

Fort Saskatchewan

www.fortsask.ca

Welcome

Welcome to our community [The City of Fort Saskatchewan](#). We hope the information contained within this profile is useful. If additional information is required, please visit our web site or contact our representative from the "Key Contacts" section.

Area Overview

We have it all...a rich history, dynamic present and a vibrant future....Boasting spectacular views of the North Saskatchewan River, we are just minutes from Alberta's capital.



A couple enjoys a serene walk along the banks of the North Saskatchewan River

Climate

TEMPERATURE

Seasonal Average

January -16.6oC (2.1oF)

April 4.2oC (39.6oF)

July 17.1oC (62.8oF)

October 5.1oC (41.2oF)

ANNUAL PRECIPITATION

Rain 32.5cm (12.8 in.)

Snow 99.7cm (39.3 in.)

Total 132.33cm (52.1 in.)

FROST FREE DAYS

There are about 110 frost free days a year in Fort Saskatchewan.

HOURS OF SUNSHINE PER YEAR

Fort Saskatchewan has approximately 2263.7 hours of sunlight per calendar year.

AIR QUALITY

IQUA DESCRIPTION EFFECTS

0 - 25 (Good)

IQUA levels in this range indicate that there is no effect on any receptor, including humans, animals, vegetation and materials. The long term goal for air quality in Canada is to be in this range all the time.

Community Services

Fort Saskatchewan has 202.35 hectares of park land with:

- 18 playgrounds with play structures
- 25 kilometers of paved trails for walking, running, biking,
- rollerblading, and cross country skiing
- numerous sports fields for youth and adult baseball, softball and slow pitch, soccer, and football,
- Indoor pool with Esso and competitive swim programs and full Red Cross instruction
- picnic shelter and outdoor barbecue pits
- 20 stall campground in the river valley

FACILITIES IN FORT SASKATCHEWAN

Fort Saskatchewan is host to many public facilities. These include a 9 hole golf course, tennis courts, a campground, cross country ski trails, an indoor pool, 3 indoor ice arenas, baseball diamonds, indoor and outdoor soccer fields, a bowling alley, the boys and girls club, a skateboard park, outdoor ice rinks, a curling rink, a library, a legion and a museum.

ORGANIZED SPORTS PROGRAMS

We also have many organized sports programs within our community. Some of these include hockey, skating, swim club, tennis, cross country skiing, soccer, figure skating, softball, martial arts, judo, curling, slow pitch, gymnastics, baseball, darts, lacrosse, and ringette.

COMMUNITY ORGANIZATIONS

Over 100 community organizations offering: Seniors' social & recreational programs Various children's and adult recreational and cultural programs including: Arts, Crafts, Music, Dance, Playschool Personal Development Adult Education

CHURCHES

- Christian Lutheran Church
- First United Church
- Fort Saskatchewan Alliance Church
- Fort Saskatchewan Christian Centre
- Fort Saskatchewan Church of Nazarene
- Fort Saskatchewan Community Church
- Fort Saskatchewan Fellowship Baptist Church
- The Spiritual Assembly of B'hai
- Our Lady of Angels Catholic Church
- Jehovah's Witnesses
- Fort Saskatchewan Community Baptist Church

SPECIAL ANNUAL EVENTS AND ATTRACTIONS

- Music Festival -- March/April
- Chamber of Commerce Trade Show and Sale -- April
- Legacy Park Family Festival - first Saturday in June
- Sheep Grazing - mid June to mid September - Thursday - Sunday noon to 8 p.m.
- Canada Day Celebrations -- July 1
- Historical Society Open House -- July 1
- Stars Sunshine Carnival - mid July
- Chamber of Commerce Farmers Market -- July to September
- Remembrance Day Ceremony - November 11
- Chamber of Commerce Santa Claus Parade -- last Saturday in November
- Various Sporting Events and Regional Tournaments -- Throughout the Year

For more detailed information on events please visit the events calendar on our web site [City of Fort Saskatchewan](#).

