

Coaldale

www.town.coaldale.ab.ca

Welcome

On behalf of the Town of Coaldale I would like to take this opportunity to welcome you to our site and explore the possibilities available in the Town of Coaldale. Whether you are a developer or contractor looking for opportunities to build within the Town, or someone looking to make a move to a modern and safe community, Coaldale has something for everyone.

Our friendly atmosphere is the perfect place to raise a family, build a business or retire to. Coaldale has the advantage of an urgent care facility, ambulance service, fire protection, policing services, seniors housing, schools, and many other amenities, plus have the advantage of being within 11 kms of the City of Lethbridge.

The Town of Coaldale is proud to be a community dedicated to inter-municipal relationships including the Regional Water Services Commission with the County of Lethbridge to provide potable water from Lethbridge to both the County and Town residents and businesses. We also have a business licensing memorandum of understanding with 7 other communities which helps businesses better serve all of the participating communities.

It is with this spirit of cooperation that the Town of Coaldale moves forward to better the conditions for all its residents and businesses. Looking to a future that is full of advantages and opportunities has become a focus that we feel will strengthen our community.

On behalf of the Town of Coaldale I would like to extend an invitation to come and visit our Town.

Doug Foxall
MAYOR

Area Overview

The enterprising Town of Coaldale is located 12 kilometres east of Lethbridge in sunny Alberta.

Coaldale is ideally situated on a major transportation corridor linking western Canada to the British Columbia coast. The Crowsnest Highway #3 runs through the community as does the main Canadian Pacific railway line, linking Medicine Hat to the City of Vancouver.

Since Coaldale's early years of existence, agriculture has been a major force in the town's economy, and it still is today. However, the town has become more diversified in the types of industries and businesses located there.

Climate

Coaldale is located in the centre of "Sunny Southern Alberta" and is able to enjoy the

benefits of a moderate climate. This ideal location allows the Town to receive some of the longest hours of sunshine in Canada. It is also able to experience a large number of frost free days for this type of climate.

Seasonal Averages:

January (-10 Celsius)

April (5 Celsius)

July (18.5 Celsius)

October (7.4 Celsius)

Annual Precipitation: 39 cm.

Frost Free Days: 122

Rain: 25 cm.

Snow: 148 cm.

Hours of Sunshine/year: 2370

Community Services

Municipal

Town of Coaldale

1920 17th Avenue

Coaldale, Alberta

T1M 1M1

Tel: 403-345-1300

Fax: 403-345-1311

E-mail: admin@town.coaldale.ab.ca

Website: www.town.coaldale.ab.ca

Boards and Commissions:

Fire Commission

Police Commission

Tourism/Economic Development Committee

Municipal Development Authority

Library Board

Assessment Appeal Board

Corporate Services Committee

Disaster Services

Municipal Subdivision Authority Board

Municipal Subdivision & Development Appeal Board

Operational & Engineering Services Committee

Community Services Department

Unsightly Premises Bylaw Appeal

Coaldale Public Library

Provincial

Social Services - Community Health Regional Office

Federal

Community Lifestyle

Recreation

Coaldale has a wide selection of recreation services and facilities including an ice arena, outdoor swimming pool, wading pool, tot lot, curling rink, outdoor tennis courts, ball diamonds, horseshoe pits, soccer fields, skateboard park, Land O' Lakes Golf Course, Stafford Lake Campground, Owl's Nest Campground, Municipal Parks and Playgrounds, Equestrian Ring, Kin Picnic Shelter and The Birds of Prey Centre.

Community Organizations

Coaldale boasts a wide range of community organizations, including Kinsmen/Kinette Clubs, Scouts/ Beavers/Cubs, Senior Citizens, Coaldale Arts and Crafts, Ladies Auxiliary to Minor Hockey, Catholic Women's League, Home and School Association, Coaldale 4H Beef Club, Crime Stoppers, Pythian Sisters, Rotary Club, Knights of Columbus, Chamber of Commerce, Sunbeam Sewing Centre, Coaldale K-40, Coaldale Ag. Society, Coaldale Granite Club, Block Parents, Coaldale Fish and Game, and Victims Assistance.

Sport clubs include Coaldale Minor Hockey, Coaldale Ringette, Coulee Kickers Soccer, Coaldale Minor Football, County Ladies' Slowpitch, Coaldale Gymnastics, Coaldale Minor Ball, Coaldale Figure Skating, Coaldale Equestrian, and Coaldale Men's Slowpitch.

