

Blackfalds

<http://www.blackfalds.com>

Welcome

Welcome to the Town of Blackfalds! It is a pleasure on behalf of the Council and Staff of the Town of Blackfalds, to welcome you to our Town. We are fortunate to have newcomers, like yourself, relocating to Blackfalds.

What makes ours a great community is its citizens and their involvement in the Town activities and organizations. I hope that you enjoy Blackfalds and everything that it has to offer its citizens.

Thank you for choosing our great community.

Should you require any future assistance, please do not hesitate to contact me, the Council Members or any of the Town Staff at [the Blackfalds Mailbox](#).

Sincerely,

Wayne Tutty
Chief Elected Official
Town of Blackfalds



Area Overview

Blackfalds, a fast growing community with a population of 3,955, is nestled halfway between Red Deer and Lacombe in Central Alberta. The ten minute commute in either direction provides the residents of Blackfalds not only a wide range of employment opportunities and post secondary educational institutions, but also regional-scale shopping outlets and entertainment.

Through the Municipal Development Plan, the Town is fulfilling its commitment to maintaining a small town atmosphere while

expanding the industrial and residential base and improving the quality of life for its citizens. Affordable housing, a quiet place to live, new recreational facilities, plus ample business opportunities and close proximity to major transportation routes will continue to increase the population and economy making it easy to say that, indeed, Blackfalds is...*"A Nice Place to Grow!"*

Blackfalds is a friendly community of young families. Currently, eighty-five per cent of the population consists of people under the age of 40 years.

In 1995, it was known as the *"Birth Capital of Alberta."* Thirty-five per cent of the population are children.

Blackfalds residents choose their community over others because of its quality of life. Results of a recent survey show: sixty-five per cent of the population indicated they live in the community because of its rural lifestyle, recreational amenities and low crime rate. The remaining thirty-five per cent prefer the town for its affordable cost of housing and living.

"Community Pride" is not just talked about in Blackfalds. It's evident in the participation in community events such as Blackfalds Days held each spring as well as other events throughout the year. It shows up in the well-tended yards and flower gardens seen throughout the town and it is evident in the response to volunteer needs. Some projects have seen men, women and children working together for the betterment of the community. In Blackfalds, people know their neighbors. They watch out for each other's children and property. They're like family. If you'd like to live in that kind of community you'd be welcome in Blackfalds!

Blackfalds is a *"Community of Commuters."* At present, over sixty-five per cent of the working population travel to Red Deer for employment. The remainder work in Blackfalds; the nearby petrochemical plants, or the Blindman Industrial Park. Blackfalds is their home-base, partly due to its central location and convenient highway access.

Community Services

Blackfalds is proud of its commitment to providing quality community services to all residents. A variety of recreation and culture programs are offered through the town or by local community groups. These programs, in combination with some first-rate facilities and big-time special events, should offer everyone a healthy dose of community spirit.

Stoking community spirit is a key mission of the Community Services Department. One method of accomplishing this mission is to hold community-wide special events. The most notable of these is Blackfalds Days, which is held the first weekend of June. Blackfalds Days is a huge event that involves three days of activities, including a parade, soapbox derby, community dinner, cabaret, youth dance, and tons of other fun events. Canada Day, Volunteer Appreciation Week, and Senior Citizen's Week are also celebrated.

[Our Community: Groups, Events and Neighbourhood Place.](#)

Community Lifestyle

You are welcome to experience our progressive small-town lifestyle by viewing our Community and Town newsletters, and you are welcome to subscribe online at [the Blackfalds newsletter page.](#)

Economic Facts

Summary of Projects underway in Blackfalds as of 2004:

Commercial/Retail 2 \$835,000

Institutional 2 \$7,000,000

Residential 3 \$1,160,000

Tourism/Recreation 1 \$50,000

Total 8 \$9,045,000

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.

Education

Under the Wolf Creek School Division No.72 and Red Deer Catholic REgional Division No. 39, Blackfalds has an excellent reputation for academic achievement. Many parents report moving to Blackfalds specifically for the quality of educational service available in the local school system.

Due to the growing student population at the existing Kindergarten to Grade 9 school in Blackfalds, it was decided several years ago to split the school into two campuses. The new campus is located along Leung Road on the west side of town and opened at the beginning of the 2004/2005 school year.