ACCOMMODATION

Hotels

- Brant Hotel
10001 - 103 Street
Fort Sask., AB T8L 2E1
998-3227
- Fort Hotel
9923 - 102 Street
Fort Saskatchewan, AB
- Fort Inn - 60 rooms; Best Western
10115 - 88 Ave., Box 3358
Fort Sask., AB T8L 2T3
780-998-7888

Motels

- Fort Motel - 20 rooms
9923 - 93 Avenue
Fort Sask., AB T8L 1N5
998-2511
- Park Avenue Motel - 64 rooms (99 rooms by the summer of 2000)
10005 - 88 Avenue, Box 3209
Fort Sask., AB T8L 2T2
780-998-4468
1-800-675-0583

Bed & Breakfasts

- Inglis Avenue Bed & Brkfst
10009 - 99 Avenue
Fort Sask., AB T8L 1R6
780-998-4016

Campgrounds

- Turner Park Campground

River Road
Fort Saskatchewan, Alberta
(follow the signs down 101 Street to River Road)
(780) 998-4074

Features

- 24 hour resident supervision
- Family camping
- Showers, flush toilets
- Sites include picnic tables
- Located in the river valley, adjacent to 29 kilometres of paved walking/biking trails, a covered picnic area, playground and sports fields
- Close to downtown, museum and historical area
- Short drive to golf courses and indoor pool

2005 Camping Rates

\$18.00/day - energized sites (15 amp)

\$15.00/day - non-energized sites

\$5.00/day - overflow sites

Restaurants:

Over 30 restaurants to suit any taste, from coffee houses, to family dining, to fast food, to fancy food.

GOVERNMENT CONTACTS

Municipal

City of Fort Saskatchewan
10005 - 102 Street
Fort Saskatchewan, Alberta
T8L 2C5
Tel: 780-992-6200
Fax: 780-998-4774

- Corporate Services
- Planning and Public Works Department
- Community and Protective Services Department

The City of Fort Saskatchewan operates the Public Library, Harbour Pool Indoor Leisure Centre, two arenas, the Jubilee Recreation Centre and the Sportplex.

Provincial

- Community Corrections
- Medical Examiner-Coroner
- Mental Health
- Provincial Court
- Public Works, Supply and Services

Federal

- Canada Post
- Canadian Heritage [National Parks]
- Royal Canadian Mounted Police



People participating in Canada Day events at Legacy Park



Our newest multi-use facility, the Dow Centennial Center



Baseball is one of the many organized sports offered within our community

Community Lifestyle

A beautiful river valley, parks, schools, shopping and restaurants - it's all here in Fort Saskatchewan. We combine all the comforts of big city living with strong community values and pride. The result - a great place to live and work.



A father and his daughters enjoy a walk along one of the many trails that exist within Fort Saskatchewan

Economic Base

Local resources available include caustic soda, sulphur, stone, salt, clay, sand, gravel, gas, crude oil and agriculture.

Fort Saskatchewan is home to world scale petro-chemical, fertilizer, and advanced industrial material manufacturing plants. They produce hundreds of products which are used by both industry and consumers around the world. The major products made in the area include basic chemicals, fertilizers, fabricated metal products, plastic insulation, pipes, vegetable oils, specialty metals and animal feed. Over 3,000 people are employed in the region by 20 different companies, including Dow Chemical Canada Inc., Sherritt International, Agrium, and Westaim.

Another major employer is the Fort Saskatchewan Correctional Institute, a minimum security, provincially-operated institute which employs approximately 220 people.

Fort Saskatchewan is also a community that boasts many light industrial, commercial and home based businesses. We currently have over 700 licensed businesses operating within our community.

FORT SASKATCHEWAN MARKET AREA

Fort Saskatchewan serves as a market centre for the northeast portion of the Metro Edmonton Region of about 39,200 people. Our market area stretches from Mundare to Redwater, Gibbons and Bon Accord and to the northern part of Strathcona County. Our secondary market area covers an additional 10,500 people.

WHY INDUSTRY LOCATED HERE

- Suitable supplies of natural gas, power and water
- Convenient transportation
- Access to rail lines
- Access to raw materials such as salt
- Close to markets/suppliers
- Housing for employees Quality of life

Economic Facts

Investors are impressed by the size of the skilled workforce, the amount of industrial land available for development, as well as the abundance of secondary industries set up to service the area's petrochemical industry. The Northeast Capital Industrial Association represents the major companies in the area and acts as industry's voice in discussions with government.

