

# Devon

<http://www.town.devon.ab.ca>

## Welcome

When you discover **the Town of Devon** you will find a beautiful town situated on the banks of the North Saskatchewan River - a town with outstanding schools; a town with high community commitment.

Devon, a progressive town with excellent small business and light industry opportunities. Being located only 15 minutes southwest of Edmonton, Devon has a population of 6,361.

Devon is a leader in the efficient management of its administration and operating systems; and is owner of its own water, sewer and gas systems.

Discover Devon and see for yourself the advantages of living in a great community.

Jeffrey Craddock  
*Mayor of Devon*



## Area Overview

The Town of Devon is a community of 6,361 people that is situated 26 km [17 miles] southwest of the City of Edmonton. Its boundaries lie adjacent to the beautiful North Saskatchewan River, and as such provides residents and visitors alike with ample parkland and numerous recreation opportunities.

Devon is a young family community. Its schools, recreational facilities and protective services provide a safe, enjoyable environment to raise a family. Many new residents are also finding the community an excellent place to retire. The town's proximity to Edmonton, the International Airport and several tourist attractions make this an ideal community upon which to live.

Devon was created after one of the biggest oil discoveries in the world - February 13, 1947. Oil

flowed from 5,000 feet underground in what was known as the Devonian rock formation. The new Town of Devon was immediately built to service the vast reserves of oil and gas that were being discovered in this area. Alberta, too, came into it's own. The mainstay of Alberta's economy gradually shifted from agriculture to oil and gas. Residents of Devon were on the leading edge of the discoveries. The exploration is now completed but operating the Natural Gas Conservation Plant continues to be a strong focus for Imperial Oil Resources.

Today, the oil industry continues to dominate Devon's business sector, however, new business ventures are helping to diversify its economy. Ample opportunities also exist for manufacturing, research and light industrial ventures in the Devonian Business Park. In addition, the commercial sector is growing and creating new demands for professional retail and service oriented businesses.

There are many good reasons for living and doing business in Devon. It is a scenic community located on the banks of the North Saskatchewan River. There is a high quality of life that provides opportunities for community involvement and sense of belonging and understanding. It is a quiet, friendly, safe community with a customer oriented civic government. It has numerous outdoor recreation activities such as hiking, skiing, fishing, boating, gold panning, tennis, baseball, soccer, the best campground in the region, and a beautiful 18 hole golf course and conference centre. The Devonian Business Park provides light industrial land at very competitive prices. The town's growing retail and commercial sector offers a variety of professional and customer oriented services. It has an excellent public, separate and christian school system, along with an award-winning fire department, RCMP, hospital and a full range of professional medical services. It has an excellent highway network, and is only 10 minutes to the Edmonton International Airport and 15 minutes to Edmonton. The cost of utilities is amongst the lowest in the region. Finally, Devon is only minutes away from several major tourist attractions, including Castrol Raceway, Devonian Botanic Garden, Rabbit Hill Ski Resort, Canadian Petroleum Discovery Centre, Westridge Park Lodge and Golf Course, Clifford E. Lee Nature Sanctuary and Shalom Waterskiing Park.

## Community Services

### Municipal

[Town of Devon](#)  
1 Columbia Avenue West  
Devon, Alberta  
T9G 1A1  
Tel: 780-987-8300  
Fax: 780-987-4778

Devon Municipal Office  
Devon Public Library

### Provincial

Medical Examiner-Coroner  
Alberta Research Council

### Federal

Natural Resources Canada  
Canada Post Office  
Royal Canadian Mounted Police

# Community Lifestyle

## Recreation

The North Saskatchewan River Valley provides nature lovers with several hiking trails, gold panning, fishing and canoeing. Many different species of birds as well as a variety of berries are seen throughout the valley. For cross-country skiing enthusiasts, numerous trails are available for all levels of expertise. They provide opportunities for both the recreational and competitive skier.

Other recreational facilities include the Devon Lions Campground -- "the best campground in the region!" -- the Devon Golf and Conference Centre, Devon Arena, Devon Community Swimming Pool, numerous athletic fields [tennis, baseball, slowpitch, soccer, track & field] and multi-purpose facilities. The Devon Community Centre provides multi purpose meeting rooms, complete kitchen and a community hall that can seat up to 500 people for socials, weddings, dances, workshops and other community events.

Other nearby recreational facilities include Castrol Raceway, Shalom Waterskiing Park, Devonian Botanic Garden, Clifford E. Lee Nature Sanctuary, Canadian Petroleum Discovery Centre, Rabbit Hill Ski area, and the Westridge Park Lodge and Golf Course.

