

Strathcona County

www.strathconacounty.com

Welcome

On behalf of Strathcona County Council, thank you for your interest in our community.

Our Council is a dedicated group working as a team with our citizens, our very active volunteers and our employees to make this an even better place to live, work and play. We are proud of the services we share and have built together to provide spiritual, social, recreational, educational and economic benefits.

A unique residential lifestyle - both urban and rural; a range of institutional and shopping facilities and small industries; an excellent education system, recreational programs and facilities catering to people of all ages; and fire, ambulance and police services to rival those of most large cities are a few of the amenities our community takes pride in.

Strathcona County is located in the centre of industrial Alberta, adjacent to the provincial capital, Edmonton. We are Alberta's leading industrial municipality as measured by the value of manufactured goods. Almost 7,000 businesses and organizations are located in Strathcona County including 200 manufacturing industries. They are serving over 80,000 people locally as well as millions in markets near and far afield.

So why Strathcona County? No business license; no business tax; a strong and growing local market - Alberta's third largest municipality; a prime location in the heart of Canada's sixth largest metro region serving 1 million people; fully-serviced land competitively priced; highly-skilled labour force; immediate access to major transportation routes, political dedication to promoting economic growth and a friendly family-orientated community. Our anticipated residential, commercial and industrial growth and the business and investment opportunities combined with a political dedication to growth creates a very positive business environment.

If you wish to consider our community as home for your business, please contact Gerry Gabinet, Manager, Economic Development & Tourism at 1-800-668-5894 or myself at (780)464-8000.

Yours sincerely,

Cathy Olesen,
MAYOR STRATHCONA COUNTY



County Hall

Area Overview

Young and vibrant, Strathcona County offers a unique blend of urban and rural lifestyles with a solid -- and growing -- economic base.

Ideally located in central Alberta, Strathcona County accommodates a range of industrial and commercial development within its 480 square miles -- from cottage industries and one-person operations to world-scale plants with more than 400 employees.

Situated adjacent to Edmonton, the provincial capital, Strathcona's market base of 1 million and a transportation infrastructure including Canada's newest Trans Canada Highway, two national rail lines and close proximity to an international airport cannot be rivalled by any other community within the metropolitan region.

Some of the advantages which make Strathcona a preferred community in which to locate include: no business tax - no business license; proactive economic development philosophy; efficient transportation links to major markets; wide range of industrial development; extensive infrastructure; investment and development opportunities; substantial market base; solid industrial base; urban amenities in a rural atmosphere; high quality of life; high-quality education; wide range of recreational opportunities; and diversity in residential styles.

Home to more than 80,000 people, Strathcona County offers a quality of life without parallel. Residential options range from family and hobby farming, executive country acreage living and lakeside dwelling to neighbourhood lifestyles in well-planned subdivisions - all within convenient access to urban amenities.

Residents of Strathcona enjoy a first- class educational system, as well as close proximity to excellent post-secondary institutions. The University of Alberta, Canada's second largest university, is just a 15-minute drive from Sherwood Park.

Residents also have the advantage of a full range of recreational facilities and activities; excellent health facilities and social services; and well-trained, well-equipped police and emergency response units.

Climate

See Climate section on

www.strathconacounty.com



Community Services

Visit [Resident](#) for details on:

- Communities
- Housing
- Education
- Public safety
- Entertainment
- Health
- Library
- Transit

- Utilities, and
- Recreation

Visit [Visitor](#) for details on:

- One with nature
- Museums and history
- Farms and stables
- Cycling and walking
- Golf
- Winter recreation
- Water Activities
- Dining
- Shops and markets
- Arts
- Sports and fitness
- Accommodations; and
- Conference facilities

Community Lifestyle

Relaxing Rural Lifestyle

Strathcona County epitomizes the quality of life that people seek: a clean community, a high standard of living, and all the conveniences of a progressive, modern community.

You can inhale the fresh air, delight in the wide open spaces and succumb to the pleasures of creating a clean, safe haven for yourself in a location far, far from the fast lane. While savoring the advantages of a relaxed, rural setting, you can take comfort in the thriving urban centres of Sherwood Park, Fort Saskatchewan, and Edmonton, Alberta's capital. You can have the best of both worlds!

Strathcona County is a perfect place to mix relaxation with work. Hundreds of Strathcona County residents have successful home-based businesses. These one-person specialist companies include tree farms, ostrich and emu properties, quaint country cafes and bed and breakfast inns. Whether you choose to live, work or play in Strathcona County, you'll enjoy it. It's only natural!

Complete Urban Amenities

Strathcona residents have a variety of urban amenities to choose from, both in the County itself and in nearby Edmonton. Sherwood Park boasts numerous restaurants, drug stores, medical clinics, grocery stores, shops, professional services and banks. In addition, County residents can take advantage of a full range of recreational facilities and activities, excellent health care and social services, and well-trained, well-equipped police and emergency response units.



