use permission unreviewed. Checked 2026-10-27; retrieved 2026-10-27.

Publisher vintage: Not supplied. Cited metadata and factual research summaries only; full-document redistribution rights not assumed.

Licence: <https://www.pibc.bc.ca/resources>

Scope: Province-wide jurisdiction directory with explicitly limited researched provisions and GIS coverage..

Evidence gap: The research source was checked, but the specified land use has not received a complete current planning review. Confirm definitions, general provisions, amendments and parcel-specific conditions with the planning authority; a successful refresh does not establish permission.

Source check due: 2026-10-28 22:32:40 UTC. Retrieval recency is not asset currency.

Reference: zoning-data-centre-evidence

02 Natural-gas generation zoning research

[Open source](#)

Essential site evidence. Research only use permission unreviewed. Checked 2026-10-27; retrieved 2026-10-27.

Publisher vintage: Not supplied. Cited metadata and factual research summaries only; full-document redistribution rights not assumed.

Licence: <https://www.pibc.bc.ca/resources>

Scope: Province-wide jurisdiction directory with explicitly limited researched provisions and GIS coverage..

Evidence gap: The research source was checked, but the specified land use has not received a complete current planning review. Confirm definitions, general provisions, amendments and parcel-specific conditions with the planning authority; a successful refresh does not establish permission.

Source check due: 2026-10-28 22:32:40 UTC. Retrieval recency is not asset currency.

Reference: zoning-natural-gas-evidence

03 National Road Network - nearby BC road segments

[Open source](#)

Last successful check: 2026-10-25 19:49:37 UTC.

Supplementary context. Dated evidence review required. Checked 2026-10-25; retrieved 2026-10-25.

Publisher vintage: 2018-10-25. Open Government Licence - Canada.

Licence: <https://open.canada.ca/en/open-government-licence-canada>

Scope: 0.5 km query radius; 16 publisher query records.

Evidence gap: This dated evidence requires a new review before it can represent current conditions. Original source and retrieval dates are retained.

Source check due: 2026-11-24 19:49:37 UTC. Retrieval recency is not asset currency.

Mapped in: Local analysis footprint; Regional infrastructure context.

Reference: nrrn-bc-road-segments

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Evidence register

04 NRCan future regional flood-susceptibility models

Open source

Last successful check: 2026-10-26 19:11:05 UTC.

Supplementary context. Dated evidence review required. Checked 2026-10-26; retrieved 2026-10-26.

Publisher vintage: Not supplied. Open Government Licence - Canada.

Contains information licensed under the Open Government Licence - Canada.

Licence: <https://open.canada.ca/en/open-government-licence-canada>

Scope: Valid native 30 m model pixels at the selected point or within the validated footprint; NoData retained explicitly.; 6 publisher query records.

Evidence gap: This dated evidence requires a new review before it can represent current conditions. Original source and retrieval dates are retained.

Source check due: 2026-11-25 19:11:05 UTC. Retrieval recency is not asset currency.

Mapped in: Local analysis footprint; Regional infrastructure context.

Reference: nrcan-flood-susceptibility-future

05 NRCan historic regional flood-susceptibility model

Open source

Last successful check: 2026-10-26 19:11:05 UTC.

Supplementary context. Dated evidence review required. Checked 2026-10-26; retrieved 2026-10-26.

Publisher vintage: 2023-04-01T12:00:00Z. Open Government Licence - Canada.

Contains information licensed under the Open Government Licence - Canada.

Licence: <https://open.canada.ca/en/open-government-licence-canada>

Scope: Valid native 30 m model pixels at the selected point or within the validated footprint; NoData retained explicitly.; 1 publisher query records.

Evidence gap: This dated evidence requires a new review before it can represent current conditions. Original source and retrieval dates are retained.

Source check due: 2026-11-25 19:11:05 UTC. Retrieval recency is not asset currency.

Mapped in: Local analysis footprint; Regional infrastructure context.