Religious Facilities

Church of Jesus Christ of Latter Day Saints
St. Ambrose Catholic Church
Anglican Church of Ascension
Redeemer Lutheran Church
Coaldale Mennonite Brethren Church
Canadian Reformed Church
Baptist Church
Coaldale Buddhist Church
Bethesda Mennonite Church
United Church
Harvestime Church
Rehoboth Christian Association
Mennonite Conference Church
Abundant for Life
(ROC) Revival of Canada Christian Ministries

Special Annual Events/Attractions

Southern Alberta Toy Show Antiques & Collectables - Jan 20 & 21, 2006
Lethbridge Exhibition Park

Community Fest - February 19 & 20, 2006
Coaldale Community Centre & other venues Coaldale Fire Department Spring Dance - May 27, 2006 Coaldale Community Centre

Settlers Days/Candy Parade - July 8-9, 2006
Main Street, Coaldale

Community Family Picnic - September 6, 2006

Kinsmen Picnic Shelter

Chamber of Commerce Country Fair - September 8-9, 2006

Coaldale Curling Club

Kinsmen Club Halloween Dance - October 28, 2006

Coldale Community Centre

Country Christmas Night of Lights - November 24, 2006

Main Street, Coaldale

Community Christmas Skating Party - December 16, 2006

Coaldale Community Centre Arena

Gem of the West Christmas Carol Festival, December 3, 2005

Gem of the West Museum

Hospitality

Accommodation

Ventura Hotel

Coaldale Motor Inn

Tulips 'N' Lights Bed & Breakfast

Restaurants

Coaldale Bakery

Dilo's Pizza and Spaghetti House Ltd.

Mings Garden Chinese Restaurant

Coaldale Motor Inn

Subway Sandwiches

Dairy Queen

Land-O-Lakes Food & Beverage

McLennan's Cocktails & Cue

Schmeck's Family Restaurant

Wally's Family Restaurant

Economic Base

Agriculture is the major economic base of the community. Agriculture resources available locally are grains, livestock, hay, vegetables, sugar beets, honey and potatoes.

Coaldale also has a small but very successful group of manufacturers. Manufactured products include truck bodies, aluminum windows and doors, kitchen cupboards, processed meats, chemical applicators, rod weeders, ornamental iron products, metal fabricators and bos sod.

Economic Facts

2006 Business Licence Listing

Major Businesses Products/Services

International Truck Body Ltd. Cutaway and Dry freight vans and aluminum windows
Berdick Manufacturing Windows and doors
Gen Manufacturing Ltd. Farm equipment
Adora Kitchens Ltd. - manufacturers of kitchens and cabinet solutions
Coaldale Iron Products Agriculture equipment and metal ornamental products
Tradesman Heating Supplies Residential Heating Products
Australian Canadian Agricultural Machinery Corporation Farm equipment

Financial Institutions

Bank of Nova Scotia
Alberta Treasury Branch
Bank of Montreal

Education

Coaldale is part of the Palliser Regional School Division # 26, headquartered in Lethbridge [Tel: 403-328-4111], and the Holy Spirit Roman Catholic School Regional Division #4, headquartered in Lethbridge [Tel: 403-327-9555].

Daycare/Nursery

Carelot Daycare
Barons Eureka Warner - Pre-school

Public

Public schools in Coaldale include Jennie Emery Elementary School [K-4], R.I. Baker Middle School [5-8], and Kate Andrews [9-12].

Separate

St. Joseph's School provides education from Grades K to 9.

Private

Coaldale Christian [K- 9]

Emergency Services

Fire//EMS//Rescue

There are 2 full-time employees, 30 volunteers, 2 ambulances, 4 pumpers, 1 rescue van and 2 command vehicles, 1 mini pumper, ice rescue team and 911 emergency service.

Police Service

The Lethbridge Regional Police Service provides 24 hour 7 days a week police protection. There are 122+ regular members, 8 of which are assigned full time to Coaldale. [Tel: 911].

[Lethbridge Regional Police Service](#)

Numbers to call:

328-4444 - complaints

345-4422 - forwarded to Lethbridge

Ambulance Services

Ambulance services are available [Tel: 911]

Health Care

The Coaldale Health Care Centre Hospital has 47 active beds and 12 long term care beds. The town has 5 doctors, 2 dentists, 1 optometrist, 3 chiropractors, 2 medical clinics, 1 health unit, 1 senior citizens lodge and 2 senior citizens housing units.

