

infinite landscapes



infinite possibilities

INVEST IN
W H E A T L A N D
County

Overview of
statistical data, development
fees, and business support
programs and services



DRAFT



welcome



from Reeve

AMBER LINK

As a long time resident and elected representative of Wheatland County, I welcome you to our story. Our story is one of the discoveries of our infinite landscapes and infinite possibilities. This region has provided for millennia to our indigenous people everything that they needed to flourish and build a foundation of culture and life. To the peoples who came here over the last few centuries to the present, that belief in possibility has provided additional fabric to the culture and prosperity of Wheatland County.

Agriculture is a foundational sector of our economy and has now diversified into oil & gas, green energy, manufacturing, tourism and more. Emerging industries through time have found a way to thrive here. It is the people and the land that seems to make this happen. Through respect of both, it is the secret to our infinite possibilities.

This Community Overview provides a snapshot of our path and the data to show where we are today. We hope through our story, you see possibilities and understand the opportunities in your future as a business or resident of this place.

Our Community & Development Services brand of the WC and its promise of infinite landscapes and infinite possibilities is our mantra. Many innovations and hard work within this community have designed our municipality and the quality of life we treasure within it. We welcome you to share in this experience and opportunity.

Reeve, Amber Link
Wheatland County



INTRODUCTION

Welcome to Wheatland County



The information in this document is subject to change without notice and as data is obtained this document will be updated and reproduced.

It is advised that the reader verify all data before making any decisions or conclusions based on any of the information contained in this document.

This version was compiled and produced in September 2020. For the most recent version of the Community Profile and its supplement booklets, visit: www.infinitewc.ca.



For further information, please contact:

Economic Development, Wheatland County
403-361-2163
wc@wheatlandcounty.ca

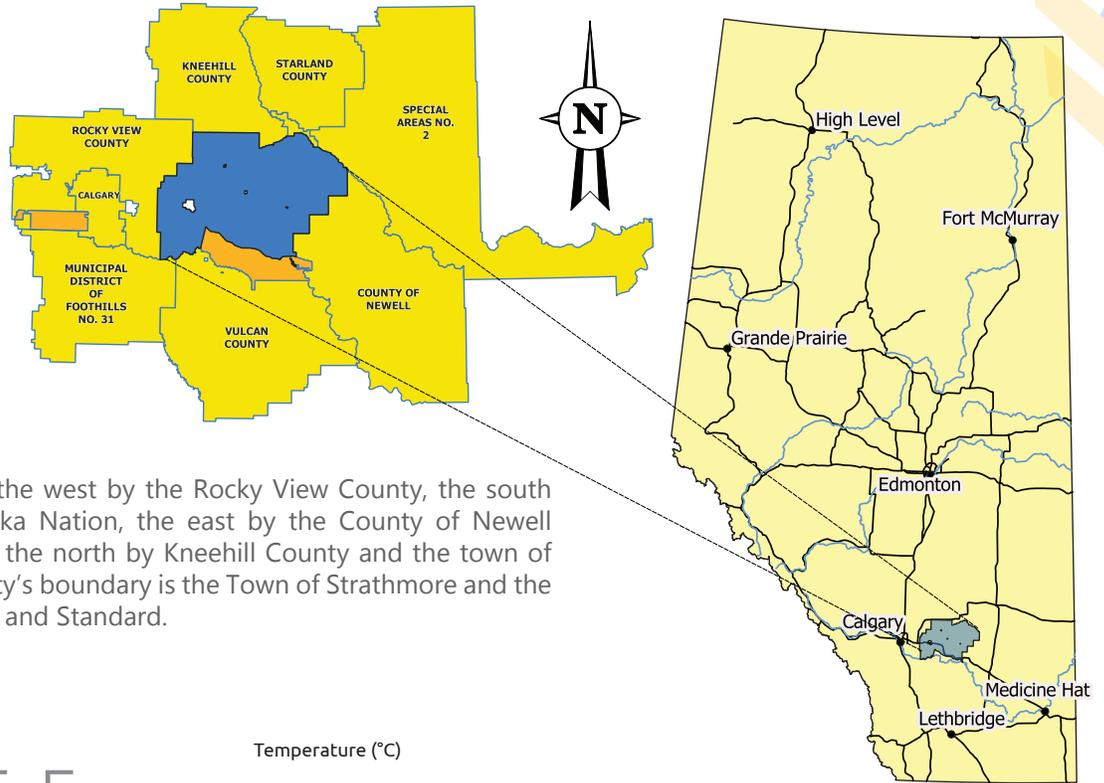
Volume 1, Edition 1
September 2020

Wheatland County has a population of 8,788 residents. The prairie's natural beauty fills the eye in all parts of Wheatland County. From the golden fields to the badlands of the northeast, to the tranquility of the Bow River, Wheatland County is an ideal blend of rural and urban lifestyles; we are next door to the city of Calgary, the fastest growing city in the most vibrant province of Canada.



- 2Welcome from the Reeve
- 3Introduction
 - 4 Location and Climate
- 5-9Demographics
 - 5Population
 - 5 Age Profile
 - 6Language & Ethnicity
 - 7 Mobility
 - 7-8 Income
 - 9Level of Education
- 9-11Labour Force
 - 9-10Key Indicators
 - 10 Place of Work
 - 10 Labour by Occupation
 - 11Business Counts by Industry
- 11-12Business Support Programs and Services
 - 11-12Government
 - 12 Education, Employment & Training
 - 12Financial
 - 12 Real Estate
- 13-14 ..Building & Development Related Fees (2020)
 - 13-14 .. Development & Planning Related Fees & Charges
 - 13-14 .. Wheatland County Master Fees Schedule
- 15 Logistics
 - 15 Highways
 - 15 Rail Services
 - 15 Airports
- 15Connect Information





The County is bordered on the west by the Rocky View County, the south by Vulcan County and Siksika Nation, the east by the County of Newell and Special Areas 2, and on the north by Kneehill County and the town of Drumheller. Within the County's boundary is the Town of Strathmore and the villages of Hussar, Rockyford and Standard.