Reference: nrcan-flood-susceptibility-historic

06 Agricultural Land Reserve polygons

Open source

Essential site evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.

Publisher vintage: Not supplied. Open Government Licence - BC.

Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>

Scope: Complete WFS native polygon result for a 0.01 window around the selected point; point-only overlap screening..

Source check due: 2026-10-28 22:32:40 UTC. Retrieval recency is not asset currency.

Mapped in: Local analysis footprint; Regional infrastructure context.

Reference: alr

07 Agricultural Land Reserve polygons

Open source

Essential site evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.

Publisher vintage: Not supplied. Open Government Licence - BC.

Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>

Scope: See publisher scope; 1 publisher query records.

Source check due: 2026-10-28 22:32:43 UTC. Retrieval recency is not asset currency.

Mapped in: Local analysis footprint; Regional infrastructure context.

Reference: whole-site-alr

07 / CONTINUED

Evidence register

08 BC parks, ecological reserves and protected areas

Open source

Essential site evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: Complete WFS native polygon result for a 0.01 window around the selected point; point-only overlap screening..
Source check due: 2026-10-28 22:32:40 UTC. Retrieval recency is not asset currency.
Reference: protected

09 BC parks, ecological reserves and protected areas

Open source

Essential site evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: See publisher scope; 0 publisher query records.
Source check due: 2026-10-28 22:32:43 UTC. Retrieval recency is not asset currency.
Reference: whole-site-protected

10 BC transmission lines

Open source

Essential site evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: Complete WFS result for a local 50 km search window; nearest reported only within 25 km. Dense windows are reduced from 50 km to keep a bounded complete query; source CRS reprojection may include conservative extra geometries..
Source check due: 2026-10-28 22:32:40 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: lines

11 BC zoning-authority boundary routing

Open source

Essential site evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Contains information licensed under the Open Government Licence - British Columbia.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: Municipal, regional-district, local-trust and treaty-land boundaries across BC. Non-treaty First Nations lands and other special authorities require separate confirmation..
Source check due: 2026-10-28 22:32:43 UTC. Retrieval recency is not asset currency.
Reference: zoning-authority-boundaries

07 / CONTINUED

Evidence register

12 ParcelMap BC open parcel fabric

Open source

Essential site evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Contains information licensed under the Open Government Licence - British Columbia.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: Selected-point intersection.
Source check due: 2026-10-28 22:32:40 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: pmbc-parcels

13 Prince George whole-site zoning polygons

Open source

Essential site evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government License - City of Prince George.
Contains information licensed under the Open Government License - City of Prince George.
Licence: https://pgmapinfo.princegeorge.ca/opendata/CityofPrinceGeorge_Open_Government_License_Open_Data.pdf
Scope: Official zoning polygons intersecting the stated footprint; no use permission inferred..
Source check due: 2026-10-28 22:32:43 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: zoning-site-prince-george

14 Prince George zoning bylaw 7850

Open source

Essential site evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government License - City of Prince George.
Contains information licensed under the Open Government License - City of Prince George.
Licence: https://pgmapinfo.princegeorge.ca/opendata/CityofPrinceGeorge_Open_Government_License_Open_Data.pdf
Scope: Selected-point intersection.
Source check due: 2026-10-28 22:32:40 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: zoning-prince-george

15 Validated analysis footprint

Essential site evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. User-supplied analysis geometry; no land rights implied.
Scope: Explicit project footprint or unique validated mapped parcel.
Source check due: 2026-10-28 22:32:43 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: analysis-site-boundary

Evidence register

16 Aquifer allocation notations

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: bc-aquifer-allocation-notations

17 BC community watersheds at selected point

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: community-watersheds-current

18 BC current-season wildfire perimeters

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Current-season layer; individual perimeter dates and statuses retained. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: 10 km query radius; 0 publisher query records.
Source check due: 2026-10-27 23:32:39 UTC. Retrieval recency is not asset currency.
Reference: bc-current-wildfire-perimeters