Key Contacts for Business Development

Municipal

[Town of Coaldale](#)

1920 - 17 Street

Coaldale, Alberta

T1M 1M1

Tel: 403-345-1300

Fax: 403-345-1311

Doug Foxall

Mayor

Leo Ludwig

Town Manager

lludwig@coaldale.ca

Coaldale and District Chamber of Commerce

1815 20 Avenue

Box 1117

Coaldale, Alberta T1M 1M9

Tel: 403-345-2358

Provincial (Updated February 2004)

[Alberta Economic Development](#)

105, 200- 5th Avenue South

Lethbridge, Alberta

T1J 4L1

Tel: 403-381-5414

Fax: 403-381-5741

[Luke Pantin](#), Regional Manager

Mary Swaneck, Client Service Representative

Barry McFarland
Member Legislative Assembly [MLA]
Little Bow Constituency

Constituency Office

P.O. Box 231
111 Carman Street
Carmangay, AB
T0L 0N0
Phone: (403) 643-2077
Toll Free: 1-800-563-0917
Fax: (403) 643-2024
little.bow@assembly.ab.ca

Legislature Office

#410 Legislature Building
10800 - 97 Avenue
Edmonton, AB
T5K 2B6
Phone: (780) 427-0879
Fax: (780) 422-0351

Federal (Updated May 2006)

MP~ Lethbridge, Alberta
CASSON, Rick (Conservative)

Parliamentary Address

House of Commons
Ottawa, Ontario
K1A 0A6
Telephone: (613) 996-0633
Fax: (613) 995-5752
E-Mail: Casson.R@parl.gc.ca

Constituency Address

255 - 8th Street South
Lethbridge, Alberta
T1J 4Y1
Telephone: (403) 320-0070 1-877-327-0135
Fax: (403) 380-4026
TTY:
E-Mail: casson@rickcasson.com

Mark Fournier , *Executive Director*

Lethbridge & District Business Development Centre Association
2626 South Parkside Drive
Lethbridge, Alberta
T1K 0C4
Tel: 403- 320-6044
Fax: 403-327-8476

[Planning Authority \(ORRSC\)](#)

Oldman River Regional Services Commission

3105 16 Avenue North

Lethbridge, Alberta

Phone: (403) 329-1344

Fax: (403) 327-6847

E-mail: orrrsc@telus.net

Website: www.orrrsc.com

Location

Coaldale is located in the County of Lethbridge #26, 12 km [7 miles] east of the City of Lethbridge and 217 km [135 miles] southeast of the City of Calgary.

Post Secondary Education

University of Lethbridge and Lethbridge Community College

Taxation

| | <u>Residential/Farmland</u> | <u>Non-Residential</u> |
|---|-----------------------------|------------------------|
| 2004 | | |
| Municipal Tax Rate | 10.1440 | 11.7060 |
| Education - Alberta School Foundation Fund Tax Rate | 4.6030 | 6.9040 |
| Education Opted Out Tax Rate | 4.6030 | 6.9040 |
| Allowance for Non-Collection of Requisitioned Taxes | .0730 | .0730 |
| Seniors Lodge Accommodation Tax Rate | .1280 | .1410 |

2004 MILL RATES:

Residential 2004 Rate 15.572

Commercial 2004 Rate 19.631

Transportation

Air Service

Nearest airport is at Lethbridge, 12 km west of Coaldale.

All weather facility; connection to major routes.

Rail Service

Coaldale is served by a Canadian Pacific

Railway main line (commercial only).

Highways

Connecting highways are the Crowsnest

Highway #3 [east-west] and Secondary Highway #845 [north-south] linking Canadian and U.S. markets.

Trucking Firms

D W M Transport Ltd.
Leg Transport Ltd.
Shad Inc. Delivery Service
Linda Forth Trucking
1006271 Ab. Ltd.
Coaldale Transport Ltd.

Also served by numerous companies in the nearby City of Lethbridge.