In light of this exciting change for Blackfalds, it was agreed that the name of the original school should be changed to the "Iron Ridge Campus". This will be the official name of both school sites. The sites will be differentiated with the following names: Iron Ridge Elementary Campus and Iron Ridge Junior Campus. Alda Lovell is principal for both schools.

At present, Catholic students are bused into Red Deer, just 10 minutes south. The town eagerly awaits the construction of a local Catholic school, although the future dates for this have not yet been confirmed. The high school students are bused to Lacombe Composite High School in Lacombe-10 minutes north of Blackfalds. L.C.H.S. is one of the top secondary schools in all of Alberta.

Emergency Services

Emergency 911 Service

Lacombe Municipal Ambulance Service - Advance Life Support Service

Law Enforcement

The Royal Canadian Mounted Police (RCMP) from Red Deer's Rural Detachment supplies police coverage. The Town of Blackfalds employs a provincially appointed Special Constable for the enforcement of various provincial statutes and town by-laws. All by-law information concerning land use, garbage, dog licensing, etc. can be obtained at the Town Office.

Fire

The Blackfalds Volunteer Fire Department considers safety and training to be their two high priorities. In addition to basic training requirements, the Department practices two evenings each month. They also receive two sessions per year at the NOVA gas plant east of Blackfalds. Firefighters are called out at any time of the day or night to respond to fires or similar emergencies. There are an average of 45 – 50 calls per year, ranging from fire calls to motor vehicles accidents and personal distress requests.



Blackfalds Days Event: firefighters offer the firetruck a lift home

Key Contacts for Business Development

Municipal (updated June 2003)

Town of Blackfalds
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5016A Waghorn Street
Blackfalds, Alberta
T0M 0J0
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E-Mail: [Blackfalds General Mailbox](#)

Wayne Tutty
Mayor
[Wayne Tutty](#)

Lyle Wack
C.A.O.
[Lyle Wack](#)

Gail Long P
Planning & Development Officer
[Gail Long](#)

Provincial (Updated December 2004)

Alberta Economic Development
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Fax: 403-340-5231
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Dawna Allard, Regional Development Officer
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Lisa Houle, Regional Project Officer
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Raymond Prins
Member of the Legislative Assembly [MLA]
Lacombe-Stettler Constituency
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Fax: 780-427-1234

Federal (Updated May 2006)

Red Deer, Alberta
MILLS, Robert (Bob) (Conservative)

Parliamentary Address

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Ottawa, Ontario
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Telephone: (613) 995-0590
Fax: (613) 995-6831
E-Mail: Mills.B@parl.gc.ca

Constituency Address

4921 - 47th Street
Red Deer, Alberta
T4N 1R4
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Fax: (403) 347-7423
TTY:
E-Mail: bmillsmp@telusplanet.net

PLEASE NOTE: The following charts, graphs and tables are based Federal and Municipal Government statistical releases. For more current information you may contact the Town Office.

Location

Blackfalds is situated in mid-south central Alberta, just a few minutes north of the bustling City of Red Deer. Blackfalds is located on Highway 2A, a two lane highway, and has a connector access one kilometer away to Highway 2 which, incidentally, is Alberta's main north-south four lane divided highway running between Edmonton and Calgary.

The Town of Blackfalds is able to boast the quickest commute to a city center of any town in Alberta - 10 minutes or less. Locally, the Town of Blackfalds is the closest urban center to the Joffre area petrochemical plants. It is less than five minutes away from Burbank Park, adjacent to the Blindman River, and just twenty minutes east of two major outdoor recreational areas, Sylvan Lake and Gull Lake.