19 BC drinking-water protection zones at selected point

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: dws-protection-zones

20 BC drinking-water source areas at selected point

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: Selected-point intersection; 2 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: dws-source-areas

07 / CONTINUED

Evidence register

21 BC EnMoDS measured freshwater chemistry

Open source

Last successful check: 2026-10-23 18:21:59 UTC.
Project investigation evidence. Source checked. Checked 2026-10-23; retrieved 2026-10-23.
Publisher vintage: 2026-10-23T06:30:40+00:00. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: 10 km query radius; 1 publisher query records.
Source check due: 2026-10-30 18:21:59 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: bc-enmods-freshwater-chemistry

22 BC groundwater observation-well recent levels

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: 25 km query radius; 8,696 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: bc-observation-well-levels

23 BC historical flood-map coverage and report index

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Historical reports; original publication dates retained. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: Selected-point intersection; 1 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: bc-historical-flood-map-index

24 BC historical mapped floodplain classifications

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Historical mapping; designation date retained when published. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: bc-historical-floodplains

07 / CONTINUED

Evidence register

25 BC Hydro reviewed electricity tariffs

[Open source](#)

Last successful check: 2026-10-23 18:11:38 UTC.

Project investigation evidence. Source checked. Last attempt 2026-10-23; retrieved 2026-10-23.

Publisher vintage: 2026-04-01. Published regulatory tariff facts; document copyright retained by publisher.

Rates transcribed from BC Hydro official Electric Tariff, effective 2026-04-01.

Licence: <https://www.bchydro.com/content/dam/BCHydro/customer-portal/documents/corporate/tariff-filings/electric-tariff/bchydro-electric-tariff.pdf>

Scope: Conditional schedule examples only, not utility jurisdiction or eligibility.; 2 publisher query records.

Source check due: 2026-10-30 18:11:38 UTC. Retrieval recency is not asset currency.

Reference: bchydro-reviewed-tariffs

26 BC licensed waterworks - recorded lines

[Open source](#)

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.

Publisher vintage: Not supplied. Open Government Licence - BC.

Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>

Scope: 0.5 km query radius; 0 publisher query records.

Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.

Reference: water-licensed-works-lines

27 BC licensed waterworks - recorded points

[Open source](#)

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.

Publisher vintage: Not supplied. Open Government Licence - BC.

Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>

Scope: 0.5 km query radius; 0 publisher query records.

Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.

Reference: water-licensed-works-points

28 BC manual snow-course seasonal observations

[Open source](#)

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.

Publisher vintage: 2026-06-15. Open Government Licence - BC.

Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>

Scope: 75 km query radius; 4 publisher query records.

Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.

Mapped in: Regional infrastructure context.

Reference: bc-manual-snow-surveys

29 BC water reservation reference points

[Open source](#)

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.

Publisher vintage: Not supplied. Open Government Licence - BC.

Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>

Scope: 5 km query radius; 0 publisher query records.

Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.

Reference: water-reservations-points

07 / CONTINUED

Evidence register

30 BCER permitted pipeline segments

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. BCER Open Data Licence.
Licence: <https://www.bc-er.ca/files/gis/BCER-Open-Data-Licence.pdf>
Scope: 0.5 km query radius; 1 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: bcer-pipeline-segments

31 BCER pipeline rights of way

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. BCER Open Data Licence.
Licence: <https://www.bc-er.ca/files/gis/BCER-Open-Data-Licence.pdf>
Scope: 0.5 km query radius; 0 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: bcer-pipeline-right-of-way

32 Canada Flood Map Inventory study footprints at selected point

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - Canada.
Licence: <https://open.canada.ca/en/open-government-licence-canada>
Scope: Selected-point intersection; 1 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: canada-flood-study-inventory