## Community Organizations

Local community organizations include:

Devon Exhibition Association

Block Parents, Chamber of Commerce

Creative Core

Elves

Hospital Auxiliary

Devon General Hospital Foundation

FLARE

John Maland Concert Band Society

Devon Friendship Association, Pottery Guild

Pioneer 73 Club

Lions/Lionettes Club

Royal Canadian Legion

aLeduc/Devon Oilfield Historical Society.

**Youth groups include**, but are not limited to, the 1st Boy Scout Association, Girl Guides Association, and the Devon Youth Association.

**Recreation and sports clubs include-** adult volleyball, minor baseball, minor basketball, minor hockey, minor soccer, mixed slow pitch, the Devon Figure Skating Club, Dolphin Swim Club, Fish & Game Association, Golf and Conference Club, Gymnastics Club, and the Nordic Ski Association.

## Religious Services

Church of Jesus Christ of Latter Day Saints

Devon Alliance Church

Devon Community Church

Devon United Church

Holy Name Lutheran Parish

Regency Christian Church Riverside Baptist Church

St. Maria Goretti Catholic Parish

St. George's Anglican Church

Victory Lutheran Church

## Special Annual Events/Attractions

The Devonian Botanic Garden is a scenic collection of beautiful gardens including the world-class 5 acre Kurimoto Japanese Garden. The park also features a live Exotic Butterfly Showhouse and 5-acre alpine garden. Many other special collection gardens are also available [Tel: 780-987-3054].

The Canadian Petroleum Discovery Centre (Leduc #1 Historic Site) consists of a 174 ft. conventional derrick and oil interpretive centre. This is the site where, on February 13, 1947, oil was discovered. Visitors may climb to the drilling floor to see and touch authentic equipment and tools used to drill 1 mile deep. The Visitor information centre open year round [Tel: 780-987-4323].

The Clifford E. Lee Nature Sanctuary is a 300-acre nature preserve comprised of marshes, meadow, pine and aspen woodland that is open to the public year round. A visit to the park provides a great opportunity to experience a diverse habitat of flora and fauna.

*West Edmonton Mall*, the world's largest shopping centre, is only 20 minutes away in the City of Edmonton.

**Major Community Events** -- During the last weekend of each May the Town is transformed during its annual celebration - Devon Days. Downtown streets are closed, sidewalk cafes open and the midway comes to town. Businesses stay open late and a slowpitch tournament is just one of the weekend highlights. Everyone loves a parade! Devon residents and visitors are no exception. Colourful floats, hilarious clowns and marching bands combine for over an hour of fun and entertainment. The largest fireworks display in rural Alberta is an event for all to remember.

## **Hospitality**

### Accommodation

Devon Hotel - 12 rooms  
Key West Inn - 55 rooms

## **Restaurants**

Florida Pizza Steakhouse Ltd.  
Jasmine Restaurant  
Iris Cafe  
Ikos Restaurant  
Key West Inn  
Devon Golf Club  
House of Goody's  
Dairy Queen  
A & W  
Kentucky Fried Chicken  
Subway Sandwiches & Salada  
Marci's Bar and Grill  
Key West Inn Restaurant

## **Economic Base**

The Town of Devon has a variety of businesses and industries that help to diversify its economic base. The roots of Devon come from the oil industry, and this sector continues to play a major role in the vitality of the community. Tourism is also a growing sector, given our location in the region and the beautiful North Saskatchewan River Valley.

The Devon Research Centre is one of North America's most modern research facility's. Both the Provincial Department of the Alberta Research Council and the Federal Department of the Canada Centre for Mineral and Energy Technology, also called the Western Research Centre, operate from this facility. The Western Research Centre examines hydrocarbon supply technologies including areas such as: produced water treatment, emulsions and sludge, bitumen and heavy oil recovery, environmental electrochemistry, and surface mining. Approximately 125 employees work in this building. Further information can be obtained by

calling the Devon Research Centre at Tel: [780] 987-8615.

## Emergency Services

### Fire Protection

Devon is served by a 37-member volunteer fire department [Tel: 911]

### Police Services

Devon is served by a 6-member local detachment of the Royal Canadian Mounted Police [RCMP] [Tel: 911].

### Ambulance Services

Local ambulance service is provided and stationed at the Devon General Hospital [Tel: 911]

## Health Care

The Devon General Hospital is a full service acute care, emergency and long-term care facility that services patients from both Devon and the region.