To view the major industries, product information and employment information click [here](#), and then click on the pdf file named "Major Industry/Product Information"

Education

Fort Saskatchewan is part of the Elk Island Public School Regional Division #14, headquartered in Sherwood Park [tel: 780-464-8200], and the Elk Island Separate School Division, headquartered in Sherwood Park, Alberta. To observe the specific schools located within our city please visit the Elk Island Public Schools webpage and the Elk Island Separate Schools webpage by clicking on the following links. [Elk Island Public Schools](#) and [Elk Island Separate Schools](#)

The city of Fort Saskatchewan is also host to many daycare and nursery services such as Ann's Day Care, Children Are Special Daycare, "Wee Care" Family Day Homes Inc. and Children's Indoor Playground [CHIPS]

Emergency Services

FIRE PROTECTION

The City of Fort Saskatchewan Fire Department provides fire protection, inspection and prevention programs within the municipal boundaries of the City. Fire Services Chief, Training Officer, Fire Services Coordinator, two Deputy Chiefs, and forty-three part-time members are responsible for suppression, rescue, dangerous goods, surface water / ice rescue, mutual aid and industrial responses.

POLICE SERVICES

Fort Saskatchewan is served by a local detachment of the Royal Canadian Mounted Police [RCMP] [tel: 780-992-6100].

AMBULANCE SERVICES

Prairie Emergency Medical Systems Inc. provides an Advanced Life Support (A.L.S.) service. An Emergency Medical Technician-Paramedic (EMT-P) and an Emergency Medical Technician-Ambulance (EMT-A) are on-duty 24 hours a day, seven days a week. There are two fully-equipped ambulances stationed in the Fire Hall, 10099 93 Avenue, at all times. Dr. Cervantes is the Medical Director for the Ambulance Service and the service is linked to STARS Air Ambulance, should the need arise.

Health Care

Fort Saskatchewan is part of the Capital Regional Health Authority. The Fort Saskatchewan Community Health Center has 30 beds, and offers the following services:

- 24 hour emergency services
- diagnostic procedures
- medical & surgical therapies
- cataract surgery - nutritional counseling
- outpatient clinics
- palliative care
- physiotherapy
- maternity care

Fort Saskatchewan is also served by the Fort Saskatchewan Health Unit.

Other local services include 10 doctors, 2 surgeons, 3 medical clinics, 8 dentists, 3 optometrists, 3 chiropractors, and 1 nursing

home. Facilities for senior citizens include 1 senior citizen's lodge and 2 senior's apartment buildings.

Key Contacts for Business Development

Municipal

City of Fort Saskatchewan
10005 - 102 Street
Fort Saskatchewan, Alberta
T8L 2C5
Tel: 780-992-6200
Fax: 780-998-4774
www.footsask.ca

Jim Sheasgreen
Mayor
jsheasgreen@footsask.ca

Lorna Rosen
City Manager
lrosen@footsask.ca

[Mrs.]Terry Stacey
Director, Economic Development
Tel: 780-992-6231
Fax: 780-998-4774
E-mail:tstacy@footsask.ca

The Chamber of Commerce
Box 3072, 9902 - 102 Street
Fort Saskatchewan, Alberta
T8L 2T1
Tel: 780-998-4355
Fax: 780-998-1515

Provincial:

Mr. Edward Stelmach
Member of the Legislative Assembly [MLA]
Fort Saskatchewan-Vegreville Constituency
607 Legislature Annex
9718 107 Street
Edmonton, Alberta
T5K 1E4
Tel: 780-422-5384
Fax: 780-415-0951

Constituency Office:
Box 451
4945 - 51 Avenue
Vegreville, Alberta
T9C 1R6
Tel: 780-632-6840
Fax: 780-632-6888

Federal (Updated May 2001)

Ken Epp
Member of Parliament [MP]
Edmonton—Sherwood Park Constituency
House of Commons
Ottawa, Ontario
K1A 0A6
Tel: 613-995-3611
Fax: 613-995-3612

Constituency Office:
Room 110, Athabasca Place
80 Chippewa Road
Sherwood Park, Alberta
T8A 4W6
Tel: 780-467-4944
Fax: 780-449-1471

Location

Fort Saskatchewan, Alberta, Canada is situated adjacent to the northeast boundary of the provincial capital, the City of Edmonton and 30 kilometres from downtown Edmonton.

POPULATION

14,685 as per the 2005 municipal census

AREA

4,642 hectares

ELEVATION

624 metres (2,047 feet) above sea level.

LATITUDE/LONGITUDE

53o43'/113o13'

To see a map of our location within Alberta please click [here](#)

Post Secondary Education

Fort Saskatchewan is situated only minutes away from Edmonton, a city which holds numerous post secondary institutions that are within commuting distance to Fort Saskatchewan. Some of the post secondary schools nearby are The University of Alberta, Northern Alberta Institute of Technology [NAIT], Grant MacEwan Community College and Concordia College. To view each of the above school in more detail click on the following links.