33 Carrier and internet-exchange review references

Open source

Project investigation evidence. Reference checked site conditions unconfirmed. Checked 2026-10-26; retrieved 2026-10-26.
Publisher vintage: Not supplied. Cited reference metadata and short factual summaries; full-document redistribution rights not established.
Licence: <https://vanix.ca/facility-connections/>
Scope: VANIX is a reference to exchange facilities, not a parcel serviceability feed. No complete facility database, exact fibre routes, latency, port availability, capacity or physical diversity is imported or inferred.; 1 publisher query records.
Source check due: 2026-11-25 19:11:05 UTC. Retrieval recency is not asset currency.
Reference: decision-fibre-service

34 Drinking-water intakes and wellheads

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: 5 km query radius; 9 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: bc-drinking-water-sources

07 / CONTINUED

Evidence register

35 ECCC previous-calendar-year daily flow observations

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: 2025-11-06. ECCC Data Services End-use Licence v2.1.1.
Licence: https://eccc-msc.github.io/open-data/licence/readme_en/
Scope: 25 km query radius; 334 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: eccc-daily-hydrometry

36 ECCC recent water level and discharge observations

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: 2026-10-27T21:35:00.000Z. ECCC Data Services End-use Licence v2.1.1.
Licence: https://eccc-msc.github.io/open-data/licence/readme_en/
Scope: 25 km query radius; 277 publisher query records.
Source check due: 2026-10-28 04:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: eccc-recent-hydrometry

37 FortisBC Inc. reviewed electricity tariffs

Open source

Last successful check: 2026-10-23 18:11:38 UTC.
Project investigation evidence. Source checked. Last attempt 2026-10-23; retrieved 2026-10-23.
Publisher vintage: 2026-01-01. Published regulatory tariff facts; document copyright retained by publisher.
Rates transcribed from FortisBC Inc. official Electric Tariff, effective 2026-01-01.
Licence: https://www.cdn.fortisbc.com/libraries/docs/default-source/about-us-documents/regulatory-affairs-documents/electric-utility/fortisbcelectrictariff.pdf?sfvrsn=62823969_80
Scope: Conditional schedule examples only, not utility jurisdiction or eligibility.; 1 publisher query records.
Source check due: 2026-10-30 18:11:38 UTC. Retrieval recency is not asset currency.
Reference: fortisbc-reviewed-tariffs

38 Freshwater Atlas mapped stream network

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: 1 km query radius; 15 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: freshwater-atlas-stream-network

07 / CONTINUED

Evidence register

39 Freshwater Atlas watershed units at selected point

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: Selected-point intersection; 1 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: freshwater-atlas-watersheds

40 Groundwater well records

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: 5 km query radius; 228 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: bc-groundwater-wells

41 HYDAT thirty-year monthly flow context

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-25.
Publisher vintage: 2025-10. ECCC Data Services End-use Licence.
Licence: https://eccc-msc.github.io/open-data/licence/readme_en/
Scope: 25 km query radius; 358 publisher query records.
Source check due: 2027-01-25 22:32:43 UTC. Retrieval recency is not asset currency.
Reference: hydat-long-term-monthly

42 ISED National Broadband Data - BC area connectivity

Open source

Project investigation evidence. Source checked. Checked 2026-10-23; retrieved 2026-10-23.
Publisher vintage: Not supplied. Open Government Licence - Canada.
Contains information licensed under the Open Government Licence - Canada.
Licence: <https://open.canada.ca/en/open-government-licence-canada>
Scope: Publisher broadband areas; not property service.
Source check due: 2026-10-30 19:01:16 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: ised-connectivity

43 Mapped dikes and flood-protection works within 5 km

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: 5 km query radius; 11 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: flood-protection-works

07 / CONTINUED

Evidence register

44 Mapped groundwater aquifers

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: Selected-point intersection; 2 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: bc-groundwater-aquifers

45 National Burned Area Composite fire history

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - Canada.
Licence: <https://open.canada.ca/en/open-government-licence-canada>
Scope: 5 km query radius; 1 publisher query records.
Source check due: 2026-11-26 22:32:43 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: nbac-historical-fire-perimeters