Festival Place in Broadmoor Lake Park

Economic Base

Strathcona County is dedicated to serving its local businesses. The mayor and council are strong advocates of planned development. Likewise, County departments strive to serve businesses and meet their individual needs. Strathcona's Economic Development and Tourism department works to enhance existing businesses and to attract new developments to the area. In turn, companies find a suitable and hospitable place to locate their business and profit.

Strathcona County's government responds effectively to the needs of the private sector by espousing a philosophy of "*growth through partnership*." In years past, Strathcona County has formed partnerships not only with private businesses, but also with its neighbouring municipalities and the University of Alberta.

A pro-business environment, a favorable tax regime, strong economic growth, a productive labor force, skilled workers, low manufacturing wages, a large customer base, access to suppliers, economical ground transportation, and efficient transportation links are some of the reasons why Strathcona County is your natural location for business.

Visit [Business](#) for details on:

- Market
- Future outlook
- Business environment
- Starting a business
- Workforce
- Taxation
- Transportation
- Research and development
- Protective services
- Utilities and communication
- Statistics and publications
- Property locator, and
- Policies, bylaws and permits

Key Contacts for Business Development

Municipal

Strathcona County
2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7
Tel: 780-464-8111
Fax: 780-464-8050

Cathy Oleson
Mayor

W.G.S.(Bill) Sutherland
Chief Commissioner
Tel: 780-464-8100
Fax: 780-464-8050
sutherla@strathcona.ab.ca

Gerry Gabinet
Manager, Economic Development & Tourism
2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7
Tel: 780-464-8257 or 1-800-668-5894
Fax: 780-464-8444
gabinet@strathcona.ab.ca

Kyle Reiling
Coordinator Business Development and Investment
Economic Development & Tourism
2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7
Tel: 780-464-8285 or 1-800-668-5894
Fax: 780-464-8444
reiling@strathcona.ab.ca

Provincial

David Pattison
Director, Edmonton Region
Regional Development Branch
Alberta Economic Development
5th Floor, Commerce Place
10155 - 102 Street
Edmonton, AB T5J 4L6
Tel: 780-427-6648
Fax: 780-422-5804
E-Mail: david.pattison@gov.ab.ca

Hon. Iris Evans
Minister of Health and Wellness
Member of the Legislative Assembly [MLA]
Sherwood Park Constituency
Legislature Office:
#107, 10800 - 97 Avenue
Edmonton, AB T5K 2B6
Tel: 780-415-4890
Fax: 780-415-4859

Constituency Office:
#116B, 937 Fir Street

Sherwood Park, AB T8A 4N6

Tel: 780-417-4747

Fax: 780-417-4748

Federal

Ken Epp

Member of Parliament [MP]

Elk Island Constituency

Legislature Office:

Parliament Hill

Room 615, Confederation Building

House of Commons

Ottawa, ON K1A 0A6

Tel: 613-995-3611

Fax: 613-995-3612

Constituency Office:

