

infinite landscapes



infinite possibilities

WHEATLAND COUNTY  
COMMUNITY  
profile  
DRAFT





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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 March 2020. For the most recent version of the Community Profile, visit: [www.infinitewc.ca](http://www.infinitewc.ca).



For further information, please contact:  
Economic Development, Wheatland County  
403-361-2163  
[wc@wheatlandcounty.ca](mailto:wc@wheatlandcounty.ca)

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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

Wheatland County has a population of 8,788 residents. The County is bordered on the west by 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. The prairie's natural beauty fills the eye in all parts of Wheatland County. From the golden fields near Standard to the badlands of the northeast, to the tranquility of the Bow River near Carseland, 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.



Our proud heritage of independence and hard work shows in our farms and ranches - and our pride in the past is still evident in community rodeos and fairs each summer and fall. Our work ethic and dedicated stewardship of the land, once primarily agricultural, is now our strength we look forward to the future. Continuing growth and development in agribusiness, oil and gas, and manufacturing will add a vibrant entrepreneurial outlook.



# HISTORY

Welcome to Wheatland County

On January 1, 1955, Improvement District No. 41, part of Improvement District No. 42, part of the Municipal Districts of Bow Valley No. 40, Serviceberry No. 43, and Kneehill No. 48, were merged into one new municipal district to be known as the Municipal District of Wheatland No. 40 for the first time.

The Municipal District of Wheatland No. 40 and the Wheatland School Division No. 40 joined together on January 1, 1961, and became known as the County of Wheatland No. 16.

On March 6, 1996, the name was changed from the County of Wheatland No. 16 to the name currently used, Wheatland County.

The formation of the Municipal District of Wheatland No. 40 document from 1954 can be viewed on the Municipal Affairs website.

The communities within Wheatland County have a long and proud agricultural history and there are many century farms still in operation.



Today, Wheatland County is a diverse and growing region consisting of nine hamlets (urban areas) that the County governs and the three villages of Hussar, Rockyford, and Standard, as well as the Town of Strathmore. The villages and Strathmore are governed by their own elected councillors and mayors.

An overview of the all the communities in the region tell the story of pioneers migrating west to work the land and build a nation. Much of the pioneering spirit shows in the creativ and entrepreneurial spirit that still shows in the region today.

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## The Hamlets

### Carseland

Carseland is located on Highway 24, approximately 23 km (14 mi) south of the Hamlet of Cheadle, Alberta and 26 km (16 mi) south of Strathmore.

The advent of the cattlemen in the late 1800s to the Bow River country, west of the Blackfoot Indian Reserve brought men like: Major General Thomas Bland Strange (1881), Charlie Hawks, Colonel Arthur Goldfinch, Felix McHugh (1886), and Colonel Arthur Wyndham (1887) to the Carseland area.

When the Military Colonization Company, which Strange had founded ceased to exist, the Canadian Pacific Railway (CPR) permitted free grazing on their 3,000,000 acres (12,000 km<sup>2</sup>) on the north side of the Bow and it attracted many new settlers to the area.

The Addemans, Moffats, and McGregors purchased the Horsetrack from the Goldfinchs and started the Horsetrack Cattle Company in 1901. Others such as Groves, Moorhouse, Brown, McHughes, McKinnon, and Newbolts soon followed.

When the open range came to an end, most of the areas cattlemen became the first grain farmers of the district.

In 1903, the CPR brought irrigation to its large land acquisitions in the Carseland area.

As the land prospered and more product was being shipped by rail to market, the CPR began construction of the Gleichen/Shepard cut-off in 1913. These rails carried troops to the First World War in 1914.

Due to its proximity to the river crossing and railway, Carseland grew rapidly into a prosperous community during the 1920s through 1940s. It boasted six grain elevators, a railway station, school, general store, barber shop and pool-room, post office, restaurant, garage and Ford car dealer, well house, lumber yard, hardware store, meat market, bank, stock yards, two churches, hotel, and community centre. Only three original buildings still standing on Railway Avenue are the hotel, the post office was formerly the Carseland Meat Market owned by the Bonitz family (and is now in the one strip mall) and the former hardware store - all of which were built in 1916.

### Chancellor

Chancellor is a hamlet in southern Alberta, Canada within Wheatland County. It is located approximately 26 kilometres (16 mi) north of Highway 1 and 86 kilometres (53 mi) east of Calgary.

Chancellor originally was built up chiefly by Germans, who named the hamlet after the office of Chancellor of Germany.



## Irrigation brings settlement and the Canadian Pacific Railway across southern Alberta

The Western Irrigation District's roots are firmly planted in the history of Alberta. The federal government agreed to grant arable land to the Canadian Pacific Railway in payment for the construction of a railroad joining Canada from coast to coast. Included in this grant was land previously described as fit for homestead only if an irrigation system could be supplied. With the mountains in the background and the vast prairies to the east, the slope of the ground was ideal to construct a gravity irrigation system.