46 NRCan clean generating stations

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: 2016-2019 compilation; individual asset currency unverified. Open Government Licence - Canada.
Licence: <https://open.canada.ca/en/open-government-licence-canada>
Scope: 50 km query radius; 4 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: nrcan-clean-generation

47 OpenStreetMap BC mapped substations

Open source

Last successful check: 2026-10-23 18:16:12 UTC.
Project investigation evidence. Source checked. Last attempt 2026-10-23; retrieved 2026-10-23.
Publisher vintage: 2026-10-22T20:21:33Z. Open Database Licence 1.0 (ODbL).
OpenStreetMap contributors; ODbL 1.0. Derived OSM geometry is maintained as a separate source layer.
Licence: <https://www.openstreetmap.org/copyright>
Scope: Mapped BC nodes and ways; nearby records within 15 km. Volunteered inventory is incomplete.; 17 publisher query records.
Source check due: 2026-10-30 18:16:12 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: osm-bc-substations

07 / CONTINUED

Evidence register

48 Power policy and application pathway

Open source

Project investigation evidence. Reference checked site conditions unconfirmed. Checked 2026-10-26; retrieved 2026-10-26. Publisher vintage: Not supplied. Cited reference metadata and short factual summaries; full-document redistribution rights not established.

Licence: <https://app.bchydro.com/accounts-billing/electrical-connections/large-load/emerging-industries-connections.html>

Scope: BC Hydro and provincial electricity rules are references only until utility, activity, load, voltage and prior milestones are confirmed. Neither profile size nor a policy exemption establishes available power.; 3 publisher query records.

Source check due: 2026-11-02 19:11:05 UTC. Retrieval recency is not asset currency.

Reference: decision-power-policy

49 Prince George sanitary gravity mains

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.

Publisher vintage: 2026-10-27T03:27:17.517Z. Open Government License - City of Prince George.

Contains information licensed under the Open Government License - City of Prince George.

Licence: https://pgmapinfo.princegeorge.ca/opendata/CityofPrinceGeorge_Open_Government_License_Open_Data.pdf

Scope: 0.5 km query radius; 51 publisher query records.

Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.

Mapped in: Local analysis footprint; Regional infrastructure context.

Reference: pg-sanitary-mains

50 Prince George storm gravity mains

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.

Publisher vintage: 2026-10-24T03:25:52.725Z. Open Government License - City of Prince George.

Contains information licensed under the Open Government License - City of Prince George.

Licence: https://pgmapinfo.princegeorge.ca/opendata/CityofPrinceGeorge_Open_Government_License_Open_Data.pdf

Scope: 0.5 km query radius; 22 publisher query records.

Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.

Mapped in: Local analysis footprint; Regional infrastructure context.

Reference: pg-storm-mains

51 Prince George water pressure zones

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.

Publisher vintage: Not supplied. City of Prince George Open Government Licence - Open Data.

Licence: https://pgmapinfo.princegeorge.ca/opendata/CityofPrinceGeorge_Open_Government_License_Open_Data.pdf

Scope: Selected-point intersection; 1 publisher query records.

Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.

Mapped in: Local analysis footprint; Regional infrastructure context.

Reference: pg-water-pressure-zones

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Evidence register

52 Prince George water pressurized mains

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: 2026-10-27T03:34:29.238Z. Open Government License - City of Prince George.
Contains information licensed under the Open Government License - City of Prince George.
Licence: https://pgmapinfo.princegeorge.ca/opendata/CityofPrinceGeorge_Open_Government_License_Open_Data.pdf
Scope: 0.5 km query radius; 30 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: pg-water-mains

53 Published terrain-stability polygons at selected point

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: terrain-stability

54 Terrain and ecosystem mapping projects covering selected point

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: Selected-point intersection; 3 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: terrain-project-coverage