141 Seneca Road

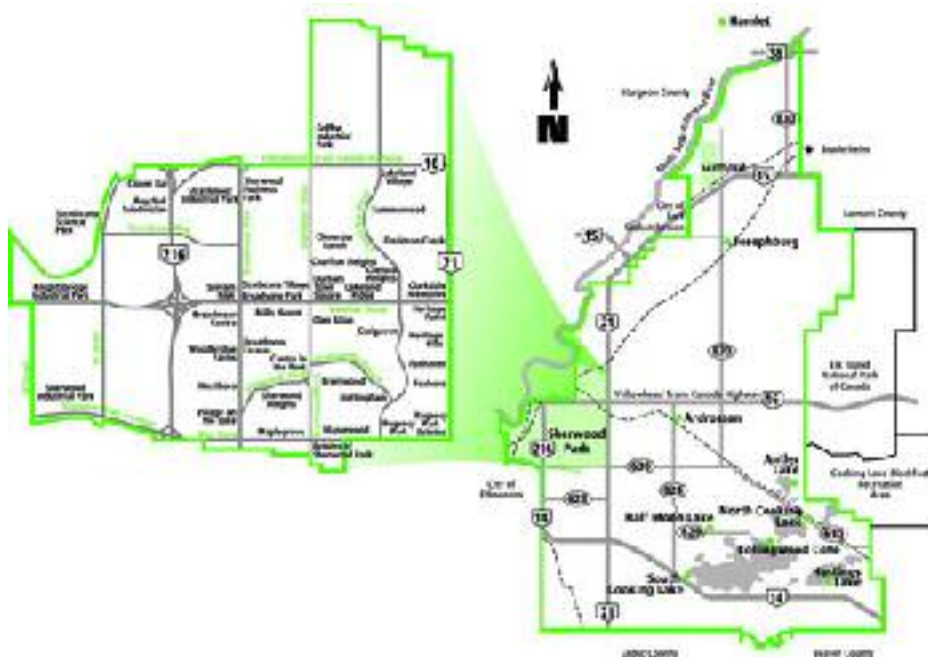
Sherwood Park, AB T8A 4G6

Tel: 780-467-4944

Fax: 780-449-1471

Location

Strathcona County is located just east of the City of Edmonton. It is bounded by the Counties of Lamont and Beaver to the east, the County of Leduc to the south, the City of Edmonton to the west and the Municipal District of Sturgeon to the north.



Taxation

Visit the Taxation section on our website at [Business](#)

Or for information on the current tax rates.....

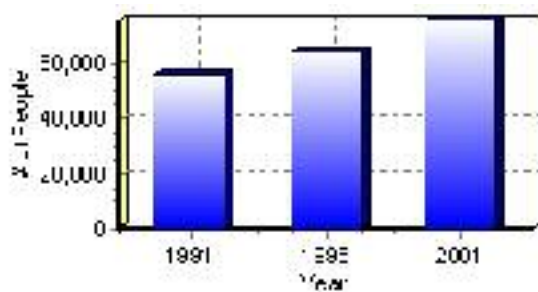
Population

Total Population

Population 2004*	75,949
Population 2003*	75,949
Population 2002*	71,986
Population 2001**	71,985
Population 2000*	69,268
Population 1996**	64,176
Population 1991**	56,573
Population % change 1991-1996	11.85%
Population % change 1996-2001	10.85%

* Source: Official Population List, Alberta Municipal Affairs
** Source: Statistics Canada 1991, 1996, & 2001 Census

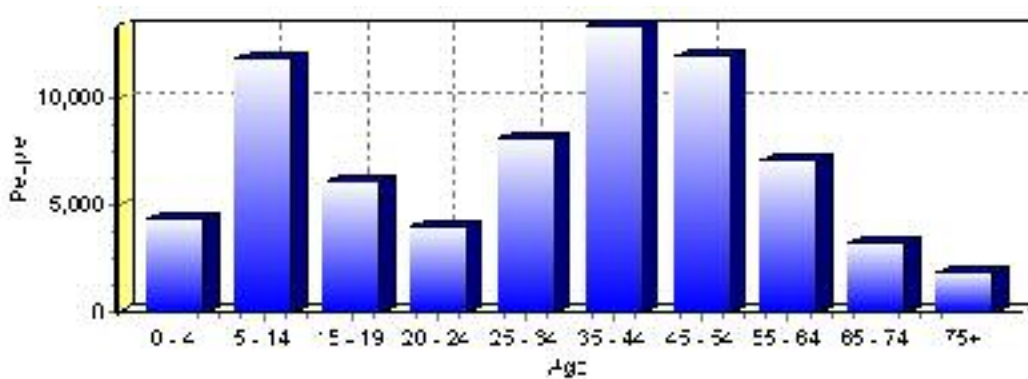
Total Population 1991-2001



Population by Age and Gender	1996 Male	1996 Female	1996 Total	2001 Male	2001 Female	2001 Total
Age 0 - 4	2,345	2,130	4,475	2,270	2,110	4,380
Age 5 - 14	5,770	5,415	11,185	6,105	5,715	11,820
Age 15 - 19	2,820	2,630	5,450	3,130	2,925	6,055
Age 20 - 24	1,945	1,760	3,705	2,085	1,915	4,000
Age 25 - 34	3,930	4,400	8,330	3,870	4,290	8,160
Age 35 - 44	6,015	6,160	12,175	6,445	6,915	13,360
Age 45 - 54	5,240	5,170	10,410	5,910	6,055	11,965
Age 55 - 64	2,615	2,290	4,905	3,760	3,375	7,135
Age 65 - 74	1,190	1,120	2,310	1,705	1,555	3,260
Age 75 and older	485	745	1,230	715	1,125	1,840
Total All Persons	32,360	31,815	64,175	36,005	35,985	71,990

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Strathcona County Population by Age Group (2001)