[University of Alberta](#)

[NAIT](#)

[Grant MacEwan](#)

[Concordia College](#)

Taxation

	<u>Residential/Farmland</u>	<u>Non-Residential</u>
2005		
Municipal Tax Rate	7.3422	7.3422
Education - Alberta School Foundation Fund Tax Rate	4.0223	7.0090
Education Opted Out Tax Rate	4.0223	7.0090

In the City of Fort Saskatchewan:

- Property tax is made up of a municipal, provincial education and local improvement levies.
- The provincial government determines the amount of education tax each municipality in Alberta will pay. The City is required to collect this tax from property owners on behalf of the Province.
- Applies market value assessment to property, land and buildings. Market value is simply the value your property would likely sell for in the marketplace. The more your property is worth, the higher its market value assessment and the more you are expected to contribute to the municipal and provincial education taxes.
- The Capital Region Assessment Services Commission conducts assessment inspections. If you feel your assessment is too high and you wish to talk to the City Assessor, please contact the City Tax Department at (780) 992-6211.
- Has the same municipal mill rate for residential, commercial, and industrial property.
- Municipal taxes provide for civic services such as: Recreation, Police, Ambulance, Fire, Economic Development, Highway/Street Cleaning, Family & Community Services.
- Does not have a Business Tax.
- User fees for water, sewer and residential garbage collection.
- Combined Assessment and Property tax notices are mailed in May to all property owners. The deadline for filing of an assessment complaint or paying your taxes is June 30.

Transportation

AIR SERVICE

Fort Saskatchewan is served by the Edmonton International Airport. Also, a small aircraft airport was built in 1990 at Josephburg just east of Fort Saskatchewan.

RAIL SERVICE

Canadian National serves the major industrial operations in Fort Saskatchewan, and a spur line runs to the edge of downtown. Canadian Pacific Railway runs just south of Fort Saskatchewan.

HIGHWAYS

Highway #15 and Highway #21 both are four-lane divided highways with no load restrictions. Fort Saskatchewan also has designated Dangerous Goods Routes [for further information contact the City of Fort Saskatchewan].

TRUCKING FIRMS

Fort Saskatchewan and area have a number of trucking companies to service all needs.

BUS SERVICES

In partnership with Edmonton Transit, public transit is provided from Fort Saskatchewan to the Clareview LRT station in north Edmonton, connecting residents into the entire Edmonton Transit system. This service is a peak morning and late afternoon service, with bus stops throughout our community.

Fort Saskatchewan is served by Quality Time Tours Bus Lines, which connects with Greyhound services in Edmonton.

Fort Saskatchewan also has a Handi-Van to serve the community.

COURIERS AND TAXIS

Several local, regional and national courier companies serve Fort Saskatchewan. The community is served by local and regional taxi companies.

Utilities

ELECTRIC POWER

Aquila Networks Canada
1-800-310-7493

NATURAL GAS

Atco Gas
120 - 8818 - 111 Street
Fort Saskatchewan, AB
(780) 998-2274

TELEPHONE

Telus
TeleCentre - 310-2255
Telus Action Line - 1-800-567-0000

CABLE TELEVISION

Shaw Cablesystems Ltd.
7024 - 101 Avenue

WATER

Residential, single family, minimum service charge every 2 months is \$25.00. All consumption Edmonton, AB (780) 468-5555

For a more detailed description on our municipal services such as waste disposal and water source, click [here](#), and then access the pdf file labelled "Municipal Services"

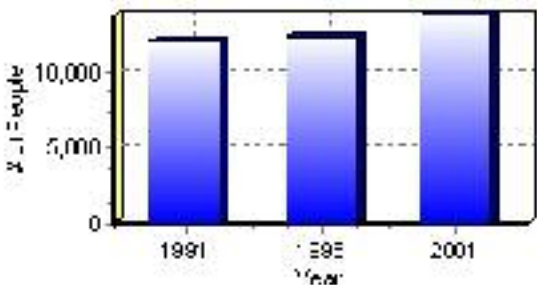
Population

Total Population

Population 2004*	13,824
Population 2003*	13,824
Population 2002*	13,121
Population 2001**	13,120
Population 2000*	13,346
Population 1996**	12,408
Population 1991**	12,078
Population % change 1991-1996	2.66%
Population % change 1996-2001	5.43%