55 Utility capital planning references

Open source

Project investigation evidence. Reference checked site conditions unconfirmed. Checked 2026-10-26; retrieved 2026-10-26.
Publisher vintage: Not supplied. Cited reference metadata and short factual summaries; full-document redistribution rights not established.
Licence:
<https://www.bchydro.com/energy-in-bc/operations/transmission/transmission-plan/transmission-capital-planning.html>
Scope: Capital projects and study dates do not establish available MW, feeder topology, a connection date or reserved capacity. Regional document relevance is not an electrical connection.; 2 publisher query records.
Source check due: 2026-11-02 19:11:05 UTC. Retrieval recency is not asset currency.
Reference: decision-capital-planning

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Evidence register

56 Water temporary protection orders

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: bc-water-protection-orders

57 Water-allocation notation points

Open source

Project investigation evidence. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: 5 km query radius; 2 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: bc-water-allocation-notations

58 2026 Call for Demand application requirements

Open source

Supplementary context. Not verified. Checked 2026-10-22; retrieved 2026-10-22.
Publisher vintage: 2026-02-01. Licence not supplied.
Scope: See publisher scope.
Reference: policy-rfa

59 AAFC latest monthly drought assessment - regional raster sample

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: 2026-09-30. Open Government Licence - Canada.
Contains information licensed under the Open Government Licence - Canada; Agriculture and Agri-Food Canada.
Licence: <https://open.canada.ca/en/open-government-licence-canada>
Scope: BC point samples from the latest published national monthly raster. Regional product; areas may be not analyzed or NoData.; 1 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: aafc-latest-drought-raster

60 Active B.C. hydrometric monitoring stations

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Environment and Climate Change Canada Data Services End-use Licence.
Data Source: Environment and Climate Change Canada
Licence: https://eccc-msc.github.io/open-data/licence/readme_en/
Scope: All active stations marked BC in the federal catalogue..
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: water

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Evidence register

61 Approved Ungulate Winter Ranges at selected point

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: ungulate-winter-ranges

62 Approved Wildlife Habitat Areas at selected point

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: wildlife-habitat-areas

63 B.C. Cryptocurrency Power Regulation

Open source

Supplementary context. Not verified. Checked 2026-10-26; retrieved 2026-10-26.
Publisher vintage: 2026-10-26. Licence not supplied.
Scope: See publisher scope.
Reference: policy-crypto

64 B.C. data centre power supply regulation

Open source

Supplementary context. Not verified. Checked 2026-10-26; retrieved 2026-10-26.
Publisher vintage: 2026-10-26. Licence not supplied.
Scope: See publisher scope.
Reference: policy-regulation

65 BC Hydro 2026 Call for Demand

Open source

Supplementary context. Not verified. Checked 2026-10-26; retrieved 2026-10-26.
Publisher vintage: 2026-10-26. Licence not supplied.
Scope: See publisher scope.
Reference: policy-cfd

66 BC outline from Atlas of Canada 1:7.5M

Open source

Supplementary context. Source checked. Checked 2026-10-22; retrieved 2026-10-22.
Publisher vintage: 2023-06-29. Open Government Licence - Canada.
Licence: <https://open.canada.ca/en/open-government-licence-canada>
Scope: Province-wide published source.
Reference: boundary

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Evidence register

67 CDC public occurrence polygons at selected point

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: Selected-point intersection; 1 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: cdc-public-occurrences

68 Conservation lands at selected point

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: conservation-lands

69 Crown tenures and applications at selected point

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: crown-tenures

70 DriveBC active and scheduled road events

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: 2026-10-27T07:10:57-07:00. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>
Scope: 10 km query radius; 6 publisher query records.
Source check due: 2026-10-27 22:46:56 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: drivebc-active-events

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Evidence register

71 ECCC historical rainfall IDF - BC stations

[Open source](#)

Last successful check: 2026-10-26 18:36:44 UTC.

Supplementary context. Source checked. Last attempt 2026-10-26; retrieved 2026-10-26.