Blackfalds is on highways 2, 2A and secondary 597, 7 km north of Red Deer and within 150 km of Calgary and Edmonton. [Click here for link to maps and area information](#)



Blackfalds & Area Location Map

Taxation

	<u>Residential/Farmland</u>	<u>Non-Residential</u>
2005		
Municipal Tax Rate	11.9790	11.9790
Education - Alberta School Foundation Fund Tax Rate	2.8000	5.4110
Seniors Lodge Accommodation Tax Rate	.0820	.0820

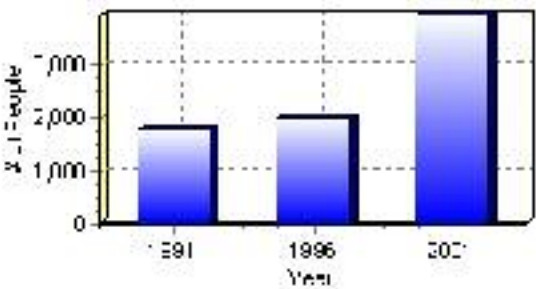
Population

Total Population

Population 2004*	3,955
Population 2003*	3,812
Population 2002*	3,540
Population 2001**	3,040
Population 2000*	2,001
Population 1996**	2,001
Population 1991**	1,769
Population % change 1991-1996	11.59%
Population % change 1996-2001	43.47%

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

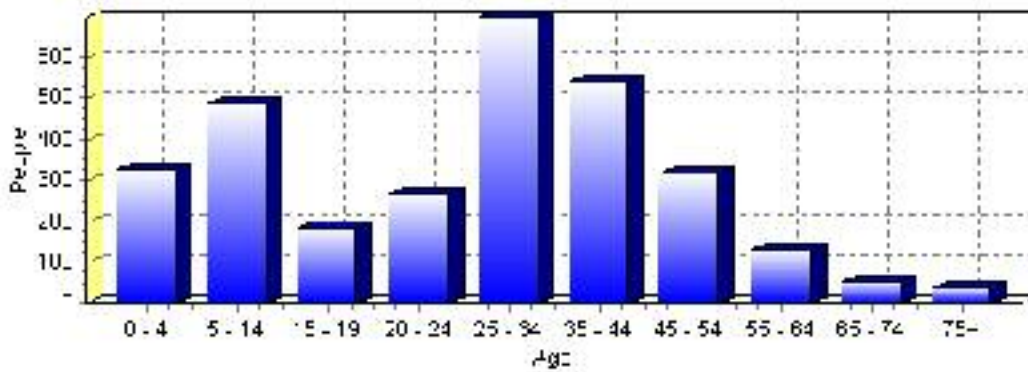
Total Population 1991-2001



Population by Age and Gender	1996 Male	1996 Female	1996 Total	2001 Male	2001 Female	2001 Total
Age 0 - 4	115	100	215	170	155	325
Age 5 - 14	160	190	350	220	265	485
Age 15 - 19	50	60	110	95	90	185
Age 20 - 24	70	80	150	120	145	265
Age 25 - 34	230	230	460	360	335	695
Age 35 - 44	185	160	345	280	260	540
Age 45 - 54	95	80	175	165	150	315
Age 55 - 64	45	40	85	65	65	130
Age 65 - 74	35	30	65	35	20	55
Age 75 and older	15	20	35	15	25	40
Total All Persons	995	1,005	2,000	1,530	1,510	3,040

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

Blackfalds Population by Age Group (2001)

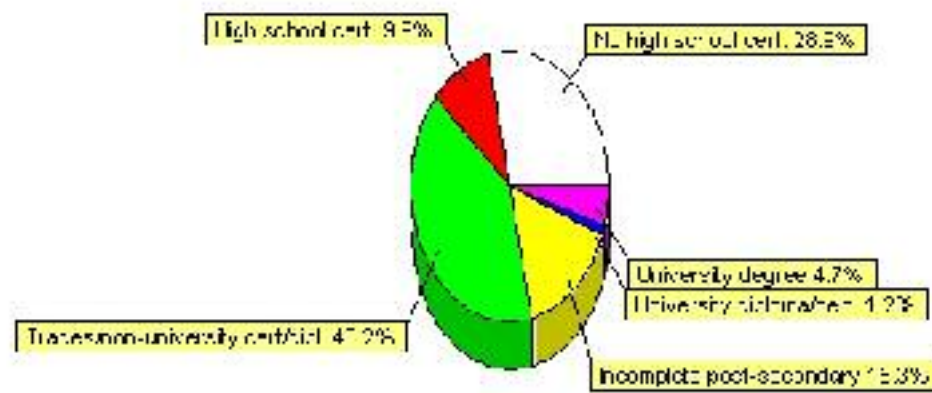


Education Statistics

Highest level of schooling for Population 20yrs and older	2001	%
People without high school certificates	585	28.89%
People with high school certificates	200	9.88%
People with trades or non-university certificate or diploma	815	40.25%
People with post-secondary education (not completed)	310	15.31%
People with university diploma/certificate	25	1.23%
People with university degree	95	4.69%
Total Population 20 years and older	2,025	100.00%