In order to attract settlers to the area, the CPR began construction of a network of irrigation canals and reservoirs starting with a diversion weir across the Bow River in Calgary in 1904. With the construction of Main Canal, water was carried from the Bow River into Reservoir #1 (Chestermere Lake) and in 1905 it was filled for the first time. By 1910 secondary canal systems were constructed and settlers had already received delivery of irrigation waters.

Following the collapse of the economy in 1929, the CPR planned to divest itself of the two irrigation districts which had been developed. On May 1, 1935, the Eastern Irrigation District (EID) was formed. Originally the CPR had planned on closing the western section but after two years of meetings between the farmers and the CPR, the Western Irrigation District (WID) was born on May 1, 1944.

(from the Western Irrigation District website [www.wid.net](http://www.wid.net))

## Rich Indigenous History

Blackfoot Crossing, located near the hamlets of Cluny and Gleichen, has been a focus of human activity for many generations and a meeting place for many

## The Hamlets

### Cheadle

The Canadian Pacific Railway named the community Cheadle for Dr. Walter Butler Cheadle of Milton and Cheadle explorers who traveled across the prairies and Rocky Mountains in the 1860s. Dr. Cheadle and Lord Milton were co-authors of the book "The North-West Passage by Land" (London, 1865), which described their expedition in considerable detail.

A record was made when laying the railroad tracks between Strathmore and Cheadle when the railway was built. "In one hour a mile of steel was laid. And, at the end of the ten-hour working day, the rails were laid to Cheadle, nine miles and 300 feet for a record." The ties had been strung the night before.

There was just one minor building in Cheadle when the early ranchers and homesteaders began to arrive in the late 1890s. It was a post office, store, and boarding home, run by Mrs. Florence Belwer for the CPR section-men. Cheadle began to grow in the years 1906-1916 to a hardware store, barbershop, blacksmith, restaurant, pool hall, dance hall, three grocery stores, water tank, CPR station and section houses, stockyards, lumberyard, two grain elevators, and several residences. The CPR had once planned to locate Ogden Shops in Cheadle.

The arrival of the automobile and another CPR line from Gleichen to Calgary, through Carseland and Dalemead, along with the building of the CNR through Lyalta and Ardenode, quickly halted the growth of Cheadle. A lack of directional sign along Highway 1, indicating Cheadle's location, also contributed to the hamlet's demise. Most travelers became completely unaware of Cheadle's existence, and it was often missed from Alberta maps.

At one time, grain was hauled to Cheadle from Carseland. The transport teams ate and rested in Cheadle before returning. This all brought much of the business to Cheadle and raised the total number of grain elevators to 3. By 1971, Cheadle's post office and grocery store closed. It was purchased by Fritz Gosteli, a local acreage owner originally from Switzerland, who transformed the building into a two-story single family residence. There were two main businesses at that time; Risdon's Tomato Enterprise and Ken Hendry's Manufacturing, which was built two years prior.

### Cluny

It is located 3 kilometres (1.9 mi) south of Highway 1 on a Canadian Pacific Railway line and Highway 843, approximately 87 kilometres (54 mi) southeast of Calgary. It has an elevation of 570 metres (1,870 ft).

The village at Cluny is similar to earth lodge villages found along the Missouri River in what is now North and South Dakota. This is why archaeologists first thought that the village

peoples and aboriginal cultures. For this reason the site is of integral importance to the traditions of the Siksika Nation. At the cultural and geographic centre of traditional Blackfoot territory, it was one of the few places where the Bow River could be forded safely. Consequently, it was the site where representatives of the five First Nations of the Blackfoot Confederacy (Tsuu T'ina, Kainai, Siksika, Nakoda, and Peikuni) met Canadian treaty commissioners in September 1877 to sign Treaty No. 7. The site continues to be significant to the modern Siksika community as the natural and cultural resources of Blackfoot Crossing bear witness to a continuous history.

The rich variety of the archaeological resources at Blackfoot Crossing reflects the long history of the site and its importance in the traditions of the Siksika. The social and cultural values of the site for the Siksika Nation are enhanced by the rich variety of the archaeological resources that reflect the long history of Blackfoot Crossing. The remains included medicine circles, boulder effigies, cairns, buffalo and antelope jumps, Sundance sites, and tobacco planting fields. Nearby are the earthworks of the Earthlodge Village built circa 1740 by an, as yet unidentified Aboriginal people, which bears witness to the interaction of different native cultures at the Crossing. In more recent history, the grave of Crowfoot and his last campsite and the monument to the Cree Chief Poundmaker are of especial importance to the Siksika Nation. In addition, the sites of the first Oblate mission, a whisky trading post, and an Indian Agency post, are evidence of more recent interaction of native and white cultures.

Sources: Historic Sites and Monuments Board of Canada, Minutes, November 1992; July 2009.