Publisher vintage: 2025-12-05. Open Government Licence - Canada.

Contains information licensed under the Open Government Licence - Canada; ECCC. Atlas extracted BC station tables without changing published estimates.

Licence: <https://open.canada.ca/en/open-government-licence-canada>

Scope: 158 validated BC archive stations; nearest station within 50 km. One invalid publisher station record is quarantined.; 1 publisher query records.

Source check due: 2026-11-25 18:36:44 UTC. Retrieval recency is not asset currency.

Mapped in: Regional infrastructure context.

Reference: [eccc-bc-rainfall-idf](#)

72 ECCC recent hourly climate observations

[Open source](#)

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.

Publisher vintage: 2026-10-27T07:00:00.000Z. ECCC Data Services End-use Licence v2.1.1.

Licence: https://eccc-msc.github.io/open-data/licence/readme_en/

Scope: 50 km query radius; 145 publisher query records.

Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.

Mapped in: Regional infrastructure context.

Reference: [eccc-hourly-climate](#)

73 ECCC/PCIC future heat - ACCESS-CM2 scenarios

[Open source](#)

Last successful check: 2026-10-26 18:36:44 UTC.

Supplementary context. Source checked. Last attempt 2026-10-26; retrieved 2026-10-26.

Publisher vintage: 2022-02-08. Open Government Licence - Canada.

Contains information licensed under the Open Government Licence - Canada. Downscaling: ECCC and PCIC. CMIP6 ACCESS-CM2 model: CSIRO-ARCCSS, CC BY 4.0. We acknowledge WCRP/CMIP6, its modelling groups and ESGF. Atlas extracted bounded aggregates and temperature changes; no model endorsement is implied.

Licence: <https://creativecommons.org/licenses/by/4.0/>

Scope: Retained 1/12 CanDCS-M6 grid subset for BC routing bounds; publisher nodata remains unknown.; 1 publisher query records.

Source check due: 2027-01-24 18:36:44 UTC. Retrieval recency is not asset currency.

Mapped in: Local analysis footprint; Regional infrastructure context.

Reference: [eccc-bc-future-climate](#)

74 Federal contaminated-sites inventory records within 5 km

[Open source](#)

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.

Publisher vintage: Not supplied. Open Government Licence - Canada.

Licence: <https://open.canada.ca/en/open-government-licence-canada>

Scope: 5 km query radius; 22 publisher query records.

Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.

Mapped in: Regional infrastructure context.

Reference: [federal-contaminated-sites](#)

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Evidence register

75 Forest harvesting authorities at selected point

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: forest-harvest-authorities

76 Forest managed-licence polygons at selected point

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: forest-managed-licences

77 Generalized CDC sensitive-data advisory at selected point

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: cdc-masked-occurrences

78 Location reference: BCR Industrial Lands

Open source

Supplementary context. Reference only. Checked 2026-10-22; retrieved 2026-10-22.
Publisher vintage: Not supplied. Licence not supplied.
Scope: See publisher scope.
Reference: site-location

79 Matched municipal zoning and permit references

Open source

Supplementary context. Reference checked site conditions unconfirmed. Checked 2026-10-26; retrieved 2026-10-26.
Publisher vintage: Not supplied. Cited reference metadata and short factual summaries; full-document redistribution rights not established.
Licence: <https://www.princegeorge.ca/business-development/zoning-land-use/zoning-bylaw>
Scope: Initial municipal references cover Prince George, Kelowna, Kamloops, Surrey and Vancouver only when a current authoritative zoning polygon contains the selected point. Zone schedules and amendments require planning review; the whole footprint and permitted use are not determined.; 1 publisher query records.
Source check due: 2026-11-02 19:11:05 UTC. Retrieval recency is not asset currency.
Reference: decision-zoning-rules

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Evidence register

80 Mineral, placer and coal tenures at selected point

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - BC.
Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: mineral-tenures