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

Blackfalds Highest Level of Schooling 2001



Population with Post Secondary Qualifications	1996	%	2001	%
Agriculture and biological sciences	35	7.61%	35	3.74%
Commerce, management and business administration	135	29.35%	220	23.53%
Educational, recreational and counseling services	10	2.17%	95	10.16%
Engineering and applied science tech. and trades	185	40.22%	355	37.97%
Engineering and applied sciences	0	0.00%	10	1.07%
Fine and applied arts	10	2.17%	25	2.67%
Health professionals, science and technologies	30	6.52%	105	11.23%
Humanities and related fields	20	4.35%	15	1.60%
Mathematics and physical sciences	0	0.00%	10	1.07%
Social sciences and related fields	45	9.78%	55	5.88%
Other and/or no specialization	0	0.00%	0	0.00%
Total people with post secondary qualifications	460	100.00%	935	100.00%
Females with post-secondary qualifications	205	44.57%	510	54.55%
Males with post-secondary qualifications	255	55.43%	425	45.45%

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	1,175	1,855
Not in the labour force, both sexes	270	385
Total population 15 and over	1,450	2,235
Employed, both sexes	1,095	1,700
Unemployed, both sexes	80	150
Participation rate, both sexes	81.00%	83.00%
Unemployment rate, both sexes	7.00%	8.00%

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	35	2.97%	55	3.00%
Mining	140	11.86%	210	11.44%
Manufacturing	65	5.51%	205	11.17%
Construction	160	13.56%	225	12.26%
Transportation. & Utilities	80	6.78%	85	4.63%
Retail and Wholesale	270	22.88%	305	16.62%
Finance	40	3.39%	100	5.45%
Business & Community Services	325	27.54%	580	31.61%
Public Administration	90	7.63%	55	3.00%
Total All Industries	1,180	100.00%	1,835	100.00%

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

Blackfalds Labour Force By Industry - 2001



Labour Force by Major Occupational Groups	1996	%	2001	%
Management occupations	145	12.34%	155	8.45%
Business, Finances and administrative occupations	155	13.19%	365	19.89%
Natural and applied sciences and related occupations	15	1.28%	90	4.90%
Health occupations	20	1.70%	40	2.18%
Occupations in social science; education; government and religion	50	4.26%	100	5.45%
Occupations in art; culture; recreation and sport	10	0.85%	0	0.00%

Sales and service occupations	275	23.40%	360	19.62%
Trades; transport; equipment operators and related occupations	310	26.38%	450	24.52%
Occupations unique to primary industry	130	11.06%	190	10.35%
Occupations unique to processing; manufacturing and utilities	80	6.81%	95	5.18%
Occupations not elsewhere classified	0	0.00%	20	1.09%
Total - All Occupations (major groups)	1,175	100.00%	1,835	100.00%
Females - All Occupations	515	43.83%	820	44.69%
Males - All Occupations	660	56.17%	1,015	55.31%

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	35	6.93%	55	8.66%
\$20,000 - \$39,999	135	26.73%	130	20.47%
\$40,000 - \$59,999	180	35.64%	170	26.77%
\$60,000 and over	155	30.69%	315	49.61%
Total number of families	505	100.00%	670	105.51%
Average family income	\$49,028		\$65,148	
Median family income	\$48,987		\$67,044	

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	135	19.15%	100	9.30%
\$20,000 - \$39,999	165	23.40%	225	20.93%
\$40,000 - \$59,999	215	30.50%	200	18.60%
\$60,000 and over	65	9.22%	550	51.16%
Total number of households	705	100.00%	1,075	100.00%
Average household income	\$44,124		\$60,450	
Median household income	\$42,668		\$60,252	