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

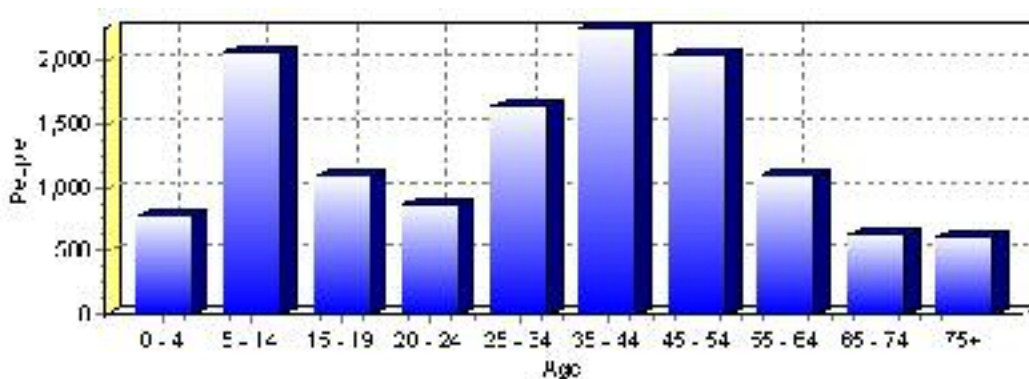
Total Population 1991-2001



Population by Age and Gender	1996 Male	1996 Female	1996 Total	2001 Male	2001 Female	2001 Total
Age 0 - 4	435	400	835	400	380	780
Age 5 - 14	1,080	1,060	2,140	1,075	995	2,070
Age 15 - 19	570	480	1,050	560	535	1,095
Age 20 - 24	405	355	760	485	390	875
Age 25 - 34	875	870	1,745	775	875	1,650
Age 35 - 44	1,095	1,145	2,240	1,130	1,130	2,260
Age 45 - 54	900	790	1,690	1,005	1,055	2,060
Age 55 - 64	445	430	875	595	500	1,095
Age 65 - 74	245	300	545	290	350	640
Age 75 and older	180	355	535	235	385	620
Total All Persons	6,235	6,175	12,410	6,535	6,585	13,120

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

Fort Saskatchewan Population by Age Group (2001)

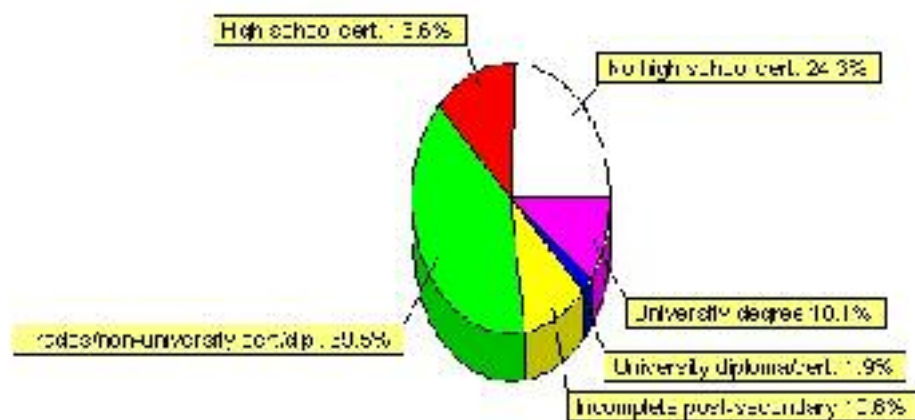


Education Statistics

Highest level of schooling for Population 20yrs and older	2001	%
People without high school certificates	2,175	24.30%
People with high school certificates	1,220	13.63%
People with trades or non-university certificate or diploma	3,535	39.50%
People with post-secondary education (not completed)	950	10.61%
People with university diploma/certificate	170	1.90%
People with university degree	900	10.06%
Total Population 20 years and older	8,950	100.00%