A 24 hour ALS ambulance service also operates from the Hospital and provides coverage to both residents of Devon and the surrounding region.

The Devon Medical Clinic is a privately-owned facility that operates on a parcel of land adjacent to the Hospital. Five medical doctors serve patients from Devon and area. In addition, a pharmacy, radiology, and x-ray clinic operate from this facility.

A second medical clinic, complete with 3 doctors, also operates from the Devon General Hospital.

Other medical services available in Devon include 2 dentists, a chiropractor, massage therapist(s), physiotherapy clinic and an optometrist.

The Regional Health Authority provides a variety of services, including health prevention programs, public health, home care, dental, speech, language and hearing assessments, and, environmental health.

A new 61 unit senior's facility is now open and accepting new tenants. This supportive housing complex will provide housekeeping, meals and medical services to residents, thereby allowing them to live in one facility and receive the services that are required.

There are no nursing homes in Devon, however, this service is available in Leduc [15 minutes] or Warburg [35 minutes].

## Key Contacts for Business Development

### Municipal

#### Town of Devon

1 Columbia Avenue West  
Devon, Alberta, Canada  
T9G 1A1

Tel: 780-987-8300

Fax: 780-987-4778

Website: [Town of Devon](#)

E-mail: [christineb@town.devon.ab.ca](mailto:christineb@town.devon.ab.ca)

Jeffrey Craddock

Mayor

Chris Jardine  
*Chief Administrative Officer*  
[chrisj@town.devon.ab.ca](mailto:chrisj@town.devon.ab.ca)

Randy Bertrand  
*Manager of Economic Development*  
Tel. 780 987 - 8307  
Fax 780 987 - 4778  
E-mail: [randyb@town.devon.ab.ca](mailto:randyb@town.devon.ab.ca)

Mr. Ray Ralph, President  
*Devon & District Chamber of Commerce*  
#15, 20 Haven Avenue  
Devon, AB T9G 1G2  
Tel. 780 987 - 5177

### **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](mailto:david.pattison@gov.ab.ca)

George Rogers  
*Member of the Legislative Assembly [MLA]*  
Leduc Constituency

Constituency Office  
#54, 5203-50 Street  
Leduc  
T9E 6Z5  
Phone: (780) 986-4652  
Fax: (780) 986-5228  
[leduc.beaumontdevon@assembly.ab.ca](mailto:leduc.beaumontdevon@assembly.ab.ca)

Legislature Office  
637 Legislature Annex  
9718 107 Street  
Edmonton  
T5K 1E4  
Phone: (780) 422-2229  
Fax: (780) 415-0951

### **Federal**

James Rajotte

Member of Parliament [MP]  
Edmonton Leduc Constituency

Parliamentary Address

House of Commons  
Ottawa, Ontario  
K1A 0A6  
Telephone: (613) 992-3594  
Fax: (613) 992-3616  
E-Mail: [Rajotte.J@parl.gc.ca](mailto:Rajotte.J@parl.gc.ca)

Constituency Address

Suite 204, 596 Riverbend Square  
Edmonton, Alberta  
T6R 2E3  
Telephone: (780) 495-4351  
Fax: (780) 495-4485  
TTY:  
E-Mail:

## Location

The Town of Devon is located 15 minutes southwest of Edmonton. It is served by Highways 60 and 19, which are designated as part of a Regional Ring Road system and is the truck bypass route around the City of Edmonton. Devon is the same distance to either the south side or west end of Edmonton. Construction is currently underway on the Anthony Henday Bridge, and once completed, will provide a 3rd route into and out of Edmonton.

Since Devon lies on the banks of the beautiful North Saskatchewan River, the town is surrounded by lush river valley parkland, both in a developed and natural state.

## Post Secondary Education

Post-secondary education is available at the University of Alberta, Northern Alberta Institute of Technology [NAIT], Grant MacEwan Community College, Concordia University, Kings College, all located just a short distance away in Edmonton.

## Taxation

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	<u>Residential/Farmland</u>	<u>Non-Residential</u>
<b><u>2006</u></b>		
Municipal Tax Rate	6.9965	8.3631
Education - Alberta School Foundation Fund Tax Rate	3.4961	6.0292
Seniors Lodge Accommodation Tax Rate	.0554	.0554

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Mill Rates [2006]

Residential & Farm - 10.548  
Non-Residential - 14.4477  
Machinery & Equipment - 8.4185

# Transportation

## Air Service

Edmonton International Airport is located 10 minutes east of Devon. This facility caters to both passenger and freight movements and is considered to be one of the best airports in Canada.