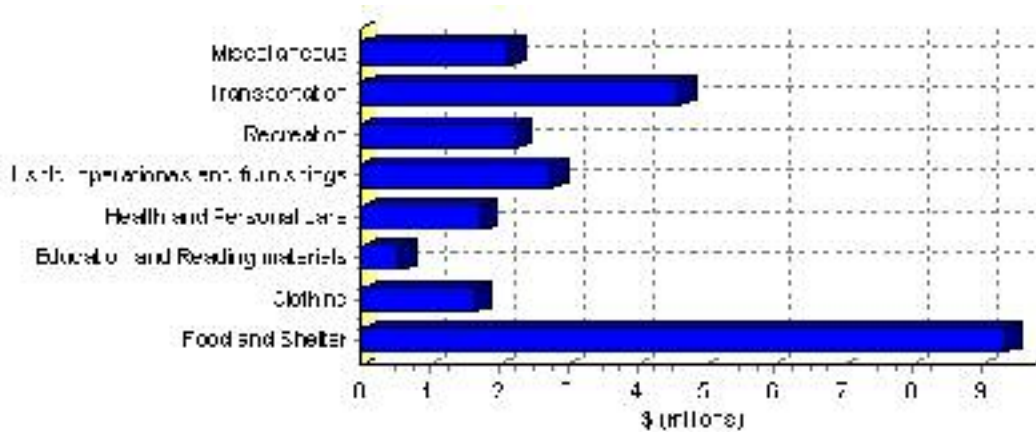
Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Family Expenditure

Expenditure Category	1992	% of total	1996	% of total
Food and Shelter	\$6,864,470	36.89%	\$9,361,254	37.30%
Clothing	\$1,296,630	6.97%	\$1,663,279	6.63%
Education and Reading materials	\$409,970	2.20%	\$561,320	2.24%
Health and Personal care	\$1,154,485	6.20%	\$1,751,310	6.98%
Hshld. operations and furnishings	\$2,052,755	11.03%	\$2,749,658	10.96%
Recreation	\$1,559,315	8.38%	\$2,236,709	8.91%
Transportation	\$3,806,420	20.45%	\$4,622,668	18.42%
Miscellaneous	\$1,460,820	7.85%	\$2,147,706	8.56%
Total Current Consumption	\$18,609,880	100.00%	\$25,093,904	100.00%
Total # of Households	610		707	
Average Consumption per Household	\$30,508		\$35,493	

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

Blackfalds Family Expenditures (1996)

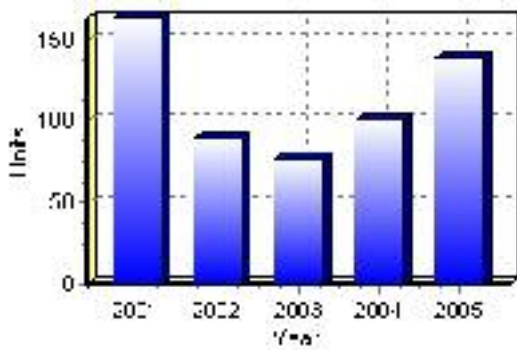


Building Permits

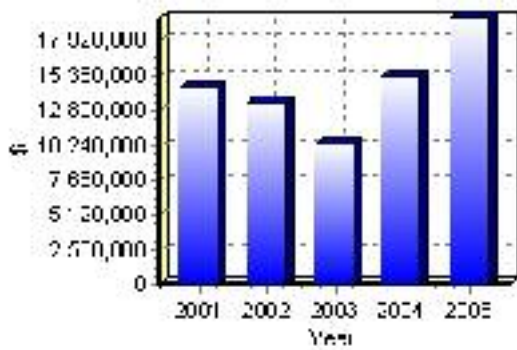
Total Building Permit Values	2001	2002	2003	2004	2005
Building Permits Value, Commercial	\$185,000	\$1,259,000	\$1,770,000	\$1,131,000	\$240,000
Building Permits Value, Industrial	\$153,000	\$0	\$649,000	\$90,000	\$2,092,000
Building Permits Value, Institutional	\$20,000	\$3,635,000	\$66,000	\$2,222,000	\$0
Building Permits Value, Residential	\$14,160,000	\$8,536,000	\$7,791,000	\$11,902,000	\$17,279,000
Building Permits Value, Total	\$14,518,000	\$13,430,000	\$10,276,000	\$15,345,000	\$19,611,000
Total Housing Starts	163	89	77	101	139