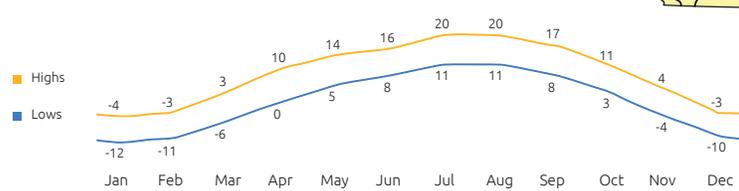
CLIMATE

Wheatland County is located in a region of Alberta that experiences 'Chinook' winds. Chinooks, are föhn winds in the interior West of North America, where the Canadian Prairies extend out of the Canadian Rockies mountain range. The Blackfoot people term this wind "Snow Eater."

A strong föhn wind can make snow 30 centimetres deep almost vanish in one day. The snow partly melts and partly sublimates in the dry wind. Chinook winds have been observed to raise winter temperatures, often from below -20 °C to as high as 10-20 °C for a few hours or days, then temperatures return to their base levels.

The region is also exceptional for agriculture with its long summer daylight days. Irrigation is also active in the region to allow for a diversity of crops and livestock production. Sunlight is also abundant in Wheatland County for green energy production for solar generation, and due to the terrain near the mountains allows for opportunities in wind energy development.

Temperature (°C)



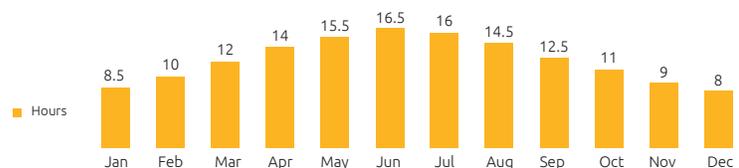
Rainfall (Millimetres)



Snowfall (Centimetres)



Daylight



Source: NOAA





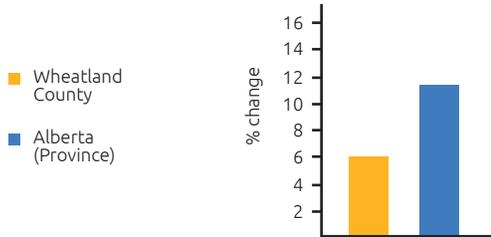
Wheatland County is primarily a rural region with an agricultural heritage based on European descendants, and multi-generational families who migrated to the area as the Province of Alberta came into Canadian Federation at the turn of the 20th century. With proximity to the City of Calgary, businesses and families are looking for the quality of life and affordability that Wheatland County provides. Many of the homes in Wheatland County, as well as the hamlets, are single-family dwellings. The hamlets tend to have large lots and housing types ranging from manufactured homes, bungalows to large multi-story dwellings.

The population on the western side of the County and around the Town of Strathmore are experiencing more country-residential development with a commuting workforce, small business, and industrial development.

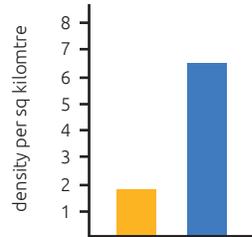
The eastern side of the County has many large farms. The east side is also seeing an emergence of diversity with green energy development and technology strides around agriculture production.

Siksika Nation shares much of Wheatland County's southern border. Many indigenous people from the Nation also live and work in Wheatland County and the towns within the region.

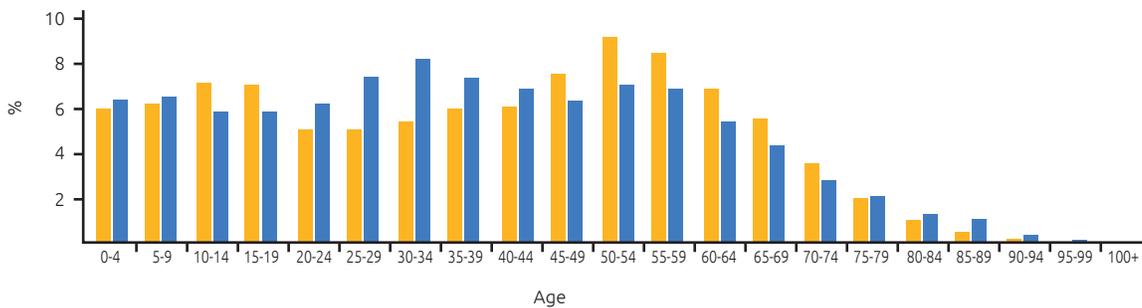
Population % change 2011-2016



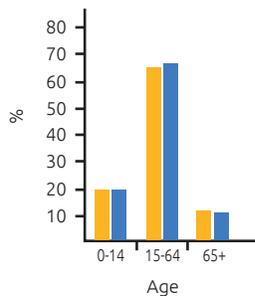
Population density / km²



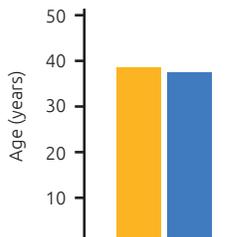
Age groups - 100% data, both sexes



Distribution % of population by broad age groups



Average age of population



Source: Statistics Canada (2016)



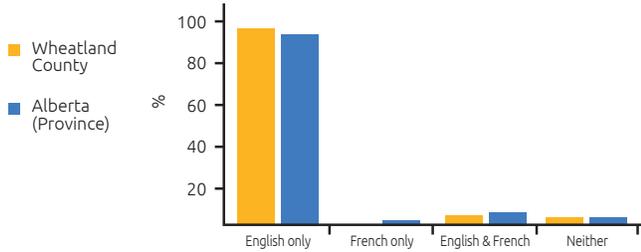
Demographics

Language & Ethnicity

Wheatland County data shows most residents speak predominately English and of European descent, which is common in the rural areas on the Canadian Prairies.