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

Fort Saskatchewan Highest Level of Schooling 2001



Population with Post Secondary Qualifications	1996	%	2001	%
Agriculture and biological sciences	170	4.08%	145	3.12%
Commerce, management and business administration	740	17.75%	950	20.43%
Educational, recreational and counseling services	400	9.59%	380	8.17%
Engineering and applied science tech. and trades	1,555	37.29%	1,695	36.45%
Engineering and applied sciences	195	4.68%	180	3.87%
Fine and applied arts	145	3.48%	215	4.62%
Health professionals, science and technologies	475	11.39%	570	12.26%
Humanities and related fields	55	1.32%	150	3.23%
Mathematics and physical sciences	145	3.48%	85	1.83%
Social sciences and related fields	275	6.59%	275	5.91%
Other and/or no specialization	0	0.00%	0	0.00%
Total people with post secondary qualifications	4,170	100.00%	4,650	100.00%
Females with post-secondary qualifications	1,765	42.33%	2,145	46.13%
Males with post-secondary qualifications	2,405	57.67%	2,505	53.87%

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	6,555	7,325
Not in the labour force, both sexes	2,575	2,735
Total population 15 and over	9,125	10,055
Employed, both sexes	6,130	7,010
Unemployed, both sexes	425	305
Participation rate, both sexes	72.00%	73.00%
Unemployment rate, both sexes	7.00%	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	100	1.56%	50	0.69%
Mining	150	2.33%	185	2.55%
Manufacturing	1,430	22.26%	1,400	19.30%
Construction	365	5.68%	550	7.58%
Transportation. & Utilities	415	6.46%	390	5.38%
Retail and Wholesale	970	15.10%	1,105	15.23%
Finance	310	4.82%	360	4.96%
Business & Community Services	2,245	34.94%	2,720	37.49%
Public Administration	450	7.00%	485	6.69%
Total All Industries	6,425	100.00%	7,255	100.00%

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

Fort Saskatchewan Labour Force By Industry - 2001



Labour Force by Major Occupational Groups	1996	%	2001	%
Management occupations	435	6.77%	720	9.92%
Business, Finances and administrative occupations	1,245	19.36%	1,305	17.99%
Natural and applied sciences and related occupations	540	8.40%	575	7.93%
Health occupations	310	4.82%	345	4.76%
Occupations in social science; education; government and religion	385	5.99%	420	5.79%
Occupations in art; culture; recreation and sport	85	1.32%	115	1.59%

Sales and service occupations	1,700	26.44%	1,860	25.64%
Trades; transport; equipment operators and related occupations	880	13.69%	1,260	17.37%
Occupations unique to primary industry	220	3.42%	140	1.93%
Occupations unique to processing; manufacturing and utilities	620	9.64%	505	6.96%
Occupations not elsewhere classified	125	1.94%	70	0.96%
Total - All Occupations (major groups)	6,430	100.00%	7,255	100.00%
Females - All Occupations	2,910	45.26%	3,255	44.87%
Males - All Occupations	3,520	54.74%	4,000	55.13%

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	170	5.63%	150	4.98%
\$20,000 - \$39,999	500	16.56%	505	16.75%
\$40,000 - \$59,999	740	24.50%	750	24.88%
\$60,000 and over	1,610	53.31%	1,700	56.38%
Total number of families	3,020	100.00%	3,105	102.99%
Average family income	\$68,022		\$75,366	
Median family income	\$63,303		\$70,258	

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	590	14.06%	525	11.25%
\$20,000 - \$39,999	860	20.50%	725	15.54%
\$40,000 - \$59,999	945	22.53%	935	20.04%
\$60,000 and over	495	11.80%	2,480	53.16%
Total number of households	4,195	100.00%	4,665	100.00%
Average household income	\$58,940		\$68,240	
Median household income	\$52,364		\$63,082	

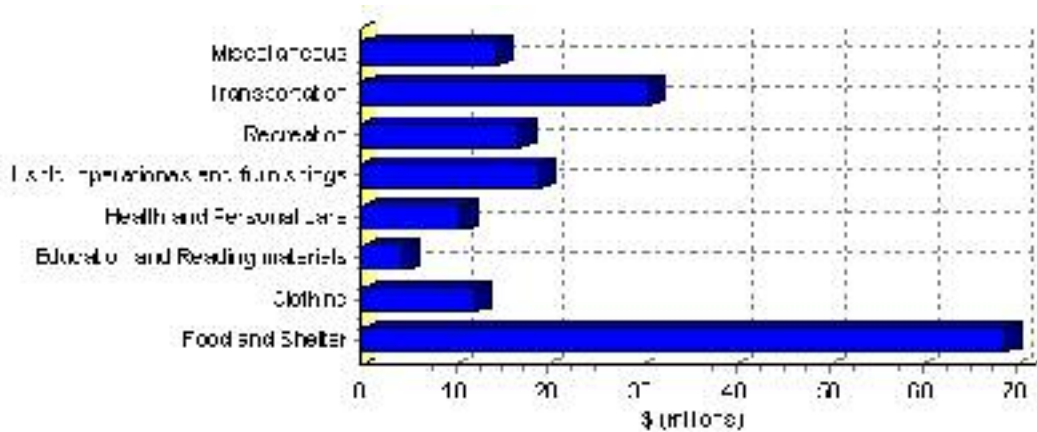
Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Family Expenditure