81 NPRI annual reporting-facility locations

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: 2024. Open Government Licence - Canada.
Licence: <https://open.canada.ca/en/open-government-licence-canada>
Scope: 5 km query radius; 12 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: npri-reporting-facilities

82 NRCan CWEC 2023 BC engineering weather

Open source

Last successful check: 2026-10-23 18:08:24 UTC.
Supplementary context. Source checked. Last attempt 2026-10-23; retrieved 2026-10-23.
Publisher vintage: 2023. Open Government Licence - Canada.
Contains information licensed under the Open Government Licence - Canada; NRCan/ECCC.
Licence: <https://open.canada.ca/en/open-government-licence-canada>
Scope: 86 validated BC engineering-weather stations; nearest station limited to 100 km.; 1 publisher query records.
Source check due: 2026-11-22 18:08:24 UTC. Retrieval recency is not asset currency.
Mapped in: Regional infrastructure context.
Reference: nrcan-cwec-engineering-weather

83 NRCan HRDEM lidar terrain pixels

Open source

Last successful check: 2026-10-25 14:01:12 UTC.
Supplementary context. Source checked. Checked 2026-10-25; retrieved 2026-10-25.
Publisher vintage: 2019-10-11T12:00:00Z. Open Government Licence - Canada.
Contains information licensed under the Open Government Licence - Canada.
Licence: <https://open.canada.ca/en/open-government-licence-canada>
Scope: Lidar DTM projects with verified valid pixels only; BC coverage incomplete..
Source check due: 2026-11-01 14:01:12 UTC. Retrieval recency is not asset currency.
Reference: nrcan-hrdem-terrain

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Evidence register

84 Posted critical-habitat mapping at selected point

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - Canada.
Licence: <https://open.canada.ca/en/open-government-licence-canada>
Scope: Selected-point intersection; 1 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Mapped in: Local analysis footprint; Regional infrastructure context.
Reference: federal-critical-habitat

85 PSPC federal property listings - BC subset

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: 2026-07-03T00:00:00.000Z. Open Government Licence - Canada.
Contains information licensed under the Open Government Licence - Canada.
Licence: <https://open.canada.ca/en/open-government-licence-canada>
Scope: British Columbia rows in the federal surplus property CSV. Province-level lead context; no parcel or proximity join.; 0 publisher query records.
Source check due: 2026-10-28 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: pspc-federal-property-listings

86 Reserve administrative polygons at selected point

Open source

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.
Publisher vintage: Not supplied. Open Government Licence - Canada.
Licence: <https://open.canada.ca/en/open-government-licence-canada>
Scope: Selected-point intersection; 0 publisher query records.
Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.
Reference: reserve-administrative-boundaries

87 Statistics Canada Open Database of Buildings v3 - BC

Open source

Last successful check: 2026-10-23 19:15:36 UTC.
Supplementary context. Source checked. Checked 2026-10-23; retrieved 2026-10-23.
Publisher vintage: 2025-04-15. Open Government Licence - Canada.
Contains information licensed under the Open Government Licence - Canada; original building-source provenance retained.
Licence: <https://open.canada.ca/en/open-government-licence-canada>
Scope: Available BC building footprints in the v3 provincial extract; incomplete underlying municipal coverage.; 0 publisher query records.
Source check due: 2026-10-30 19:15:36 UTC. Retrieval recency is not asset currency.
Reference: statcan-odb-buildings

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Evidence register

88 Surveyed Crown rights-of-way at selected point

[Open source](#)

Supplementary context. Source checked. Checked 2026-10-27; retrieved 2026-10-27.

Publisher vintage: Not supplied. Open Government Licence - BC.

Licence: <https://www2.gov.bc.ca/gov/content?id=A519A56BC2BF44E4A008B33FCF527F61>

Scope: Selected-point intersection; 0 publisher query records.

Source check due: 2026-11-03 22:32:39 UTC. Retrieval recency is not asset currency.

Reference: surveyed-crown-row