Bus Services

Greyhound, Coaldale Handi-bus

Couriers and Taxis

JCS Taxi (Coaldale)
Fifth Avenue Cabs [Lethbridge]
Lethbridge Cabs Ltd. [Lethbridge]
Royal Taxi [Lethbridge]
All major couriers are available in Lethbridge

Utilities

Electrical Retailer:

EPCOR
Box 880, Station M
Calgary, AB T2P 5H7
Phone: (403) 310-4300

Electric Distribution:

Fortis Alberta
3105 16 Avenue North
Lethbridge, AB T1H 5E8
Phone: 310-9473

Natural Gas:

ATCO Gas
410 Stafford Drive
Lethbridge, Alberta
T1H 2A9
Tel: 403-310-5678

Telephone:

Telus Communications
808 - 4 Avenue South
Lethbridge, Alberta
T1J 0P2
Tel: 403-329-5911

Water Supply/Sewer System:

Town of Coaldale
Operations Department
1920 17 Street Coaldale, AB T1M 1M1
Phone: (403) 345-1350 (24 hrs/day)

The Town of Coaldale obtains its treated water from the City of Lethbridge via the Lethbridge Regional Water Services Commission pipeline which was constructed in 2002. The water distribution system consists of 48 km of various sizes of water main.

Waste Management:

The Town of Coaldale's Sewer System consists of 33 km of various pipeline sizes. Sewage enters into a sewer lift station and from there it gets pumped into a treatment facility. After being treated, the effluent is then used for irrigation purposes or is pumped into the river which is located 8 miles north of the Town limits.

Garbage for industrial and commercial users is collected twice weekly. Residential garbage is collected weekly.

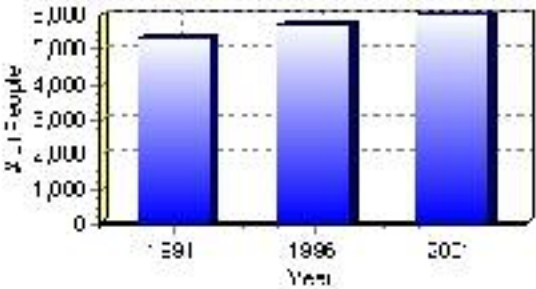
Population

Total Population

| | |
|-------------------------------|-------|
| Population 2004* | 6,008 |
| Population 2003* | 6,008 |
| Population 2002* | 6,008 |
| Population 2001** | 6,010 |
| Population 2000* | 5,941 |
| Population 1996** | 5,731 |
| Population 1991** | 5,310 |
| Population % change 1991-1996 | 7.35% |
| Population % change 1996-2001 | 4.61% |

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

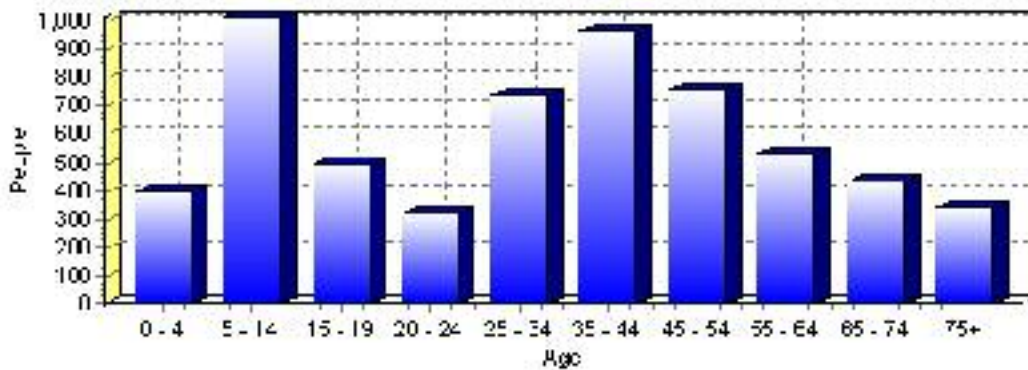
Total Population 1991-2001



| Population by Age and Gender | 1996 Male | 1996 Female | 1996 Total | 2001 Male | 2001 Female | 2001 Total |
|------------------------------|-----------|-------------|------------|-----------|-------------|------------|
| Age 0 - 4 | 215 | 215 | 430 | 205 | 190 | 395 |
| Age 5 - 14 | 555 | 475 | 1,030 | 550 | 465 | 1,015 |
| Age 15 - 19 | 240 | 200 | 440 | 270 | 225 | 495 |
| Age 20 - 24 | 195 | 140 | 335 | 175 | 145 | 320 |
| Age 25 - 34 | 430 | 420 | 850 | 355 | 385 | 740 |
| Age 35 - 44 | 445 | 480 | 925 | 495 | 470 | 965 |
| Age 45 - 54 | 315 | 315 | 630 | 390 | 370 | 760 |
| Age 55 - 64 | 215 | 205 | 420 | 260 | 270 | 530 |
| Age 65 - 74 | 175 | 210 | 385 | 210 | 220 | 430 |
| Age 75 and older | 120 | 180 | 300 | 145 | 195 | 340 |
| Total All Persons | 2,905 | 2,825 | 5,730 | 3,055 | 2,955 | 6,010 |