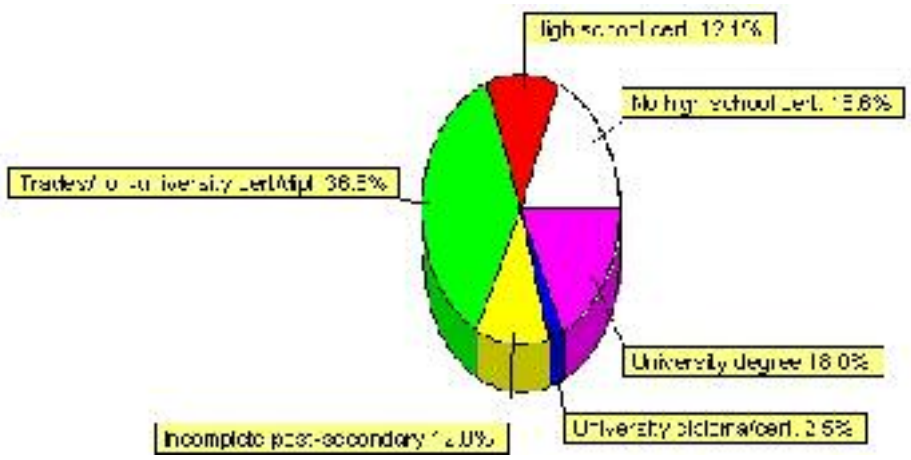


Education Statistics

Highest level of schooling for Population 20yrs and older	2001	%
People without high school certificates	9,160	18.63%
People with high school certificates	5,945	12.09%
People with trades or non-university certificate or diploma	18,075	36.75%
People with post-secondary education (not completed)	5,925	12.05%
People with university diploma/certificate	1,210	2.46%
People with university degree	8,855	18.01%
Total Population 20 years and older	49,180	100.00%

Source: Statistics Canada 2001 Census (numbers may not add up due to rounding)

Strathcona County Highest Level of Schooling 2001



Population with Post Secondary Qualifications	1996	%	2001	%
Agriculture and biological sciences	1,040	4.49%	1,170	4.13%
Commerce, management and business administration	4,675	20.19%	5,615	19.83%
Educational, recreational and counseling services	2,735	11.81%	3,575	12.63%
Engineering and applied science tech. and trades	6,755	29.18%	8,245	29.12%
Engineering and applied sciences	1,025	4.43%	1,300	4.59%
Fine and applied arts	980	4.23%	1,280	4.52%
Health professionals, science and technologies	3,140	13.56%	3,520	12.43%
Humanities and related fields	660	2.85%	1,000	3.53%
Mathematics and physical sciences	580	2.51%	755	2.67%
Social sciences and related fields	1,535	6.63%	1,850	6.53%
Other and/or no specialization	10	0.04%	10	0.04%
Total people with post secondary qualifications	23,150	100.00%	28,310	100.00%
Females with post-secondary qualifications	10,590	45.75%	13,425	47.42%
Males with post-secondary qualifications	12,560	54.25%	14,885	52.58%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Labour Force

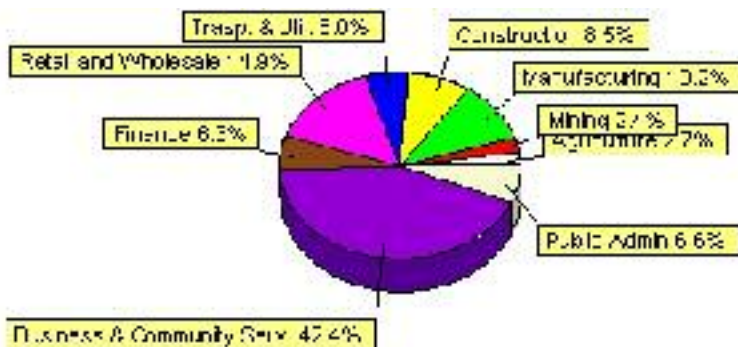
Labour force by activity	1996	2001
In the labour force, both sexes	37,340	42,745
Not in the labour force, both sexes	10,815	12,515
Total population 15 and over	48,155	55,255
Employed, both sexes	35,195	41,115
Unemployed, both sexes	2,145	1,625
Participation rate, both sexes	77.00%	77.00%
Unemployment rate, both sexes	5.00%	4.00%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Labour Force by Industry Division	1996	% of total	2001	% of total
Agriculture	1,260	3.42%	1,145	2.70%
Mining	960	2.60%	1,030	2.43%
Manufacturing	3,995	10.83%	4,310	10.15%
Construction	3,220	8.73%	3,595	8.47%
Transportation. & Utilities	3,195	8.66%	2,555	6.02%
Retail and Wholesale	6,415	17.39%	6,335	14.92%
Finance	2,040	5.53%	2,675	6.30%
Business & Community Services	13,160	35.68%	18,005	42.41%
Public Administration	2,550	6.91%	2,805	6.61%
Total All Industries	36,880	100.00%	42,455	100.00%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Strathcona County Labour Force By Industry - 2001