## Canadian Register of Historic Places in Wheatland County

Gleichen Water Tower - Gleichen  
Ward Effigy Archaeological Site - northeast of Cluny

## The Hamlets

had perhaps been occupied by the ancestors of the historic Crow and Hidatsa, who came from this region. These peoples would have fled from their traditional territory along the Missouri River to escape the ravages of a Smallpox epidemic. They would have stayed in southern Alberta briefly before either dying out, or returning to their traditional territory.

More recent research has triggered a second hypothesis. Archaeologists have found pottery very similar to that found at Cluny at a number of other archaeological sites throughout southern Alberta and Saskatchewan, and in northern Montana. This suggests that the region was inhabited by the same or closely related peoples. Cluny and the other sites with similar pottery might represent the expansion of a group of native peoples into those areas. These were possibly the ancestors of the historic Assiniboine.

Cluny is the only site containing this distinctive pottery where a trench, palisade, and pit structures have been found. Perhaps the similarity of these features to the earth lodge villages in the Dakotas is more superficial than real, however. The fortifications at Cluny could have been used to contain and protect the recently introduced and presumably very valuable horses from theft by neighbouring groups.

## Gleichen

It was named after Lord Edward Gleichen in 1884. Gleichen was originally incorporated as a village on January 24, 1899 and then incorporated as a town on May 6, 1910. After nearly 100 years as a municipality however, Gleichen dissolved to hamlet status under the jurisdiction of Wheatland County on March 31, 1998.

During the formation of the province, Gleichen was large enough to have its own seat in the Legislative Assembly of Alberta (see Gleichen provincial electoral district). Its population peaked at 668 according to the Canada 1921 Census.

Due to its proximity to the railroad, Gleichen was readily accessible to farmers and ranchers living in the area. Its mostly wooden structures however posed an increased risk of widespread fires. After the community burned a second time in 1912, many of its residents moved elsewhere, mostly to Calgary.

## Lyalta

Lyalta is located 8 kilometres (5.0 mi) north of Highway 1, approximately 32 kilometres (20 mi) east of Calgary.

## Brief History of Canadian Pacific Railway Supply Farm No. 1 at Strathmore

The Canadian Pacific Railway (CPR or C.P. Rail) was Incorporated in 1881 for the purpose of constructing railroad west from Winnipeg to Vancouver, thereby encouraging and attracting settlers to establish homesteads across the west in a band along the railroad.

Initial plans were to construct the railroad west from Winnipeg to Edmonton, then on to Vancouver; thus, avoiding the Palliser Triangle, a large tract of treeless, arid land deemed unsuitable for intensive agriculture and therefore unlikely to generate a transportation services demand sufficient to warrant the cost of establishing a railroad.

Canadian Federal Government wished to have the railroad established relatively close to the 49th parallel in order to secure a strong Canadian presence on the prairies and thereby minimize American interests in the area.

The Canadian Federal government and CP Rail, reasoned that irrigation services would make the Palliser Triangle sufficiently productive to sustain intensive agricultural practices. In turn, the increased productive capacity would attract thousands of settlers thereby increasing demand for CP Rail services as well as securing the area as a part of Canada.

CP Rail agreed to develop large scale irrigation projects if the Canadian Federal Government would consolidate the company's land grants into an area of three million acres north of the Bow River and running between Calgary and Medicine Hat.



(from the Western District Historical Society)

## The Hamlets

### Namaka

Namaka is located approximately 10 kilometres (6.2 mi) south of Highway 1 and 55 kilometres (34 mi) east of Calgary. Its name means "near the water" in Blackfoot. The first school was built in 1909.

### Nightingale

Nightingale is located 4 kilometres (2.5 mi) west of Highway 21, approximately 53 kilometres (33 mi) east of Calgary.

### Rosebud

Previously an incorporated municipality, Rosebud dissolved from village status on January 1, 1946 to become part of the Municipal District of Grasswold No. 248.

Rosebud is located on Highway 840, approximately 100 kilometres (62 mi) northeast of Calgary and 25 kilometres (16 mi) southwest of Drumheller. It sits in a sheltered valley on the Rosebud River near the edge of the Canadian Badlands. This area was called Akokiniskway by the Blackfoot people, which translates roughly to "by the river of many roses."

The hamlet was founded in the 1885 by James Wishart. While following the Gleichen Trail to Montana with his family, they awoke to the river valley covered by wild roses, Alberta's official flower. Wishart then reportedly said, "Here's the promised land, we go no further."

The beauty of the valley has attracted many people throughout the years, from nature lovers to artists. Notable artists A. Y. Jackson and H. G. Glyde, members of the Group of Seven, spent a summer in 1944 painting in the area.

Over the years, farming and coal mining have been the primary industries. In 1972, the Severn Creek School was shut down as part of an Alberta wide education consolidating process and local children were bused to Standard and Drumheller. This resulted in many of the local businesses being closed and the hamlet population dropped to under a dozen people. However, the farming community of around 400 still support a seed cleaning plant.