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

Coaldale Population by Age Group (2001)

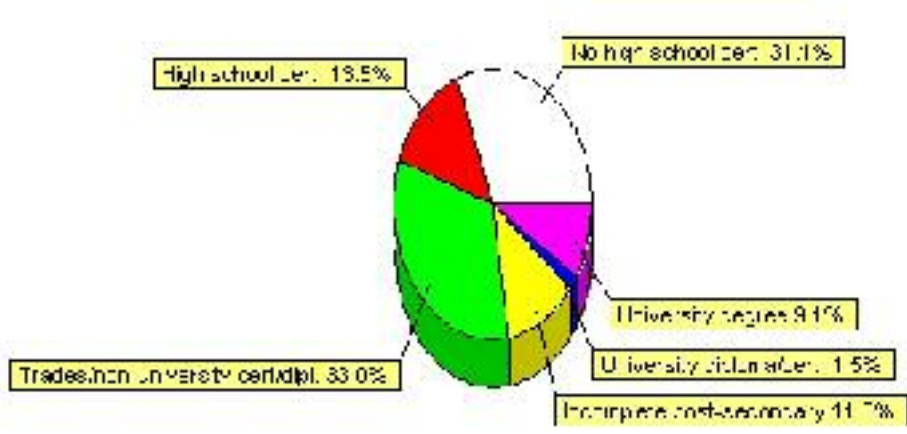


Education Statistics

| Highest level of schooling for Population 20yrs and older | 2001 | % |
|---|-------|---------|
| People without high school certificates | 1,245 | 31.13% |
| People with high school certificates | 540 | 13.50% |
| People with trades or non-university certificate or diploma | 1,320 | 33.00% |
| People with post-secondary education (not completed) | 470 | 11.75% |
| People with university diploma/certificate | 60 | 1.50% |
| People with university degree | 365 | 9.13% |
| Total Population 20 years and older | 4,000 | 100.00% |

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

Coaldale Highest Level of Schooling 2001



| Population with Post Secondary Qualifications | 1996 | % | 2001 | % |
|---|-------|---------|-------|---------|
| Agriculture and biological sciences | 95 | 5.72% | 110 | 6.25% |
| Commerce, management and business administration | 285 | 17.17% | 335 | 19.03% |
| Educational, recreational and counseling services | 240 | 14.46% | 205 | 11.65% |
| Engineering and applied science tech. and trades | 480 | 28.92% | 540 | 30.68% |
| Engineering and applied sciences | 25 | 1.51% | 10 | 0.57% |
| Fine and applied arts | 95 | 5.72% | 135 | 7.67% |
| Health professionals, science and technologies | 225 | 13.55% | 245 | 13.92% |
| Humanities and related fields | 120 | 7.23% | 95 | 5.40% |
| Mathematics and physical sciences | 10 | 0.60% | 20 | 1.14% |
| Social sciences and related fields | 100 | 6.02% | 60 | 3.41% |
| Other and/or no specialization | 0 | 0.00% | 10 | 0.57% |
| Total people with post secondary qualifications | 1,660 | 100.00% | 1,760 | 100.00% |
| Females with post-secondary qualifications | 810 | 48.80% | 830 | 47.16% |
| Males with post-secondary qualifications | 850 | 51.20% | 930 | 52.84% |