Labour Force by Major Occupational Groups	1996	%	2001	%
Management occupations	4,015	10.89%	5,775	13.60%
Business, Finances and administrative occupations	8,210	22.26%	8,365	19.70%
Natural and applied sciences and related occupations	2,315	6.28%	3,035	7.15%
Health occupations	1,905	5.17%	2,485	5.85%
Occupations in social science; education; government and religion	2,635	7.14%	3,325	7.83%
Occupations in art; culture; recreation and sport	900	2.44%	1,010	2.38%

Sales and service occupations	8,330	22.59%	8,735	20.57%
Trades; transport; equipment operators and related occupations	5,270	14.29%	6,755	15.91%
Occupations unique to primary industry	1,495	4.05%	1,705	4.02%
Occupations unique to processing; manufacturing and utilities	1,810	4.91%	1,250	2.94%
Occupations not elsewhere classified	460	1.25%	285	0.67%
Total - All Occupations (major groups)	36,880	100.00%	42,460	100.00%
Females - All Occupations	16,870	45.74%	19,905	46.88%
Males - All Occupations	20,010	54.26%	22,555	53.12%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Income

Family Income (Number of Families)	1996	%	2001	%
less than \$19,999	605	3.64%	760	4.39%
\$20,000 - \$39,999	2,265	13.62%	2,250	12.99%
\$40,000 - \$59,999	3,805	22.88%	3,710	21.42%
\$60,000 and over	9,955	59.86%	10,420	60.16%
Total number of families	16,630	100.00%	17,140	98.96%
Average family income	\$72,263		\$86,983	
Median family income	\$66,585		\$78,955	

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Household Income (Number of Households)	1996	%	2001	%
less than \$19,999	1,515	7.38%	1,460	6.11%
\$20,000 - \$39,999	3,420	16.67%	2,830	11.85%
\$40,000 - \$59,999	4,745	23.13%	4,230	17.71%
\$60,000 and over	2,480	12.09%	15,380	64.38%
Total number of households	20,515	100.00%	23,890	100.00%
Average household income	\$67,173		\$83,161	
Median household income	\$61,967		\$74,646	

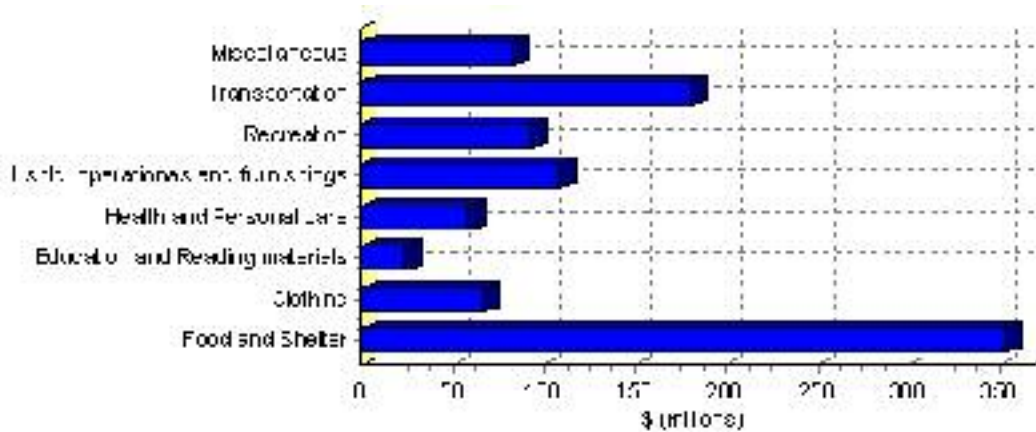
Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Family Expenditure

Expenditure Category	1992	% of total	1996	% of total
Food and Shelter	\$239,033,795	35.78%	\$353,419,632	36.46%
Clothing	\$49,512,795	7.41%	\$66,495,455	6.86%
Education and Reading materials	\$17,250,150	2.58%	\$24,173,801	2.49%
Health and Personal care	\$40,202,430	6.02%	\$59,452,809	6.13%
Hshld. operations and furnishings	\$74,777,390	11.19%	\$108,629,747	11.21%
Recreation	\$63,133,925	9.45%	\$92,820,863	9.58%
Transportation	\$134,815,820	20.18%	\$180,619,930	18.63%
Miscellaneous	\$49,353,000	7.39%	\$83,668,341	8.63%
Total Current Consumption	\$668,123,405	100.00%	\$969,280,578	100.00%
Total # of Households	17,395		20,516	
Average Consumption per Household	\$38,409		\$47,245	

Source: Statistics Canada Family Expenditure Survey 1992 & 1996 (numbers may not add up due to rounding).