In Easter 1973, a group of young adults from Calgary brought about 40 teenagers out and camped in the then empty mercantile. This pilot event evolved into a summer camp initially funded by a grant from the Alberta government and then supported as Rosebud Camp of the Arts by Crescent Heights Baptist Church in Calgary. In 1977, a high school was founded using the old buildings of the town as classrooms and emphasizing practical,

# History

Three irrigation projects were proposed by the CP Rail and named Western Section, Central Section, and Eastern Section. The Western Section was first to be developed under the direction of the Canadian Pacific Irrigation Division. Project offices were established at Strathmore; construction started in 1903 and was completed in 1910.

In conjunction with the new irrigation project and further encourage settlement of company lands, CP Rail established a demonstration and supply farm at Strathmore in 1908.

The farm became world famous for the productive capacity of its dairy herd and for the farm's crop and livestock breeding programs.

(from the Western District Historical Society)

## CPR Supply Farm No.1 Grainery

The grainery was built by the Canadian Pacific Railway (C.P.R) as one of many buildings constructed on this site as part of the Canadian Pacific Railway Supply Farm No. 1, a project that began in 1908. The purpose of the farm was threefold: to educate area settlers in proper irrigation farming practices and animal husbandry; to demonstrate the productive capacity of irrigated prairie soils; to entice new settlers to the prairies. The CPR decided to end the operation of Supply Farm No. 1 and sell the farm property in the early 1940s. This granary is the only surviving structure of the farm.

The wood used to construct this granary was repurposed timbers from old CPR bridges and CPR railway ties. The floor is the original concrete where one can see evidence of human and equipment imprints that occurred during the hardening of the concrete.

The building design presents a north/south alley with grain storage bins on either side of the alley. The storage partition material has been removed and repurposed as siding for the two outbuildings located south of the granary.

Over the years, the granary began to show significant signs of wear. The north wall and roof began to collapse, windows and doors were broken, and substantial debris had collected within the structure. Ten years ago, Abe Fehr, a local building contractor, was asked to inspect the structure for possible restoration. The condition of the granary today is the result of Abe and his crews commitment to excellence.

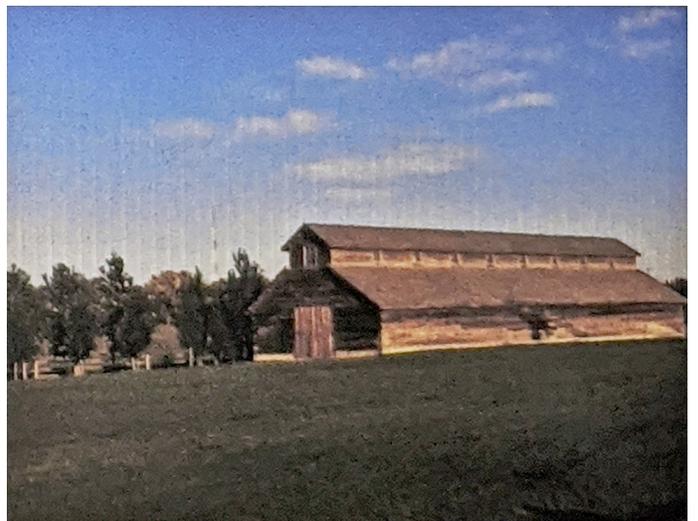
(from the Western District Historical Society)

## The Hamlets

visual, music, and the performing arts in its curriculum. In the 1980s, the Rosebud School of the Arts began to run theatre, which eventually developed into Rosebud Theatre and the school shifted its emphasis to post-secondary education. Today, the Rosebud Theatre runs as a fully professional company that offers programming year round and is a tourist attraction drawing patrons from Calgary and Drumheller.



(from the Western District Historical Society)



(from the Western District Historical Society)



# BRAND STORY

The WC

Our vision comes from existing in the dominant landscape of Wheatland County. It crosses the generations that have built the way of life in this place. It is the essence through millennia of the people who built foundations of culture and a way of life, balancing the environment with survival, yet flourishing in nature's diversity of our region.

Pre-determined constraints should be the only things that define one's limits. In Wheatland, the horizon reaches to infinity, and we embrace that limit in achieving our goals.