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	10	1.42%	15	1.40%
Detached Duplexes	20	2.84%	5	0.47%
Movable Dwellings	125	17.73%	160	14.88%
Other single attached house	0	0.00%	0	0.00%
Row and semi-detached house	75	10.64%	135	12.56%
Single-detached house	480	68.09%	765	71.16%
Total number of occupied private dwellings	705	100.00%	1,075	100.00%
Private dwellings, owned	545	77.30%	865	80.47%
Private Dwellings, rented	160	22.70%	210	19.53%

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	25	2.35%
Period of construction, 1946 - 1960	100	9.39%
Period of construction, 1961 - 1970	65	6.10%
Period of construction, 1971 - 1980	235	22.07%
Period of construction, 1981 - 1990	150	14.08%
Period of construction, 1991 - 2001	490	46.01%
Total number of private dwellings constructed	1,065	100.00%

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

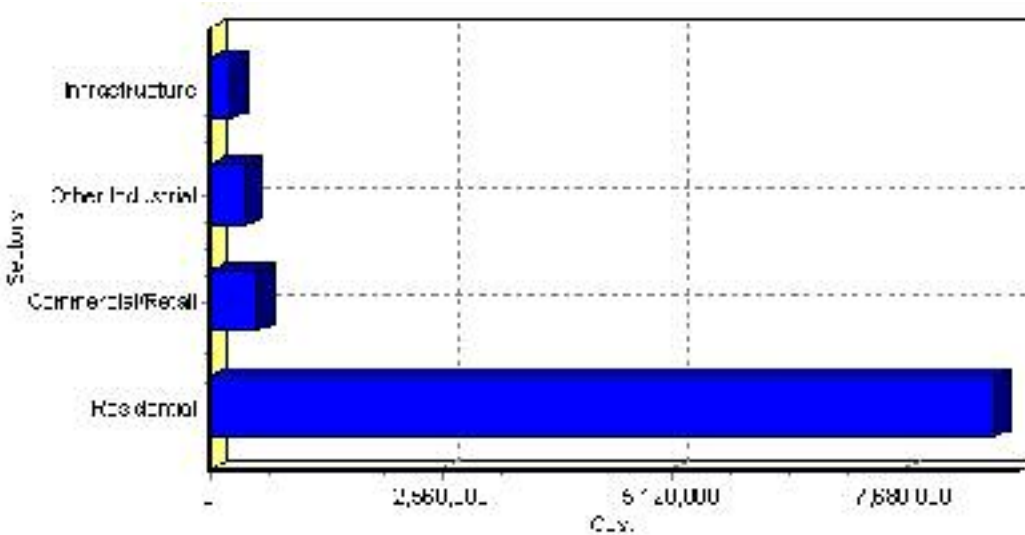
Projects

Summary of Projects in Blackfalds as of September 2006

Project Sector	Number of Projects	Project Cost
Residential	3	\$8,672,000
Commercial/Retail	2	\$540,000
Other Industrial	1	\$400,000
Infrastructure	1	\$239,600
Total	7	\$9,851,600

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Value of Projects by Sector (as of September 2006)



Project Status	Number of Projects	Project Cost
Announced	1	\$239,600
Proposed	1	\$7,100,000
Under Construction	5	\$2,512,000
Total	7	\$9,851,600

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Largest Projects in Blackfalds as of September 2006

Company Name	Project Description	Project Location	Project Cost	Construction Schedule	Status
Oasis Quality Homes	CONDOMINIUM COMPLEX	Blackfalds	\$7,100,000	-	Proposed
Riser Developments Ltd.	NEW MULTIFAMILY	Blackfalds	\$1,140,000	2006-2007	Under Construction
Riser Developments Ltd.	NEW CONDOMINIUM	Blackfalds	\$432,000	2006-2007	Under Construction
Nugget Ventures	New Construction	Blackfalds	\$400,000	2006-2006	Under Construction
Camdon Construction Ltd.	NEW COMMERCIAL BUILDING - OFFICE	Blackfalds	\$300,000	2006-2007	Under Construction
Piccolo Pizza and Pasta	New Restaurant	Blackfalds	\$240,000	2006-2006	Under Construction
Transport Canada	RAILWAY CROSSING IMPROVEMENTS	Blackfalds	\$239,600	2006-2007	Announced

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