Strathcona County Family Expenditures (1996)

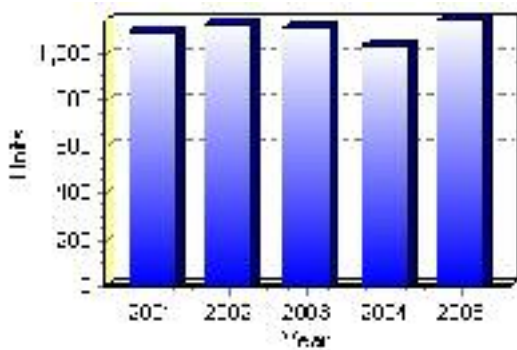


Building Permits

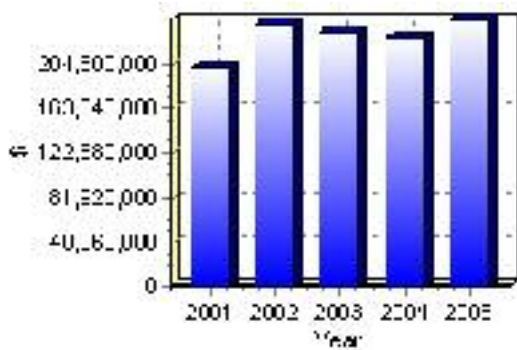
Total Building Permit Values	2001	2002	2003	2004	2005
Building Permits Value, Commercial	\$46,772,000	\$26,655,000	\$29,330,000	\$31,195,000	\$30,924,000
Building Permits Value, Industrial	\$16,745,000	\$45,500,000	\$3,261,000	\$10,329,000	\$12,150,000
Building Permits Value, Institutional	\$7,263,000	\$1,829,000	\$16,348,000	\$2,708,000	\$5,146,000
Building Permits Value, Residential	\$129,564,000	\$167,215,000	\$185,633,000	\$183,753,000	\$196,946,000
Building Permits Value, Total	\$200,344,000	\$241,199,000	\$234,572,000	\$227,985,000	\$245,166,000
Total Housing Starts	1,090	1,130	1,112	1,035	1,144

Source: Statistics Canada 2000-2004 Building Permits (numbers may not add up due to rounding)

Total Housing Starts



Value of Building Permits



Dwellings

Occupied Private Dwellings by Type	1996	% of total	2001	% of total
Apartments	415	2.02%	560	2.34%
Detached Duplexes	40	0.19%	95	0.40%
Movable Dwellings	475	2.32%	120	0.50%
Other single attached house	0	0.00%	5	0.02%
Row and semi-detached house	1,310	6.39%	1,595	6.68%
Single-detached house	18,265	89.03%	21,515	90.06%
Total number of occupied private dwellings	20,515	100.00%	23,890	100.00%
Private dwellings, owned	18,515	90.25%	22,045	92.28%
Private Dwellings, rented	2,000	9.75%	1,840	7.70%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Private Dwellings by Period of Construction	# of Dwellings	% of total
Period of construction, before 1946	395	1.65%
Period of construction, 1946 - 1960	1,400	5.86%
Period of construction, 1961 - 1970	3,180	13.31%
Period of construction, 1971 - 1980	7,720	32.32%
Period of construction, 1981 - 1990	4,205	17.61%
Period of construction, 1991 - 2001	6,985	29.24%
Total number of private dwellings constructed	23,885	100.00%

Source: Statistics Canada 2001 Census (numbers may not add up due to rounding)

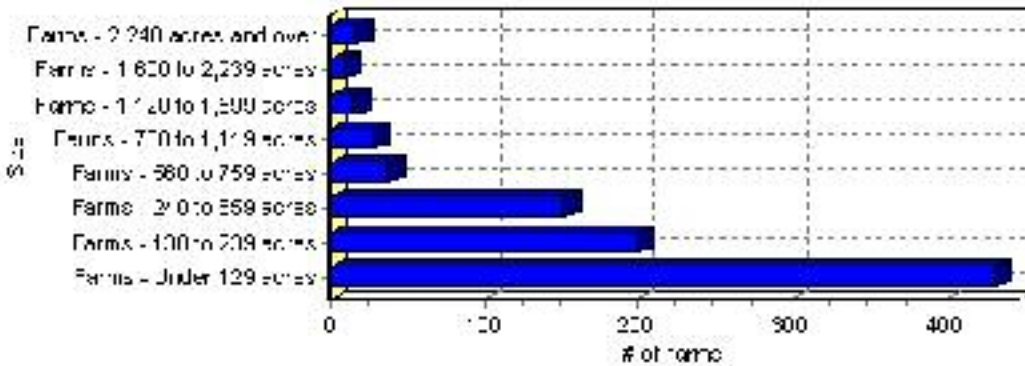
Farming

Strathcona County Total Farm Area : 895 acres

Farms by Total Farm Area (2001)	# of Farms	% of total
Farms - Under 129 acres	433	48.33%
Farms - 130 to 239 acres	201	22.43%
Farms - 240 to 559 acres	153	17.08%
Farms - 560 to 759 acres	38	4.24%
Farms - 760 to 1,119 acres	29	3.24%
Farms - 1,120 to 1,599 acres	16	1.79%
Farms - 1,600 to 2,239 acres	9	1.00%
Farms - 2,240 acres and over	17	1.90%
Total number of farms reporting	896	100.00%