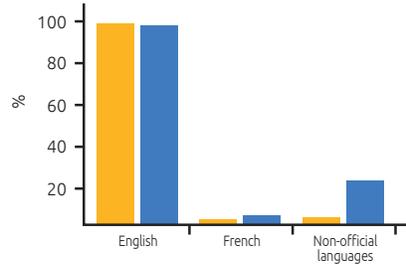
Knowledge of official languages

total population excluding institutional residents, both sexes



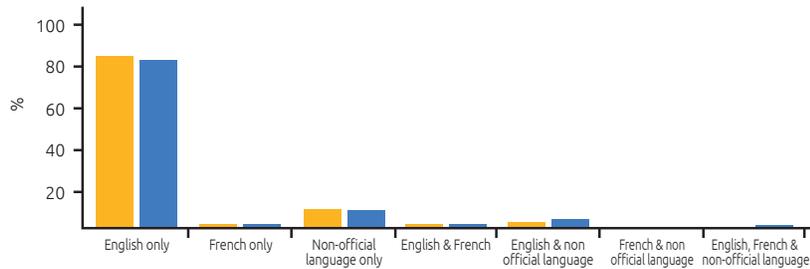
Knowledge of languages in private households

25% sample data, both sexes



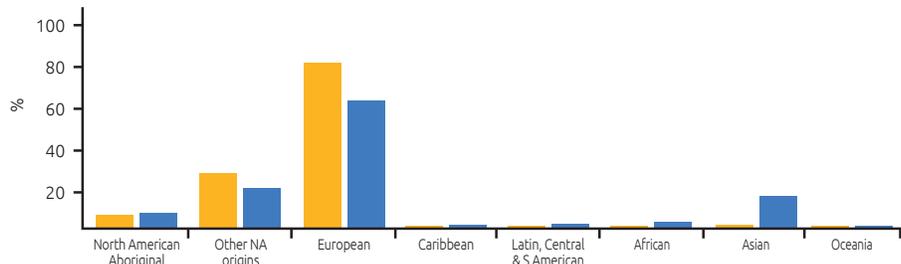
Languages spoken most often at home

total population excluding institutional residents, both sexes



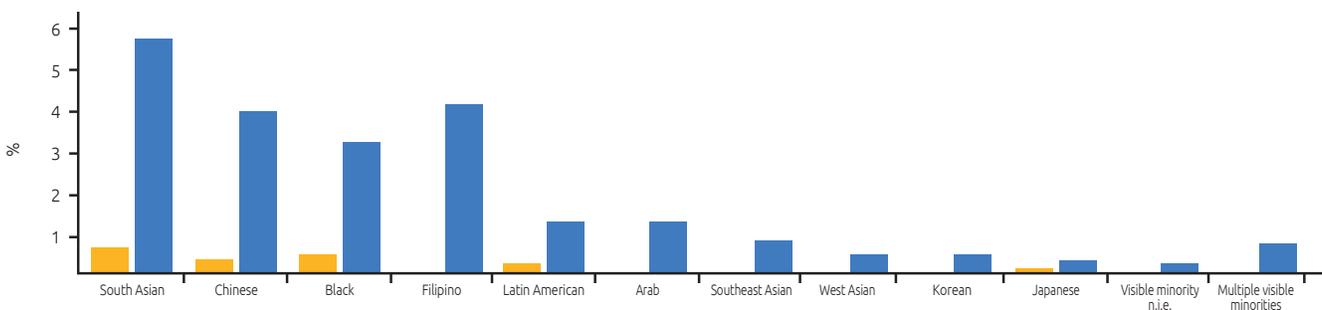
Ethnic origin for the population in private houses

25% sample data, both sexes



Visible minority for the population in private houses

25% sample data, both sexes



Source: Statistics Canada (2016)



Demographics

Population Mobility

Population mobility refers to a populations migrate over time. Residents in Wheatland County have tended to stay within the community more than the provincial average.

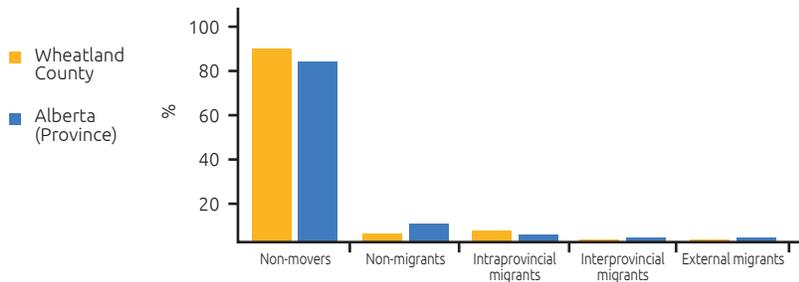
Intraprovincial migrants are persons who moved to a different city, town, township, village, or reserve within Canada, but stayed within the same province or territory.

Interprovincial migrants are persons who moved to a different city, town, township, village, or reserve within Canada, and changed province or territory.

External migrants include persons who lived outside Canada.