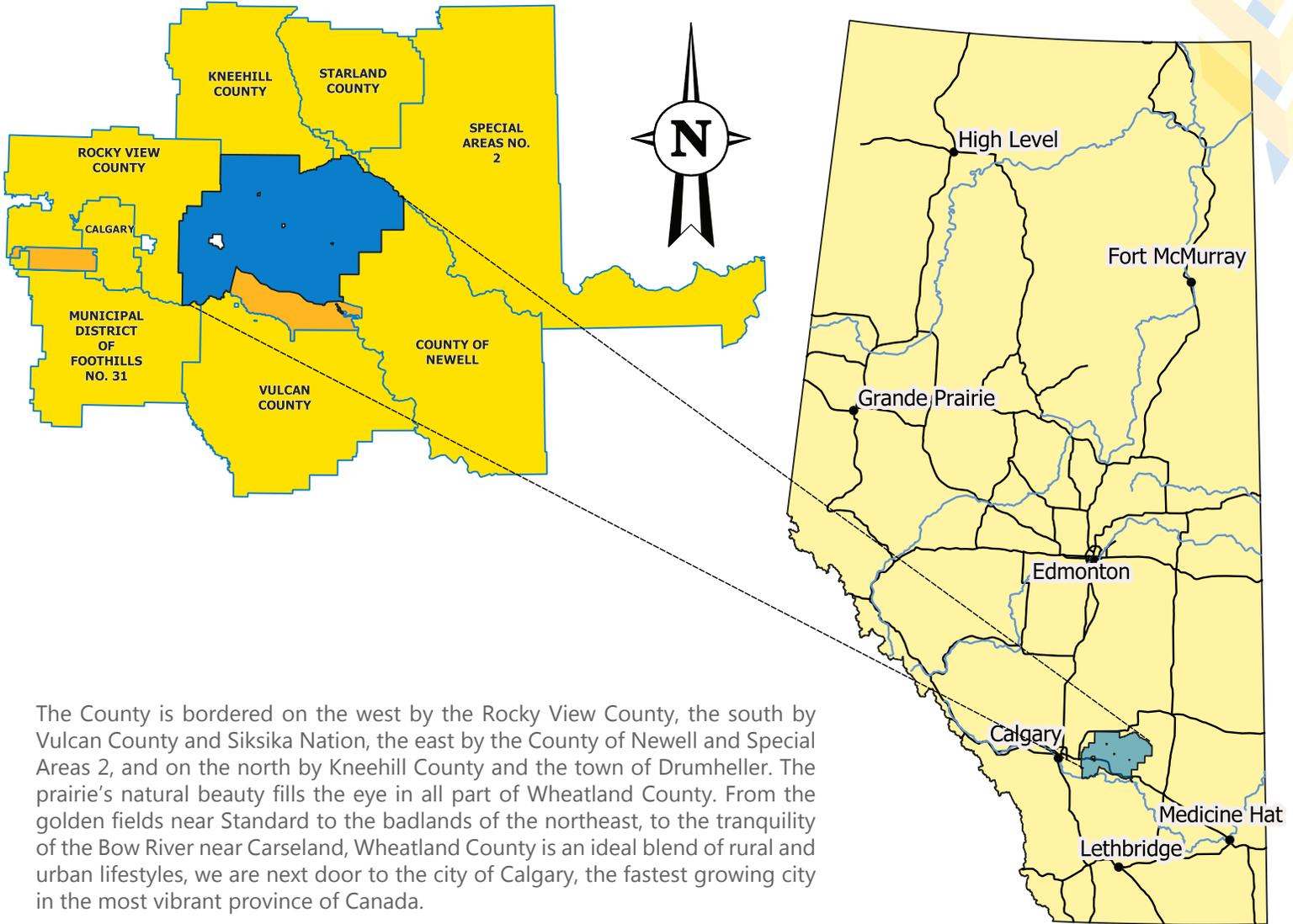
We respect where we come from and learn from those experiences. It is a goal to get to the horizon and yet realize the journey is an experience in itself. The people we meet, work with, and build partnerships are part of that journey. The brand is the capturing of the stories of our region and then sharing them out to the world. The brand has been designed, but never finished...the story is still being written. It is infinite.

That is the essence of our brand, our promise, and our vision.



# LOCATION

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# CLIMATE

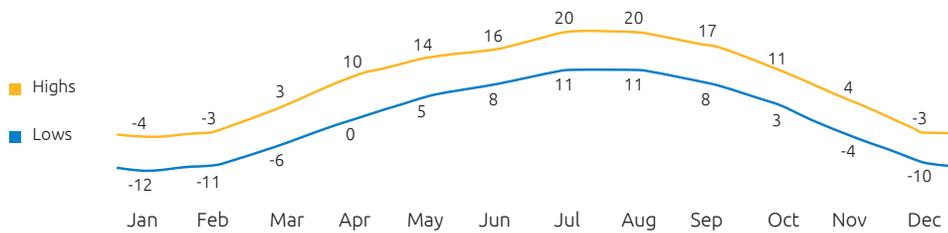
D

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 as well for green energy production and due to the terrain near the mountains allows for opportunities in wind energy development.