Source: Statistics Canada 2001 Census of Agriculture(numbers may not add up due to rounding)

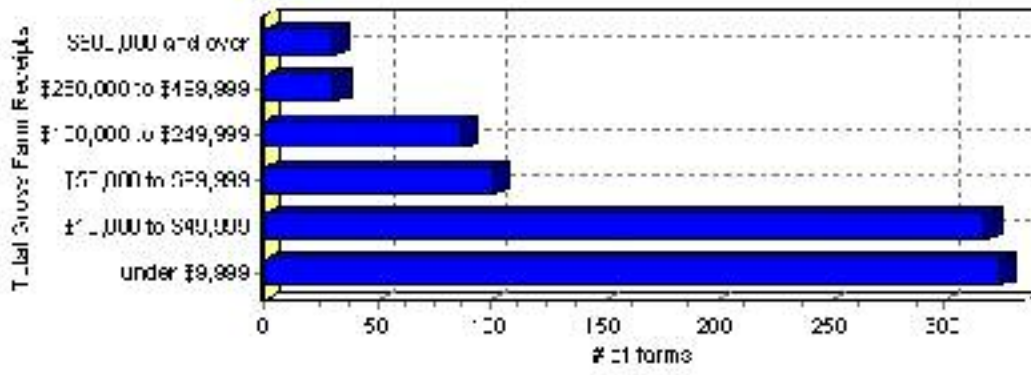
of Farms by Total Farm Area



Farms by Total Gross Farm Receipts - 2001	# of Farms	% of total
Farms gross farm receipts - under \$9,999	325	36.27%
Farms gross farm receipts - \$10,000 to \$49,999	319	35.60%
Farms gross farm receipts - \$50,000 to \$99,999	102	11.38%
Farms gross farm receipts - \$100,000 to \$249,999	87	9.71%
Farms gross farm receipts - \$250,000 to \$499,999	32	3.57%
Farms gross farm receipts - \$500,000 and over	31	3.46%
Total number of farms reporting	896	100.00%

Source: Statistics Canada 2001 Census of Agriculture(numbers may not add up due to rounding)

Total Gross Farm Receipts

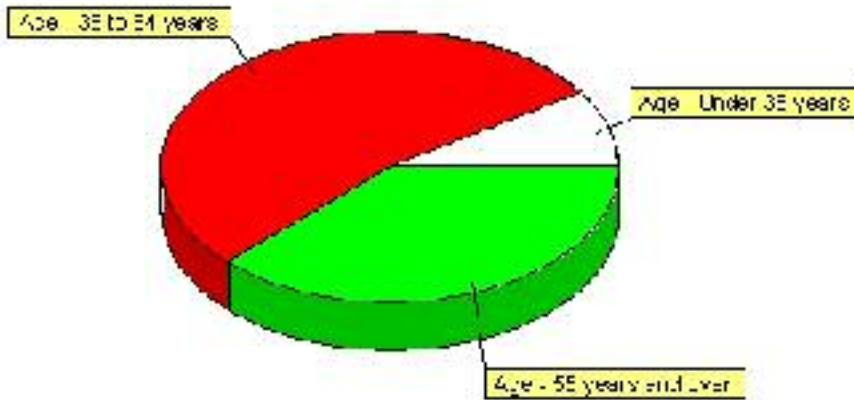


Farming, Continued

Characteristics of Farm Operators	#	%
Age - Under 35 years	125	9.36%
Age - 35 to 54 years	705	52.81%
Age - 55 years and over	500	37.45%
Average age of operators	51	
Number of operators - Female	430	32.21%
Number of operators - Male	905	67.79%
Total number of operators reporting	1,335	100.00%

Source: Statistics Canada 2001 Census of Agriculture(numbers may not add up due to rounding)