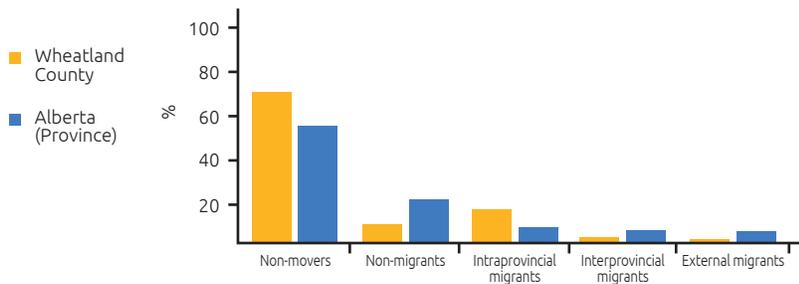
Mobility status 2015 (1 year before 2016 census)

25% sample data, both sexes



Mobility status 2011 (5 years before 2016 census)

25% sample data, both sexes

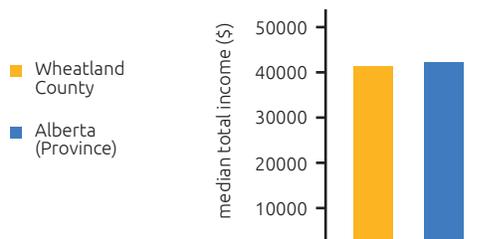


Source: Statistics Canada (2016)

Income

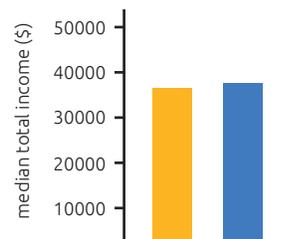
Median total income in 2015

100% data, both sexes



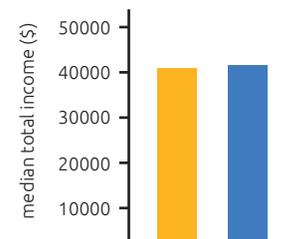
Median after tax income in 2015

100% data, both sexes

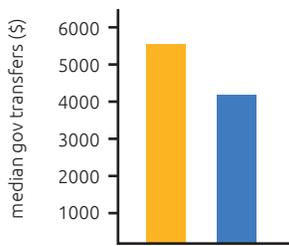


Median market income in 2015

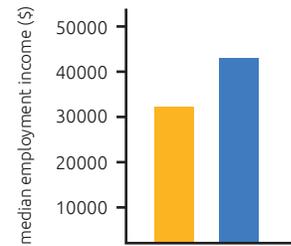
100% data, both sexes



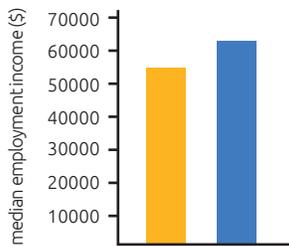
Median government transfers in 2015 among recipients
100% data, both sexes



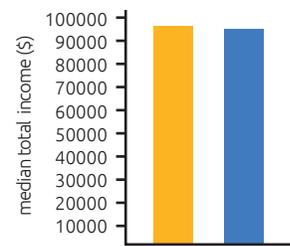
Median employment income in 2015
100% data, both sexes



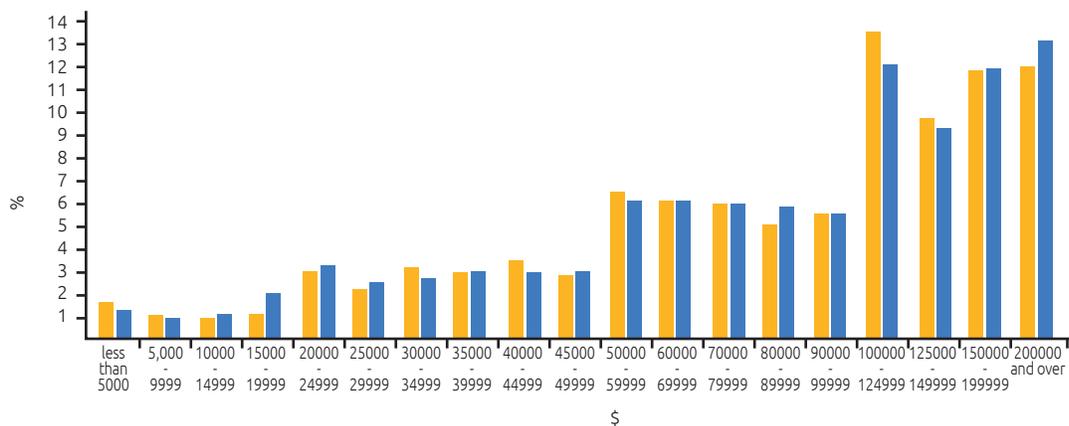
Median employment income for full-time workers in 2015
25% sample data, both sexes



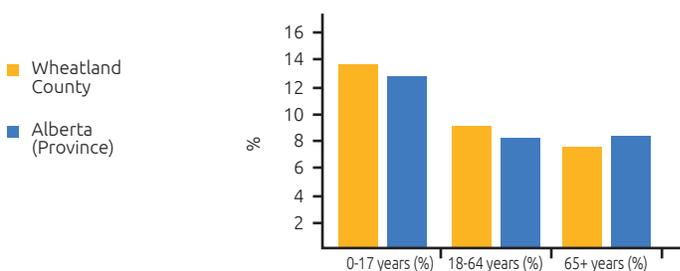
Median total income of households in 2015
100% data



Household total income groups in 2015 for private households
100% data



Prevalence of low income based on low income after tax
100% data, both sexes



Source: Statistics Canada (2016)