## Rail Service

Canadian National and Canadian Pacific Railways provide services at Nisku, Calmar and Edmonton.

## Highways

Devon is located in a very strategic position with respect to transportation routes. Highways 19 and 60 form a road network that is designated as a bypass route around the City of Edmonton and is part of the Regional Ring Road system. Many transportation companies as well as tourists are using these highways to escape the noise and congestion encountered in the City.

## Trucking Firms

Several oilfield and construction companies are located in Devon.

## Bus Services

Greyhound Bus Lines provides regularly scheduled passenger and freight service

## Couriers and Taxis

G.H. Courier Service is available as well as Devon Taxi . Devon is also served by several Edmonton courier companies.

# Utilities

## Electrical Power

### Fortis Alberta (Distribution)

Ph. 780 310 - 9473

### Epcor (retail)

Ph. 310-4300

## Natural Gas

### Town of Devon

1 Columbia Avenue West

Devon, Alberta

T9G 1A1

Tel: 780-987-8300

## Telephone

### TELUS

Edmonton, Alberta

Tel: 780 310 7353

## Water Supply

The source of water is the North Saskatchewan River. The reservoir capacity, measured in treated substance, is 5 million litres.

## Waste Management



Sewage treatment is provided by bio-chemical, chlorinated treatment.

Regular, weekly garbage pick-up service is available.

The Town of Devon is the only community in the area that operates its own water, sanitary, sewer and natural gas systems.

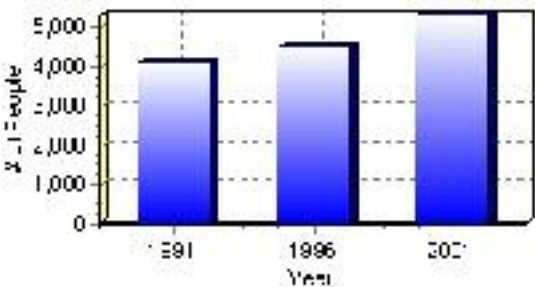
# Population

## Total Population

Population 2004*	5,315
Population 2003*	5,315
Population 2002*	4,969
Population 2001**	4,970
Population 2000*	4,808
Population 1996**	4,496
Population 1991**	4,082
Population % change 1991-1996	9.21%
Population % change 1996-2001	9.52%

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

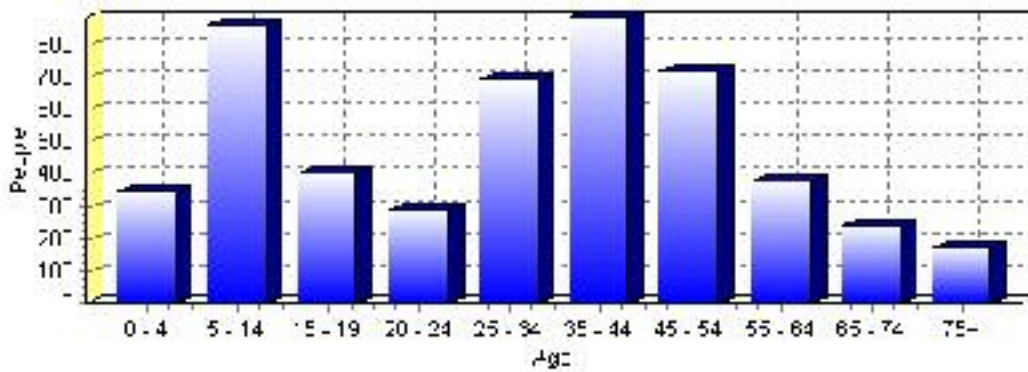
## Total Population 1991-2001



Population by Age and Gender	1996 Male	1996 Female	1996 Total	2001 Male	2001 Female	2001 Total
Age 0 - 4	190	205	395	180	165	345
Age 5 - 14	420	410	830	425	435	860
Age 15 - 19	180	170	350	210	190	400
Age 20 - 24	125	110	235	140	150	290
Age 25 - 34	355	390	745	360	335	695
Age 35 - 44	460	420	880	455	430	885
Age 45 - 54	245	240	485	345	370	715
Age 55 - 64	135	125	260	195	180	375
Age 65 - 74	105	115	220	110	130	240
Age 75 and older	35	70	105	70	105	175
Total All Persons	2,240	2,260	4,500	2,480	2,490	4,970