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

Labour Force

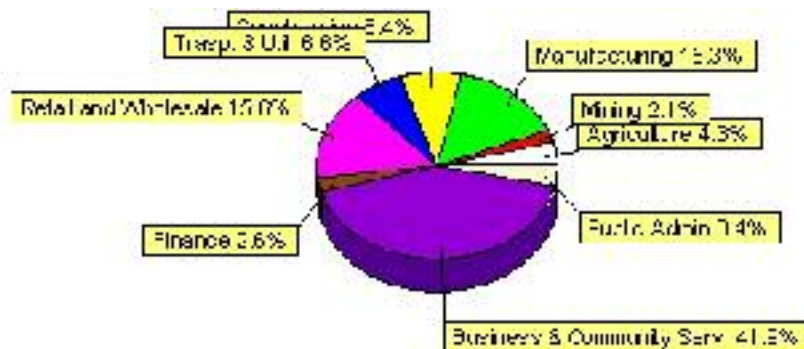
| Labour force by activity | 1996 | 2001 |
|-------------------------------------|--------|--------|
| In the labour force, both sexes | 2,900 | 3,065 |
| Not in the labour force, both sexes | 1,280 | 1,425 |
| Total population 15 and over | 4,185 | 4,485 |
| Employed, both sexes | 2,730 | 2,945 |
| Unemployed, both sexes | 170 | 115 |
| Participation rate, both sexes | 69.00% | 68.00% |
| Unemployment rate, both sexes | 6.00% | 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 | 135 | 4.68% | 130 | 4.27% |
| Mining | 50 | 1.73% | 65 | 2.13% |
| Manufacturing | 335 | 11.61% | 465 | 15.27% |
| Construction | 220 | 7.63% | 255 | 8.37% |
| Transportation. & Utilities | 205 | 7.11% | 200 | 6.57% |
| Retail and Wholesale | 570 | 19.76% | 475 | 15.60% |
| Finance | 125 | 4.33% | 80 | 2.63% |
| Business & Community Services | 980 | 33.97% | 1,275 | 41.87% |
| Public Administration | 145 | 5.03% | 105 | 3.45% |
| Total All Industries | 2,885 | 100.00% | 3,045 | 100.00% |

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

Coaldale Labour Force By Industry - 2001



| Labour Force by Major Occupational Groups | 1996 | % | 2001 | % |
|---|------|--------|------|--------|
| Management occupations | 190 | 6.60% | 230 | 7.55% |
| Business, Finances and administrative occupations | 410 | 14.24% | 515 | 16.91% |
| Natural and applied sciences and related occupations | 125 | 4.34% | 125 | 4.11% |
| Health occupations | 160 | 5.56% | 170 | 5.58% |
| Occupations in social science; education; government and religion | 225 | 7.81% | 130 | 4.27% |
| Occupations in art; culture; recreation and sport | 40 | 1.39% | 60 | 1.97% |

| | | | | |
|--|-------|---------|-------|---------|
| Sales and service occupations | 805 | 27.95% | 710 | 23.32% |
| Trades; transport; equipment operators and related occupations | 570 | 19.79% | 655 | 21.51% |
| Occupations unique to primary industry | 150 | 5.21% | 195 | 6.40% |
| Occupations unique to processing; manufacturing and utilities | 205 | 7.12% | 260 | 8.54% |
| Occupations not elsewhere classified | 20 | 0.69% | 15 | 0.49% |
| Total - All Occupations (major groups) | 2,880 | 100.00% | 3,045 | 100.00% |
| Females - All Occupations | 1,255 | 43.58% | 1,335 | 43.84% |
| Males - All Occupations | 1,625 | 56.42% | 1,705 | 55.99% |

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 | 70 | 5.04% | 95 | 7.04% |
| \$20,000 - \$39,999 | 455 | 32.73% | 455 | 33.70% |
| \$40,000 - \$59,999 | 425 | 30.58% | 440 | 32.59% |
| \$60,000 and over | 440 | 31.65% | 425 | 31.48% |
| Total number of families | 1,390 | 100.00% | 1,415 | 104.81% |
| Average family income | \$51,859 | | \$59,668 | |
| Median family income | \$47,818 | | \$52,660 | |

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 | 285 | 14.84% | 245 | 11.75% |
| \$20,000 - \$39,999 | 600 | 31.25% | 605 | 29.02% |
| \$40,000 - \$59,999 | 535 | 27.86% | 475 | 22.78% |
| \$60,000 and over | 165 | 8.59% | 760 | 36.45% |
| Total number of households | 1,920 | 100.00% | 2,085 | 100.00% |
| Average household income | \$46,863 | | \$55,024 | |
| Median household income | \$42,383 | | \$49,241 | |