Expenditure Category	1992	% of total	1996	% of total
Food and Shelter	\$51,124,825	36.08%	\$68,897,027	38.79%
Clothing	\$10,330,560	7.29%	\$12,126,343	6.83%
Education and Reading materials	\$3,517,880	2.48%	\$4,592,112	2.59%
Health and Personal care	\$8,591,480	6.06%	\$10,771,954	6.06%
Hshld. operations and furnishings	\$15,801,395	11.15%	\$19,033,562	10.72%
Recreation	\$13,000,705	9.17%	\$16,830,636	9.48%
Transportation	\$28,679,780	20.24%	\$30,841,171	17.36%
Miscellaneous	\$10,634,250	7.50%	\$14,537,615	8.18%
Total Current Consumption	\$141,698,600	100.00%	\$177,630,420	100.00%
Total # of Households	3,925		4,192	
Average Consumption per Household	\$36,102		\$42,374	

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

Fort Saskatchewan Family Expenditures (1996)

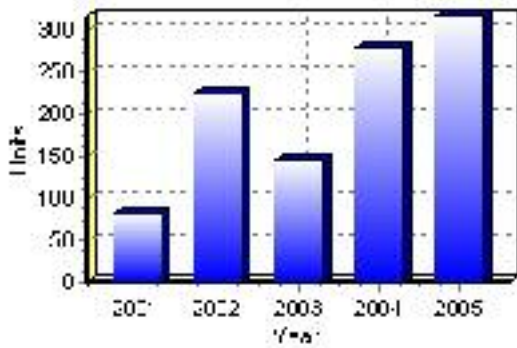


Building Permits

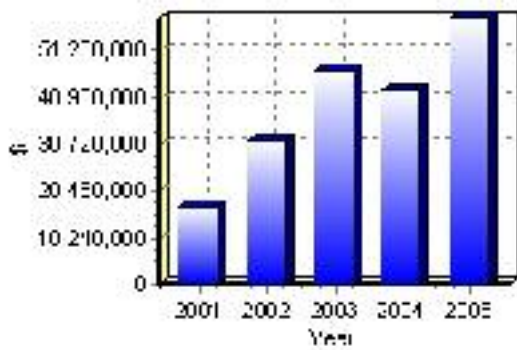
Total Building Permit Values	2001	2002	2003	2004	2005
Building Permits Value, Commercial	\$2,079,000	\$8,497,000	\$23,852,000	\$9,298,000	\$11,074,000
Building Permits Value, Industrial	\$2,626,000	\$1,510,000	\$667,000	\$2,278,000	\$1,952,000
Building Permits Value, Institutional	\$630,000	\$83,000	\$5,000	\$121,000	\$900,000
Building Permits Value, Residential	\$11,882,000	\$21,616,000	\$22,537,000	\$30,898,000	\$44,491,000
Building Permits Value, Total	\$17,217,000	\$31,706,000	\$47,061,000	\$42,595,000	\$58,417,000
Total Housing Starts	82	223	146	278	317

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	515	12.29%	560	12.00%
Detached Duplexes	30	0.72%	15	0.32%
Movable Dwellings	0	0.00%	0	0.00%
Other single attached house	0	0.00%	5	0.11%
Row and semi-detached house	615	14.68%	640	13.72%
Single-detached house	3,025	72.20%	3,445	73.85%
Total number of occupied private dwellings	4,190	100.00%	4,665	100.00%
Private dwellings, owned	3,265	77.92%	3,715	79.64%
Private Dwellings, rented	925	22.08%	945	20.26%

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	135	2.89%
Period of construction, 1946 - 1960	505	10.83%
Period of construction, 1961 - 1970	755	16.18%
Period of construction, 1971 - 1980	2,010	43.09%
Period of construction, 1981 - 1990	420	9.00%
Period of construction, 1991 - 2001	840	18.01%
Total number of private dwellings constructed	4,665	100.00%