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

### Devon Population by Age Group (2001)

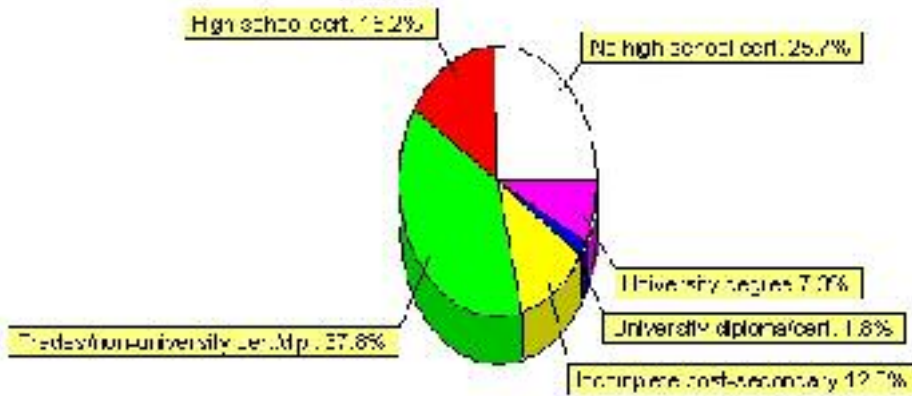


# Education Statistics

Highest level of schooling for Population 20yrs and older	2001	%
People without high school certificates	860	25.71%
People with high school certificates	510	15.25%
People with trades or non-university certificate or diploma	1,265	37.82%
People with post-secondary education (not completed)	400	11.96%
People with university diploma/certificate	60	1.79%
People with university degree	245	7.32%
Total Population 20 years and older	3,345	100.00%

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

## Devon Highest Level of Schooling 2001



Population with Post Secondary Qualifications	1996	%	2001	%
Agriculture and biological sciences	65	4.73%	60	3.81%
Commerce, management and business administration	230	16.73%	295	18.73%
Educational, recreational and counseling services	195	14.18%	215	13.65%
Engineering and applied science tech. and trades	455	33.09%	520	33.02%
Engineering and applied sciences	35	2.55%	25	1.59%
Fine and applied arts	85	6.18%	105	6.67%
Health professionals, science and technologies	185	13.45%	205	13.02%
Humanities and related fields	60	4.36%	70	4.44%
Mathematics and physical sciences	10	0.73%	20	1.27%
Social sciences and related fields	65	4.73%	75	4.76%
Other and/or no specialization	0	0.00%	0	0.00%
Total people with post secondary qualifications	1,375	100.00%	1,575	100.00%
Females with post-secondary qualifications	645	46.91%	730	46.35%
Males with post-secondary qualifications	730	53.09%	845	53.65%

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	2,390	2,750
Not in the labour force, both sexes	880	995
Total population 15 and over	3,270	3,745
Employed, both sexes	2,190	2,570
Unemployed, both sexes	190	180
Participation rate, both sexes	73.00%	73.00%
Unemployment rate, both sexes	8.00%	7.00%

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	25	1.08%	10	0.37%
Mining	155	6.68%	175	6.42%
Manufacturing	295	12.72%	295	10.83%
Construction	205	8.84%	260	9.54%
Transportation. & Utilities	190	8.19%	260	9.54%
Retail and Wholesale	415	17.89%	485	17.80%
Finance	65	2.80%	110	4.04%
Business & Community Services	735	31.68%	1,010	37.06%
Public Administration	125	5.39%	130	4.77%
Total All Industries	2,320	100.00%	2,725	100.00%

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

### Devon Labour Force By Industry - 2001



Labour Force by Major Occupational Groups	1996	%	2001	%
Management occupations	205	8.84%	235	8.62%
Business, Finances and administrative occupations	395	17.03%	410	15.05%
Natural and applied sciences and related occupations	120	5.17%	185	6.79%
Health occupations	95	4.09%	115	4.22%
Occupations in social science; education; government and religion	115	4.96%	130	4.77%
Occupations in art; culture; recreation and sport	60	2.59%	50	1.83%

Sales and service occupations	695	29.96%	725	26.61%
Trades; transport; equipment operators and related occupations	445	19.18%	670	24.59%
Occupations unique to primary industry	95	4.09%	120	4.40%
Occupations unique to processing; manufacturing and utilities	105	4.53%	100	3.67%
Occupations not elsewhere classified	65	2.80%	25	0.92%
Total - All Occupations (major groups)	2,320	100.00%	2,725	100.00%
Females - All Occupations	1,005	43.32%	1,260	46.24%
Males - All Occupations	1,315	56.68%	1,470	53.94%