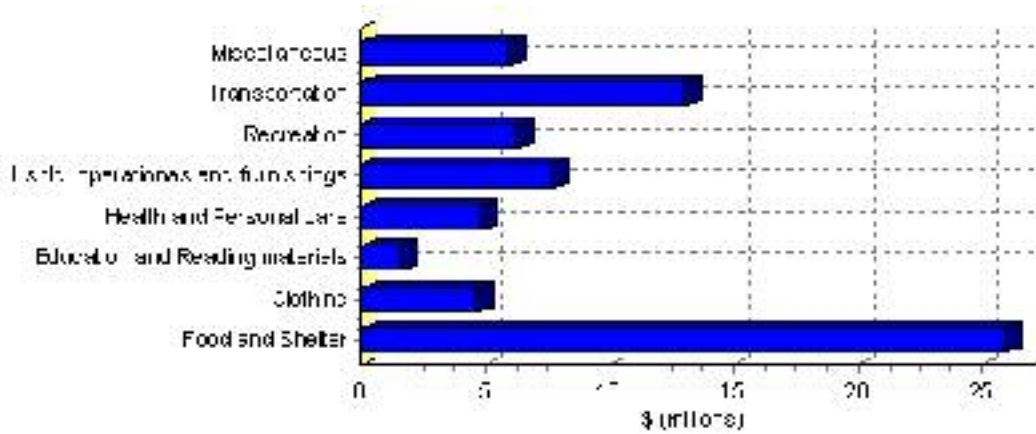
Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Family Expenditure

| Expenditure Category | 1992 | % of total | 1996 | % of total |
|-----------------------------------|--------------|------------|--------------|------------|
| Food and Shelter | \$19,454,975 | 36.84% | \$25,942,733 | 37.05% |
| Clothing | \$3,650,830 | 6.91% | \$4,679,738 | 6.68% |
| Education and Reading materials | \$1,126,325 | 2.13% | \$1,597,451 | 2.28% |
| Health and Personal care | \$3,287,475 | 6.22% | \$4,858,826 | 6.94% |
| Hshld. operations and furnishings | \$5,802,105 | 10.99% | \$7,696,369 | 10.99% |
| Recreation | \$4,332,105 | 8.20% | \$6,260,423 | 8.94% |
| Transportation | \$10,892,685 | 20.62% | \$13,012,430 | 18.58% |
| Miscellaneous | \$4,257,020 | 8.06% | \$5,979,875 | 8.54% |
| Total Current Consumption | \$52,815,450 | 100.00% | \$70,027,845 | 100.00% |
| Total # of Households | 1,710 | | 1,922 | |
| Average Consumption per Household | \$30,886 | | \$36,435 | |

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

Coaldale Family Expenditures (1996)

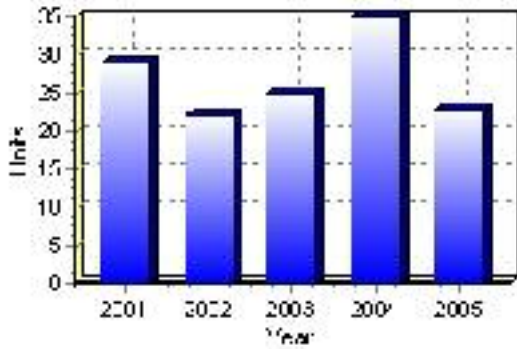


Building Permits

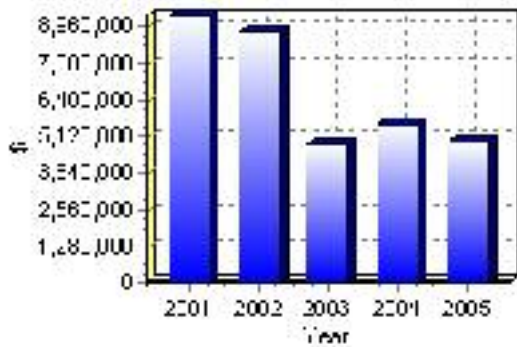
| Total Building Permit Values | 2001 | 2002 | 2003 | 2004 | 2005 |
|---------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Building Permits Value, Commercial | \$59,000 | \$425,000 | \$292,000 | \$125,000 | \$1,326,000 |
| Building Permits Value, Industrial | \$5,000 | \$275,000 | \$0 | \$0 | \$0 |
| Building Permits Value, Institutional | \$6,946,000 | \$5,204,000 | \$866,000 | \$0 | \$0 |
| Building Permits Value, Residential | \$2,319,000 | \$2,838,000 | \$3,704,000 | \$5,411,000 | \$3,605,000 |
| Building Permits Value, Total | \$9,329,000 | \$8,742,000 | \$4,862,000 | \$5,536,000 | \$4,931,000 |
| Total Housing Starts | 29 | 22 | 25 | 35 | 23 |