Temperature (°C)



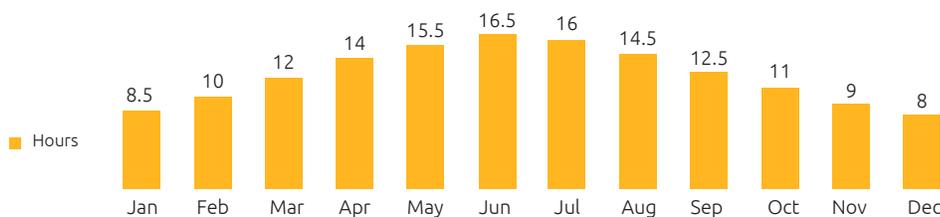
Rainfall (Millimetres)



Snowfall (Centimetres)



Daylight



Source: NOAA

infinite landscapes



infinite possibilities







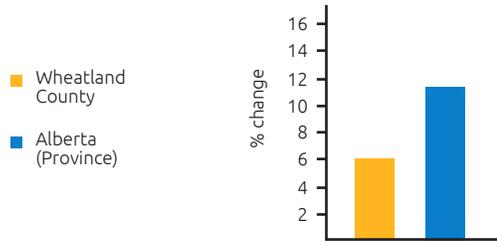
Wheatland County is primarily a rural region with an agricultural heritage based on European descendants and multi-generational families who migrated to the area as the Province of Alberta came into Canadian Federation at the turn of the 20th century. With the proximity to the metropolitan region of Calgary, many people and families are looking for the quality of life 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 mobile homes, bungalows, to large multi-story homes.

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

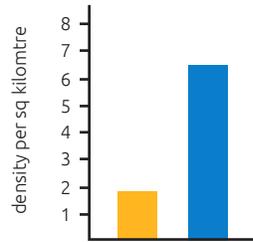
The eastern side of the County still hosts many large farms, much like the way the County has been since it became a municipality. The east is also seeing an emergence of diversity with green energy development and technology strides around agriculture production.

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

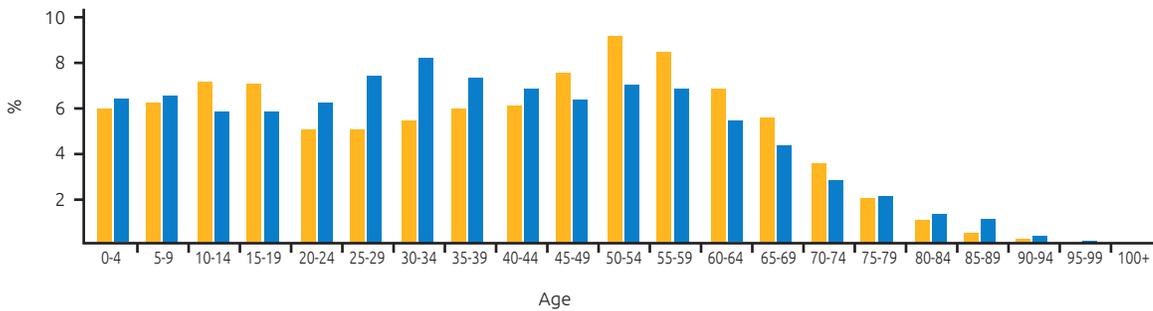
Population % change 2011-2016



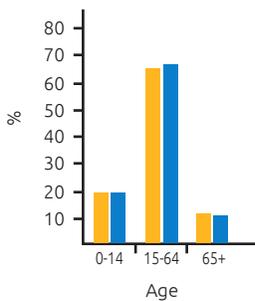
Population density / km<sup>2</sup>



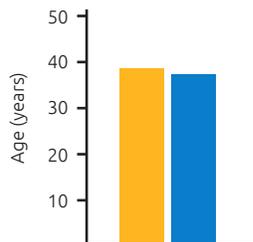
Age groups - 100% data, both sexes



Distribution % of population by broad age groups



Average age of population



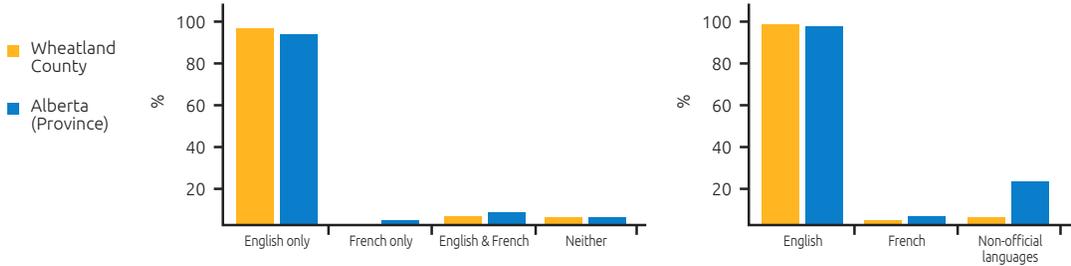
# Demographics

## Language & Ethnicity

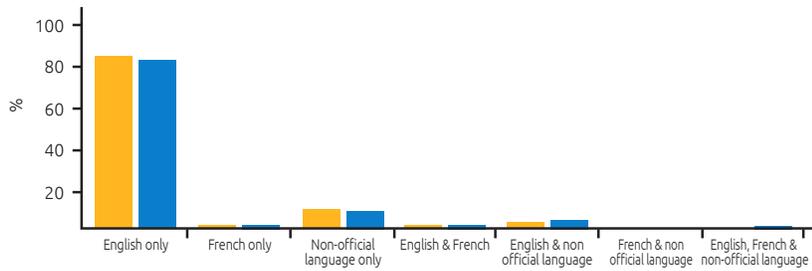
Wheatland County data shows most residents speak predominately English and are of European descent which is common in the rural areas on the Canadian Prairies. The Alberta comparisons are skewed by the urban areas of the major cities, where more language and ethnic diversity is more common.