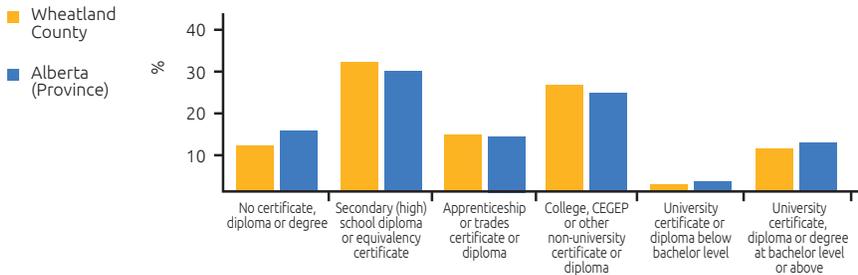


Demographics

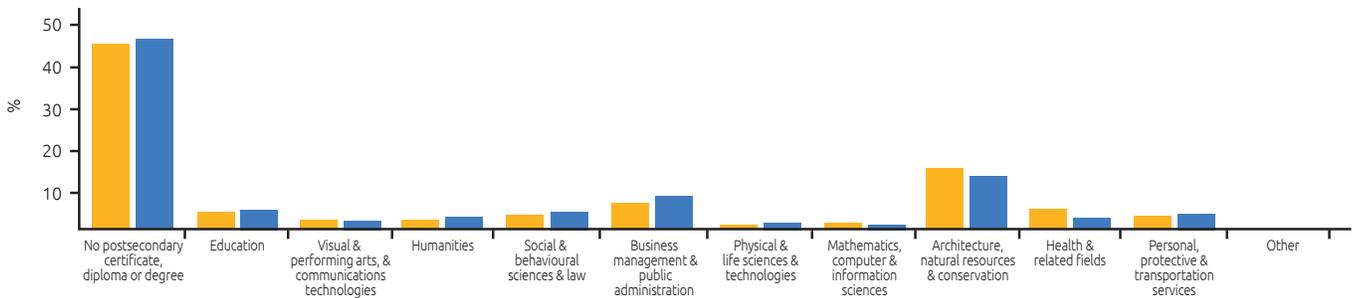
Level of Education

Indicated in the charts below, the educational background aligns with the provincial average or slightly better for basic secondary diploma, trades, or college certificates and diplomas. Architecture, natural resources, conservation, and health are higher than the provincial average for areas of study.

Highest certificate, diploma, or degree aged 25-64 in private households
25% sample data, both sexes



Major field of study - classification of instructional programs (CIP) 2016 - aged 25-64 in private households
25% sample data, both sexes



Source: Statistics Canada (2016)

LABOUR FORCE



Labour

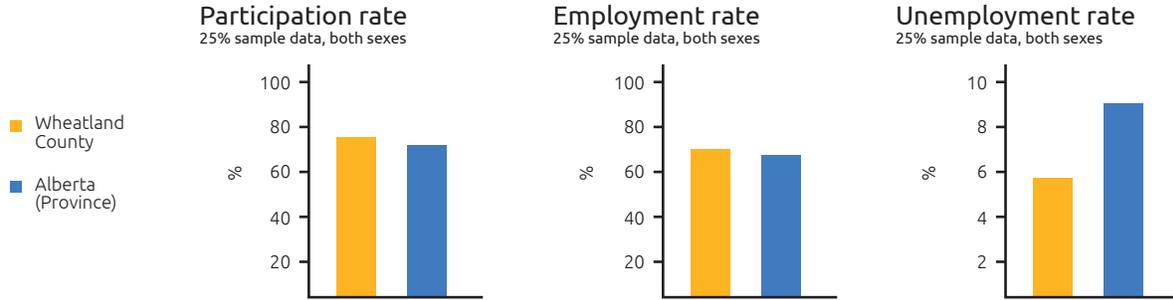
Labour is attached to management, trades, natural resources, and agriculture production within Wheatland County. With the employment options provided in Wheatland County or in commutable distances to the Calgary region, residents have many options, while also enjoying the quality of life and affordability Wheatland County has to offer.

Key Indicators

Participation and the employment rate is higher than the provincial average in the region, with a much lower unemployment rate in Wheatland County than the provincial average based on the last census data.

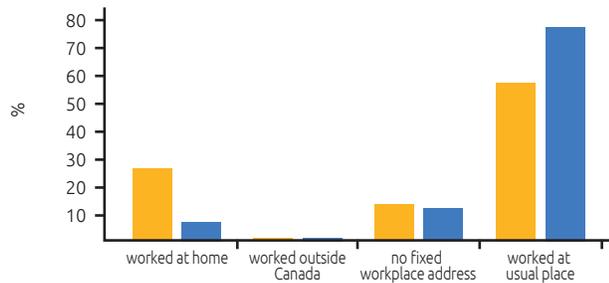


Labour



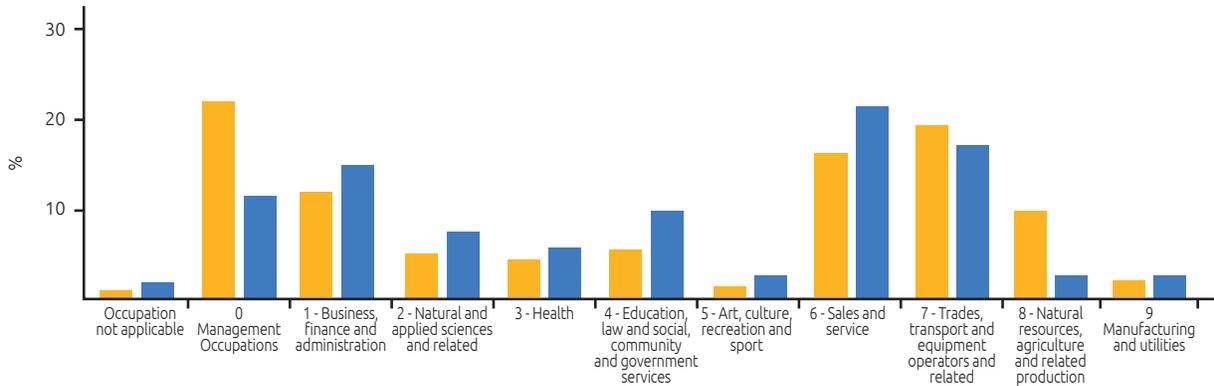
Place of work status for employed labour force aged 15 years and over in private households