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

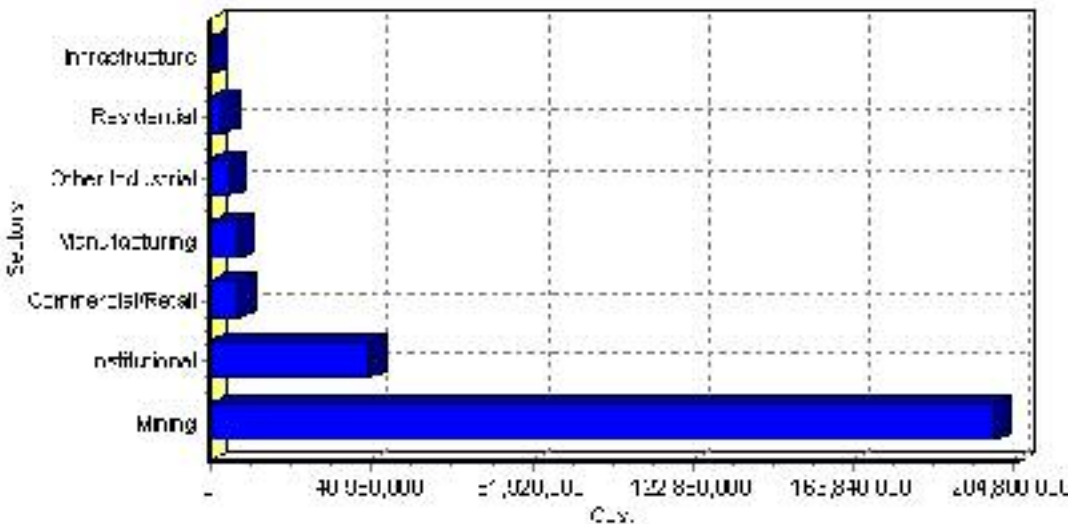
Projects

Summary of Projects in Fort Saskatchewan as of September 2006

Project Sector	Number of Projects	Project Cost
Mining	1	\$200,000,000
Institutional	3	\$40,888,500
Commercial/Retail	9	\$7,880,000
Manufacturing	1	\$7,000,000
Other Industrial	4	\$4,905,000
Residential	2	\$3,600,000
Infrastructure	1	\$650,000
Total	21	\$264,923,500

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	1	\$7,000,000
Completed	5	\$2,998,500
Proposed	3	\$243,500,000
Under Construction	12	\$11,425,000
Total	21	\$264,923,500

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.

Largest Projects in Fort Saskatchewan as of September 2006

Company Name	Project Description	Project Location	Project Cost	Construction Schedule	Status
Sherritt International	Facility Expansion	Fort Saskatchewan	\$200,000,000	-	Proposed
Capital Health Authority #6	Hospital (replacement facility)	Fort Saskatchewan	\$40,000,000	-	Proposed
Westaim (Nucryst)	Facility Expansion	Fort Saskatchewan	\$7,000,000	2006-2006	Announced
Burnco Rock Products	Concrete Plant	Fort Saskatchewan	\$3,500,000	-	Proposed
CanAm Developers / Meadowlands Development	'SouthFort Bend' Condo Complex Phase 2	Fort Saskatchewan	\$3,000,000	2006-2007	Under Construction
Husky Energy	GAS BAR / CONVENIENCE STORE / CAR WASH	Fort Saskatchewan	\$2,800,000	2006-2006	Under Construction
Brenex Building Corp. Ltd.	New Building - Office Building Integrity Land	Fort Saskatchewan	\$1,800,000	2006-2006	Completed
Gunther Construction	NEW BUILDING E & S MOTORCYCLES	Fort Saskatchewan	\$1,400,000	2006-2006	Under Construction
Interworks Contracting Ltd.	Correctional Centre - Addition	Fort Saskatchewan	\$815,000	2006-2006	Under Construction
Kor Alta Construction	NEW BUILDING - BANK OF MONTREAL	Fort Saskatchewan	\$800,000	2006-2006	Under Construction

Disclaimer: Information in this profile has been provided from a variety of external sources. Although every effort has been made to ensure the accuracy, currency and reliability of the content and data, AlbertaFirst.com Ltd. accepts no responsibility in this regard.

© AlbertaFirst.com Ltd., 2006.