**Knowledge of official languages**  
total population excluding institutional residents, both sexes

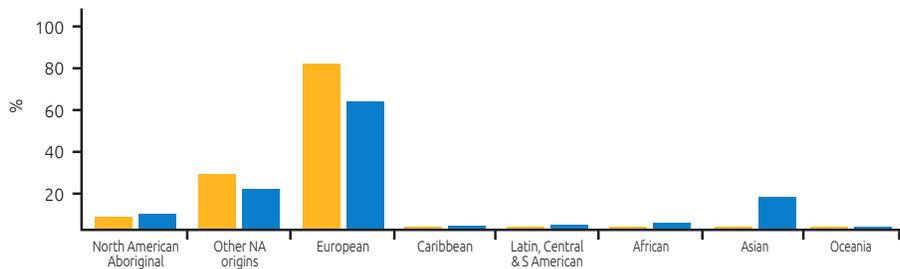
**Knowledge of languages in private households**  
25% sample data, both sexes



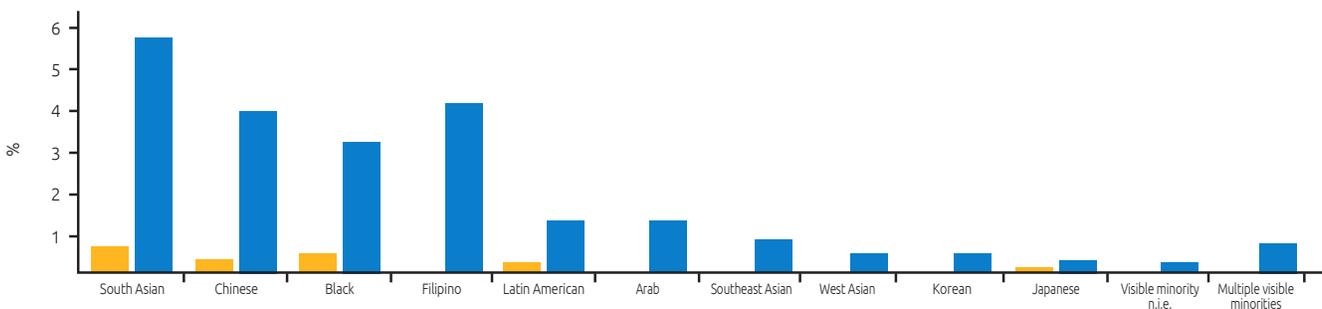
**Languages spoken most often at home**  
total population excluding institutional residents, both sexes



**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

## Mobility

Geographic mobility refers to a population’s geographic movement over time. Residents in Wheatland County have tended to stay within the community more than the provincial average.

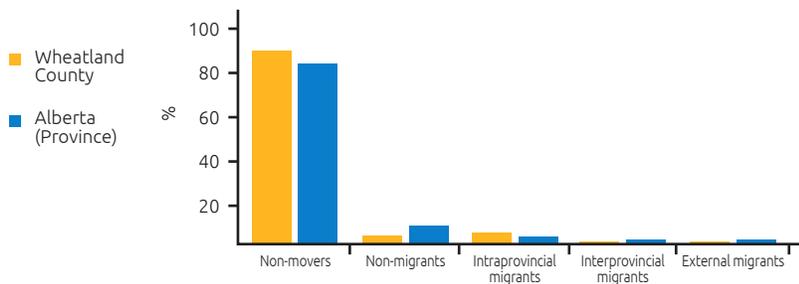
When the geography refers to Canada, a province or a territory, ‘intraprovincial in-migrants’ refers to intraprovincial migrants, which are persons who moved to a different city, town, township, village, or reserve within Canada, but stayed within the same province or territory.

When the geography refers to Canada, a province or a territory, ‘interprovincial in-migrants’ refers to interprovincial migrants, which 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.