25% sample data, both sexes



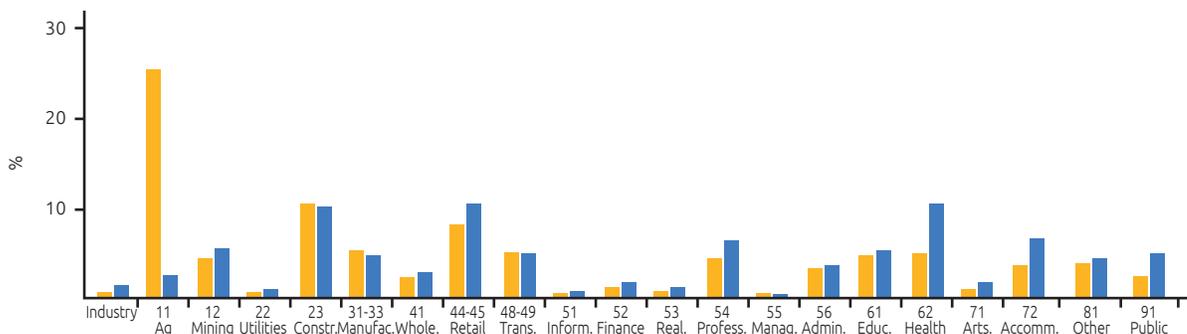
Total labour force aged 15 years and over by occupation

National Occupational Classification (NOC) 2016 - 25% sample data, both sexes



Total labour force population aged 15 years and over by Industry

North American Industry Classification System (NAICS) 2012 - 25% sample data, both sexes



Labour Force

Business Counts by Industry 2012-2017

Industries with the Largest Number of Businesses (1 or more employees)

	2012	2017	% change
Farms	102	110	7.8
Building Equipment Contractors	14	22	57.1
Support activities for mining, oil & gas extraction	26	21	-19.2
Full-service restaurants and limited-service eating places	20	19	-5.0
Management, scientific and technical consulting	13	16	23.1
Other specialty trade contractors	8	13	62.5
Specialized freight trucking	21	13	-38.1
Traveller accommodation	11	13	18.2
General freight trucking	15	12	-20.0
Religious organizations	12	12	0.0
Oil & gas extraction	7	11	57.1
Residential building construction	8	11	37.5
Foundation, structure and building exterior contractors	12	11	-8.3
Commercial and industrial machinery and equipment repair and maintenance (except automotive and electronic)	15	11	-26.7



BUSINESS SUPPORT PROGRAMS & SERVICES

There are a number of programs and supports to assist a new or expanding business through all levels of government, lenders, and non-government organizations. The [infinitewc.ca](https://www.infinitewc.ca) website has a Business & Investment Assistant at <https://www.infinitewc.ca/mapsanddata> to help get you started with things to consider in starting or expanding a business. Contact Wheatland County Economic Development at wc@wheatlandcounty.ca or by calling 403-361-2163 for additional support.

Here are a list of few organizations and programs to look into.

Federal Government and/or Agencies

Trade Commission Service (exporting)	https://www.tradecommissioner.gc.ca/
Community Futures - Wild Rose (like BDC for rural)(Strathmore)	http://wildrose.albertacf.com
Innovation, Science and Economic Development (ministry)	http://www.ic.gc.ca/
Innovation Questionnaire	https://innovation.ised-isde.canada.ca/

Provincial Government and/or Agencies

Jobs, Economy and Innovation (ministry)	https://www.alberta.ca/jobs-economy-and-innovation.aspx
Alberta Innovates (provincial programs and support)	https://albertainnovates.ca/
Business Link (business support services)	https://businesslink.ca/
AB Woman Entrepreneurs (programs, loans etc.)	https://www.awebusiness.com/
AB Community (Local) Economic Development	https://communityeconomicdevelopment.alberta.ca/
Alberta Rural Development Network (ARDN)	https://www.ardn.ca/



Business Support Programs & Services

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Local Government and/or Agencies

Bow Valley College (Entrepreneur Centre)	https://bowvalleycollege.ca/schools/regional-stewardship/campuses/strathmore
Strathmore & District Chamber of Commerce	https://www.strathmoredistrictchamber.com/
Prospect - Wheatland and Strathmore (employment services)	https://prospectnow.ca/

Regional Education

University of Calgary	https://www.ucalgary.ca/
Mount Royal University - Calgary	https://www.mtroyal.ca/
SAIT - Southern Alberta Institute of Technology - Calgary	https://www.sait.ca/
Bow Valley College - Calgary	https://bowvalleycollege.ca/
Alberta University of the Arts - Calgary	https://www.auarts.ca/

Financial

Agriculture Financial Services Corporation - Strathmore	403-934-3616 https://afsc.ca/
Community Futures - Wild Rose (like BDC for rural)(Strathmore)	403-934-8888 http://wildrose.albertacf.com
ATB - Strathmore	403-934-5293 https://www.atb.com/
ATB - Gleichen	403-734-1070 https://www.atb.com/
Scotiabank - Strathmore	403-901-2555 https://www.scotiabank.com/
ATB - Strathmore	403-934-5293 https://www.atb.com/
ATB - Gleichen	403-734-1070 https://www.atb.com/
Chinook Financial - Strathmore (Credit Union)	403-934-3358 https://www.chinookfinancial.com/locations/strathmore
Chinook Financial - Hussar (Credit Union)	403-787-3733 https://www.chinookfinancial.com/locations/hussar
CIBC - Strathmore	403-934-3328 https://locations.cibc.com/
RBC - Strathmore	403-934-3351 https://maps.rbcroyalbank.com/

Real Estate

MaxValue Realty Ltd	https://www.dansidhu.com/
RE/MAX - Strathmore	https://christaalemanrealtor.com/
RE/MAX - Strathmore	https://homesbyhayley.com/
Century 21 PowerRealty.ca Real Estate	https://www.c21.ca/
RE/MAX - Strathmore	https://enslenrealestate.com/
CIR Realty	https://www.cirrealty.ca/
Kevin Baldwin Strathmore Realtor	https://www.kevinbaldwin.ca/
Royal LePage Aztec Real Estate	https://www.royallepage.ca/en/office/alberta/strathmore/royal-lepage-aztec-real-estate/7312/
Realtor-Royal LePage	http://agents.royallepage.ca/teamkd
Agra Risk Realty	https://www.agrariskrealty.com/
RE/MAX Realty Horizon	https://www.remax.ca/



BUILDING & DEVELOPMENT RELATED FEES

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Planning and Development Fees

Here is an extraction from the Wheatland County Master Schedule of Fees highlighting Planning, Development, and Safety Code Fees. Please refer to the Master Schedule of Fees for up to date information at <https://wheatlandcounty.ca/documents/schedule-of-fees/>.