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 | 70 | 3.65% | 50 | 2.40% |
| Detached Duplexes | 20 | 1.04% | 20 | 0.96% |
| Movable Dwellings | 0 | 0.00% | 0 | 0.00% |
| Other single attached house | 10 | 0.52% | 5 | 0.24% |
| Row and semi-detached house | 145 | 7.55% | 175 | 8.39% |
| Single-detached house | 1,680 | 87.50% | 1,830 | 87.77% |
| Total number of occupied private dwellings | 1,920 | 100.00% | 2,085 | 100.00% |
| Private dwellings, owned | 1,585 | 82.55% | 1,730 | 82.97% |
| Private Dwellings, rented | 335 | 17.45% | 355 | 17.03% |

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 | 155 | 7.42% |
| Period of construction, 1946 - 1960 | 385 | 18.42% |
| Period of construction, 1961 - 1970 | 265 | 12.68% |
| Period of construction, 1971 - 1980 | 625 | 29.90% |
| Period of construction, 1981 - 1990 | 265 | 12.68% |
| Period of construction, 1991 - 2001 | 395 | 18.90% |
| Total number of private dwellings constructed | 2,090 | 100.00% |

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

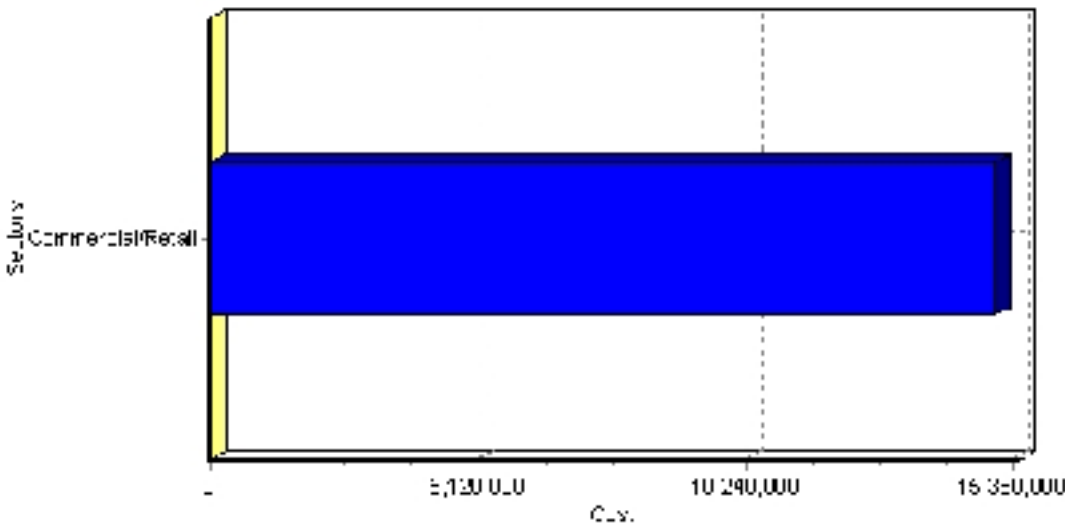
Projects

Summary of Projects in Coaldale as of September 2006

| Project Sector | Number of Projects | Project Cost |
|-------------------|--------------------|--------------|
| Commercial/Retail | 1 | \$15,000,000 |
| Total | 1 | \$15,000,000 |

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.

Value of Projects by Sector (as of September 2006)



| Project Status | Number of Projects | Project Cost |
|----------------|--------------------|--------------|
| Proposed | 1 | \$15,000,000 |
| Total | 1 | \$15,000,000 |

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.

Largest Projects in Coaldale as of September 2006

| Company Name | Project Description | Project Location | Project Cost | Construction Schedule | Status |
|--------------------------|--|------------------|--------------|-----------------------|----------|
| Master Commercial Realty | 'Waterfront Properties' Commercial Development | Coaldale | \$15,000,000 | - | Proposed |

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.