Age of Farm Operators



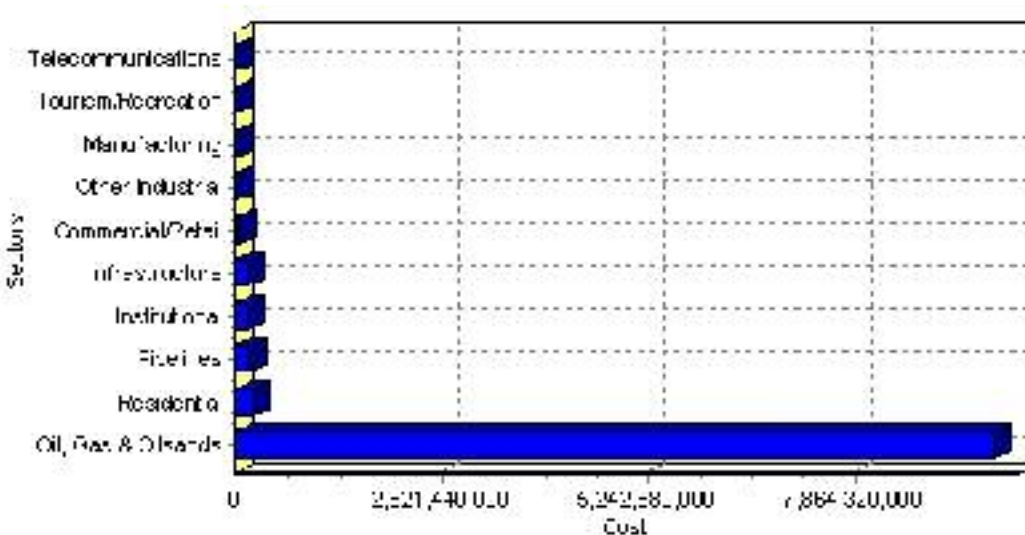
Projects

Summary of Projects in Strathcona County as of September 2006

Project Sector	Number of Projects	Project Cost
Oil, Gas & Oilsands	5	\$9,633,000,000
Residential	4	\$238,900,000
Pipelines	3	\$182,000,000
Institutional	8	\$163,800,000
Infrastructure	32	\$162,422,230
Commercial/Retail	16	\$48,566,500
Other Industrial	14	\$22,503,930
Manufacturing	1	\$490,000
Tourism/Recreation	1	\$400,000
Telecommunications	1	\$204,000
Total	85	\$10,452,286,660

This inventory lists projects in Alberta that have recently been completed, are under construction, or are proposed to start construction. Not all projects are listed due to reasons of confidentiality and/or due to information not being available at the time of printing. Project data is obtained from public information sources, where possible, this data has been verified with the project proponent/developer, users of the Inventory may wish to confirm project data with the proponent/developer. The inventory does not breakdown project expenditures by any given year. The cost of a project is the value of expenditures expected over all phases of project construction, which may span over two or more years. Cost of projects listed in the Inventory are estimated values only. Source: Alberta Economic Development, 2004.

Value of Projects by Sector (as of September 2006)



Project Status	Number of Projects	Project Cost
Announced	6	\$5,333,200,000
Completed	5	\$8,937,100
Nearing Completion	4	\$50,000,000
Proposed	19	\$2,187,461,000
Under Construction	51	\$2,872,688,560
Total	85	\$10,452,286,660

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the value of expenditures expected over all phases of project construction, which may span over two or more years. Cost of projects listed in the Inventory are estimated values only. Source: Alberta Economic Development, 2004.

Largest Projects in Strathcona County as of September 2006

Company Name	Project Description	Project Location	Project Cost	Construction Schedule	Status
Shell Canada / Chevron Canada / Western Oil Sands	Scotford Upgrader Expansion (De-bottleneck and Addition of Third Bitumen Process)	Strathcona County (Scotford)	\$5,000,000,000	2006-2010	Announced
BA Energy Inc.	'Alberta Heartland' Bitumen Upgrader Phases 2 and 3	Strathcona County	\$2,000,000,000	-	Proposed
Petro-Canada Oil and Gas	Strathcona Refinery Conversion to Upgrade Bitumen	Strathcona County	\$1,600,000,000	2004-2008	Under Construction
BA Energy Inc.	'Alberta Heartland' Bitumen Upgrader Phase 1	Strathcona County (NW of Bruderheim)	\$900,000,000	2006-2008	Under Construction
Christenson Developments / Western Asset Management Group (WAM)	'Centre in the Park' Housing / Retail / Commercial Development	Strathcona County (Sherwood Park)	\$210,000,000	2006-2011	Under Construction
Kinder Morgan Canada	Crude Oil Storage Terminals	Strathcona County	\$133,000,000	2006-2007	Announced
Enbridge Athabasca	'Stonefell' Tankage and Pipelines	Strathcona County (near Bruderheim)	\$100,000,000	2007-2007	Announced
Capital Health Authority #6	Hospital and Clinic Support Building	Strathcona County	\$85,000,000	2007-2009	Announced
Enbridge Inc.	Oil Pipelines and Storage Tanks	Strathcona County	\$80,000,000	-	Proposed
Alberta Infrastructure and Transportation	Twinning of Highway 21 from Highway 16 to SH 628 (Twp Rd 522)	Strathcona County	\$64,000,000	2006-2009	Under Construction

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