Wheatland County Planning & Development Fees (extracted from Master Fees - updated September 6, 2018)		
ITEM	CURRENT FEE/CHARGE	INDIVIDUAL FEE/CHARGE
Planning & Development – Documents for Sale		
Area Structure Plan (ASP)	\$20.00	Per Document
Land Use Bylaw	\$50.00	Per Document
Municipal Development Plan	\$50.00	Per Document
Regional Growth Management Strategy	\$50.00	Per Document
Planning & Development – Requests		
Department File Searches (1 Hour Minimum)	\$25/hour	
Letter of Compliance	\$75.00 - Residential \$100.00 - Commercial/Industrial/Other	Per Letter
Letter of Land Use	\$25.00	ea.
Request to recess a public hearing	25% of Application Fee	
Variance (relaxation of the Land Use Bylaw bylaw)	\$250.00 plus cost of application fee	
Rural Address Sign	\$100.00	
Land Use Bylaw Textual Amendments	\$1,000.00	
Planning & Development – Application Fee Refunds		
Application Fee Refunds	50% of fees Prior to circulation of file or issuance of DP 50% of fees Prior to circulation of Planning Application ***no refunds during or after circulation of file	
Planning & Development – Off-Site Levies		
Namaka Rd Offsite Levy Fee	Contact Planning Staff	
West Highway 1 Offsite Levy Fee	Contact Planning Staff	
Planning – Applications		
Area Concept Plan Application & Review	\$2,500.00	
Area Concept Plan Amendment Fee	\$1,000.00	
Area Structure Plan Application & Review	\$2,500.00 - Application Plus \$50/gross ha Review Fee	
Area Structure Plan - Amendment to Existing ASP	\$2,000.00	
Direct Control District - Application	\$1,500.00	
Direct Control District - Amendment	\$1,000.00	
LUB redesignation	\$1,000.00 - Agricultural, Residential \$1,250.00 - Recreational, Institutional \$1,500.00 - Commercial/Industrial, Other	
Municipal Development Plan Amendment	\$5,000.00	
Planning – Subdivision and Endorsement		
Bareland Condominium Applications	\$900.00 - First Unit \$250.00 per Each Additional Unit	
Boundary Adjustment	\$400.00	
Boundary Endorsement Fee	\$400.00	
Farmstead separation or first parcel out from quarter section	\$750.00	
-All Other Subdivision Applications	First Lot: \$900.00 Next 4 Lots: \$450.00 Next 10 Lots: \$325.00 Next 25 Lots: \$275.00 Next 50 Lots: \$250.00 Next 100 Lots: \$175.00	Per Lot
Endorsement Final Fee	\$400.00	Per Lot
Subdivision - Time Extension Request	\$250.00 - Time Extension (1st request) \$500.00 - Time Extension (2nd request) \$750.00 - Time Extension (3rd request)	
Subdivision - Cash in Lieu Reserve (Municipal Reserve)	Per Policy 7.2	
Subdivision Appraisal Fee - Payable if cash in lieu of municipal reserve is req.	\$850.00	
Appeal Fee (Subdivision)	\$300.00	

Source: Wheatland County - Master Schedule of Fees (portion) continued on following page
<https://wheatlandcounty.ca/documents/schedule-of-fees/>



Building & Development Related Fees

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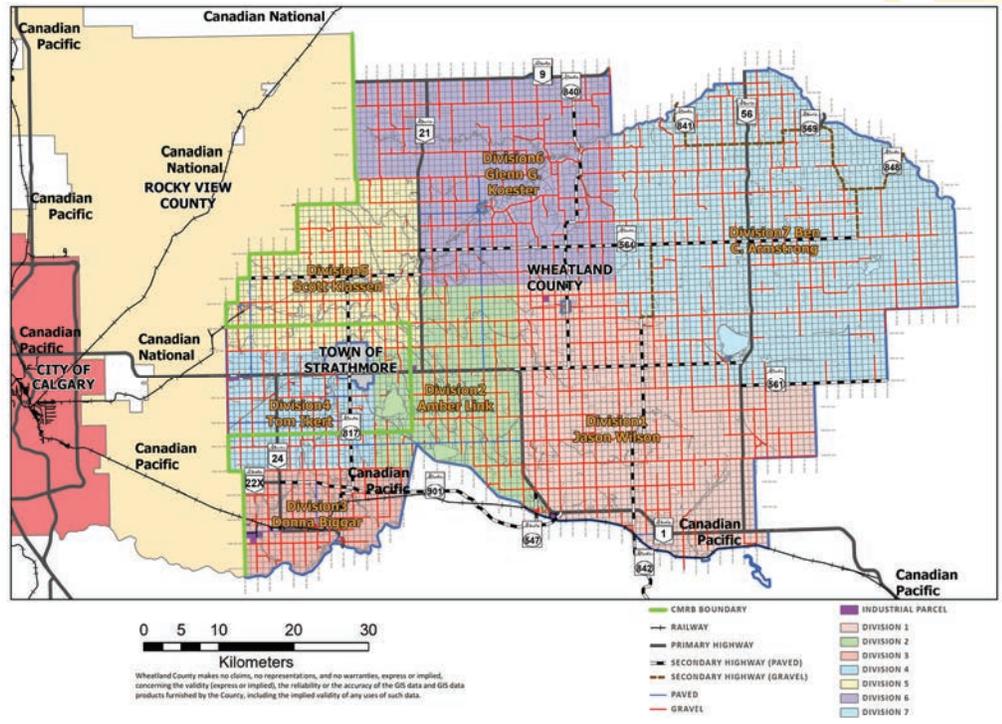
Planning and Development Fees - cont'd