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

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## Income

<b>Family Income (Number of Families)</b>	<b>1996</b>	<b>%</b>	<b>2001</b>	<b>%</b>
less than \$19,999	80	7.34%	90	7.86%
\$20,000 - \$39,999	270	24.77%	240	20.96%
\$40,000 - \$59,999	350	32.11%	370	32.31%
\$60,000 and over	390	35.78%	485	42.36%
Total number of families	1,090	100.00%	1,185	103.49%
Average family income	\$53,169		\$70,912	
Median family income	\$50,008		\$60,458	

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

<b>Household Income (Number of Households)</b>	<b>1996</b>	<b>%</b>	<b>2001</b>	<b>%</b>
less than \$19,999	190	12.58%	215	12.32%
\$20,000 - \$39,999	345	22.85%	315	18.05%
\$40,000 - \$59,999	525	34.77%	415	23.78%
\$60,000 and over	150	9.93%	795	45.56%
Total number of households	1,510	100.00%	1,745	100.00%
Average household income	\$48,816		\$65,307	
Median household income	\$45,424		\$56,341	

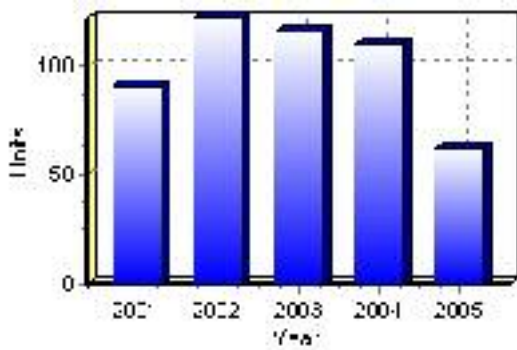
Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

# Building Permits

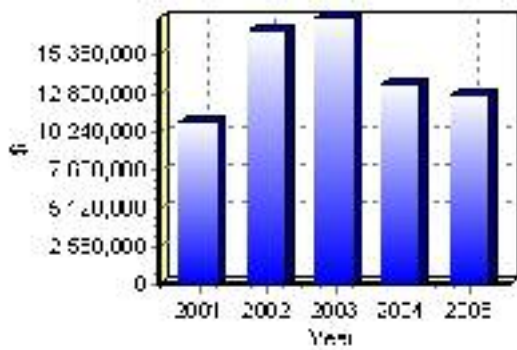
Total Building Permit Values	2001	2002	2003	2004	2005
Building Permits Value, Commercial	\$336,000	\$126,000	\$264,000	\$0	\$2,450,000
Building Permits Value, Industrial	\$198,000	\$130,000	\$89,000	\$107,000	\$0
Building Permits Value, Institutional	\$239,000	\$3,518,000	\$4,500,000	\$71,000	\$1,127,000
Building Permits Value, Residential	\$10,023,000	\$13,100,000	\$12,983,000	\$13,287,000	\$9,083,000
Building Permits Value, Total	\$10,796,000	\$16,874,000	\$17,836,000	\$13,465,000	\$12,660,000
Total Housing Starts	91	122	116	110	62

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

## Total Housing Starts



## Value of Building Permits





## Dwellings

<b>Occupied Private Dwellings by Type</b>	<b>1996</b>	<b>% of total</b>	<b>2001</b>	<b>% of total</b>
Apartments	180	11.96%	180	10.32%
Detached Duplexes	10	0.66%	0	0.00%
Movable Dwellings	10	0.66%	0	0.00%
Other single attached house	0	0.00%	0	0.00%
Row and semi-detached house	130	8.64%	185	10.60%
Single-detached house	1,180	78.41%	1,380	79.08%
Total number of occupied private dwellings	1,505	100.00%	1,745	100.00%
Private dwellings, owned	1,160	77.08%	1,400	80.23%
Private Dwellings, rented	345	22.92%	345	19.77%

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

<b>Private Dwellings by Period of Construction</b>	<b># of Dwellings</b>	<b>% of total</b>
Period of construction, before 1946	30	1.73%
Period of construction, 1946 - 1960	275	15.85%
Period of construction, 1961 - 1970	205	11.82%
Period of construction, 1971 - 1980	615	35.45%
Period of construction, 1981 - 1990	200	11.53%
Period of construction, 1991 - 2001	410	23.63%
Total number of private dwellings constructed	1,735	100.00%

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

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