Development – Residential and Farm Permit Applications (MINOR)		
Permit Application REFUNDABLE DEPOSIT - Used Dwelling Moved On	\$5,000.00	
Permit Applications - MINOR (Residential & Farm)	\$300.00 Dwelling: Single Detached, Garden Suite, Moved-On, Manufactured, Modular \$300.00 - Dwelling Base Fee; Multi-Unit, Duplex, Semi-Detached, Townhouse, Four Plex +Plus additional fee, \$50/dwelling unit \$300.00 - Dwelling: Temporary (construction) \$200.00 - Secondary Suite \$150.00 - Accessory & Farm Building/Structure \$150.00 - Addition \$50.00 - Deck \$750.00 - Pre-Construction Stripping & Grading \$100.00 Accessory Use	
Development - Time Extension Request (one time only)	\$200.00	
Permit Applications - Home-Based Business Type 2	\$150.00	
Permit Applications - Home-Based Business Type 3	\$300.00	
Permit Applications - Home Based Business Renewal (if renewed prior to expiry)	\$150.00	
Permit Applications - Signs	\$75.00	
Development – Commercial/Recreational/Community Service/Public Utility/Rural Business/Discretionary Uses Permit Applications (MAJOR)		
Permit Applications - MAJOR (Commercial, Industrial, Institutional, Recreational, Discretionary Use, Community Service) - New Development Calculated on total sq. footage of all buildings and structures	\$500.00 <650.3m² (7000ft²) \$1,000.00 >650.3m² (7000ft²) and <1300.6m² (14,000ft²) \$2,000.00 > 1300.6m² (14,000ft²) ***New dev. may be subject to add. off-site levy charges.	
Permit Application - MAJOR Discretionary Use No Structures (unless otherwise stated)	\$750.00	
Permit Applications - MAJOR Additions and accessory buildings	\$250.00 base fee Plus \$50.00 for every 1,000 sq. ft.	
Permit Applications - MAJOR Pre-Construction Stripping and Grading	\$1,000.00 - Pre-Construction Stripping & Grading	
Solar Farm	\$500.00 Base Fee Additional Fee \$50.00 per acre of coverage	
WECS (Wind Energy Conversion) Application	\$500.00 - Category 1 \$500.00 - Category 2 - fee for overall project (if tower locations are not known). \$500.00 - Category 2 - for each tower	Each Tower
Permit Applications - Natural Resource Extraction Fee	\$500.00 <2 acres \$1,500.00 >2 and <4 acres \$3,500.00 >4.01 and <12 acres \$6,500.00 >12 acres	
Appeal Fee (Development Permit)	\$200.00	
Land Use Bylaw - Penalties		
Land Use Bylaw Violation - First Offence	\$1,000.00	
Land Use Bylaw Violation - Second Offence	\$2,000.00	
Land Use Bylaw Violation - Third Offence	\$5,000.00	
Safety Codes – Applications		
Safety Codes - Building Permit	Varies	
Safety Codes - Electrical Permit	Varies	
Safety Codes - Gas Permit	Varies	
Safety Codes - Plumbing Permit	Varies	
Safety Codes - Sewage Permit	Varies	
Safety Codes Council Levy - Building	Varies	
Safety Codes Council Levy - Electric	Varies	
Safety Codes Council Levy - Gas	Varies	
Safety Codes Council Levy - Plumbing	Varies	
Safety Codes Council Levy - Sewage	Varies	
OTHER EXTRAORDINARY SERVICES		
Fee negotiated or set by Administration for extraordinary services incurred for any application Resolution 12-677	Varies	
Any items not listed above	Cost plus 20%	Varies



Highway 1 (Trans-Canada) is the primary high-load corridor cutting through Wheatland County. It connects through Calgary and east through to Brooks, Medicine Hat, and into Saskatchewan and beyond. The Trans-Canada Highway joins both the east and west coasts of Canada. Connection to the Calgary Ring Road (Stoney Trail - Highway 201) connections are easily made to Highway 2 north to Edmonton, and the Alaska and Yellowhead Highways, and south into the United States.

Other primary highways in Wheatland County are Highway 24 south to Lethbridge and the Golfinch Industrial area, which is a heavy industrial region located near Carseland. Highway 21 connects to Fort Saskatchewan and Alberta's Industrial Heartland. Highway 9 runs through Drumheller and is the east corridor to Saskatoon. Highway 56 connects to Drumheller as well and is a travel corridor through east central Alberta.



Canadian Pacific Rail (CP) runs along the southern region of Wheatland County, which connects Vancouver to Eastern Canada. CP Rail connects into Calgary also connects north into Edmonton. Canadian National (CN) has a short spur into Lyalta in the western part of the County, connecting into Calgary and into its main line for connections north into the Edmonton region and beyond.

Traffic counts for provincial roadways can be [found here](http://www.transportation.alberta.ca/mapping/) (http://www.transportation.alberta.ca/mapping/) using Alberta Transportation data.

Wheatland County provides good connectivity for moving product by either rail or truck. The western boundary is under 40 kilometres (25 miles) to the Calgary International Airport that provides air service to 18 million passengers (2019), 4,305 cargo landings (2019), and is Canada's fourth busiest airport.

CONNECT WITH US

Visit www.wheatlandcounty.ca to get an overview of our departments and services. For our property locator, business services support, and tourism information, visit our Community and Development Services website at www.infinitemc.ca.

Wheatland County Administration and Council

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The WC - Economic development and tourism information

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WHEATLAND COUNTY
COMMUNITY
profile



infinite landscapes



infinite possibilities