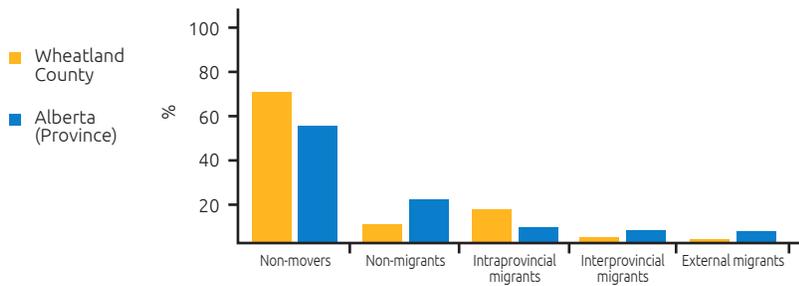
Mobility status 2015 (1 year before 2016 census)

25% sample data, both sexes



Mobility status 2011 (5 years before 2016 census)

25% sample data, both sexes



Source: Statistics Canada (2016)

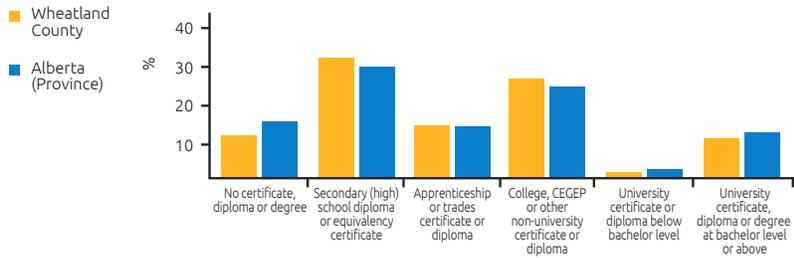


# Demographics

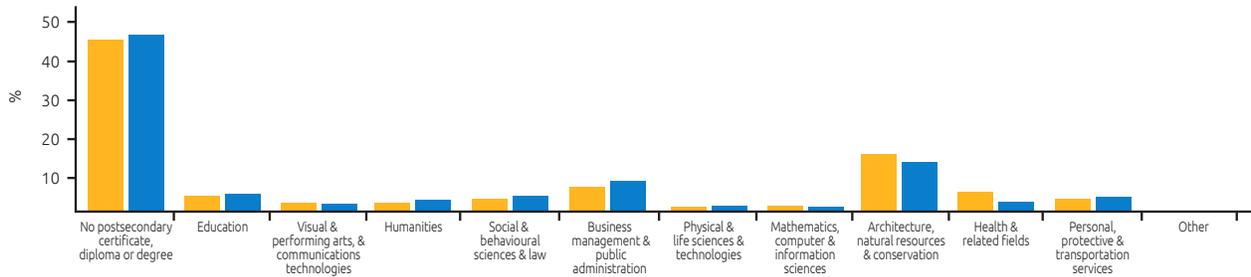
## Level of Education

In the charts below, the education background aligns to 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



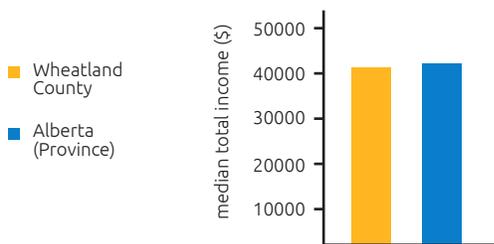
**Major field of study - classification of instructional programs (CIP) 2016 - aged 25-64 in private households**  
25% sample data, both sexes



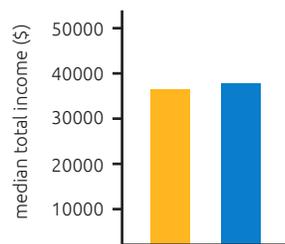
Source: Statistics Canada (2016)

## Income

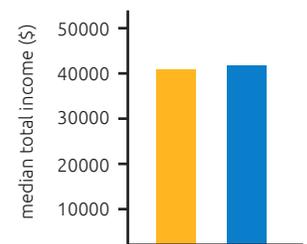
**Median total income in 2015**  
100% data, both sexes



**Median after tax income in 2015**  
100% data, both sexes



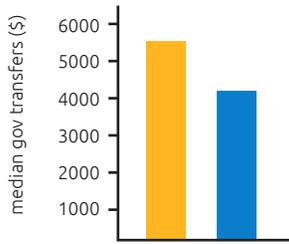
**Median market income in 2015**  
100% data, both sexes



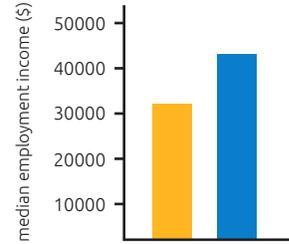
# Demographics

## Income (cont'd)

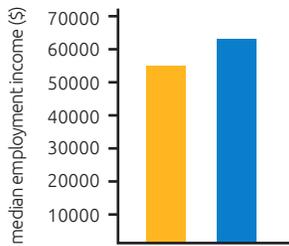
**Median government transfers in 2015 among recipients**  
100% data, both sexes



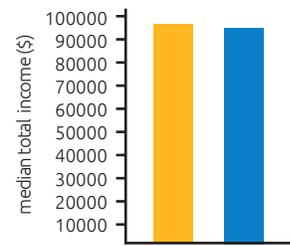
**Median employment income in 2015**  
100% data, both sexes



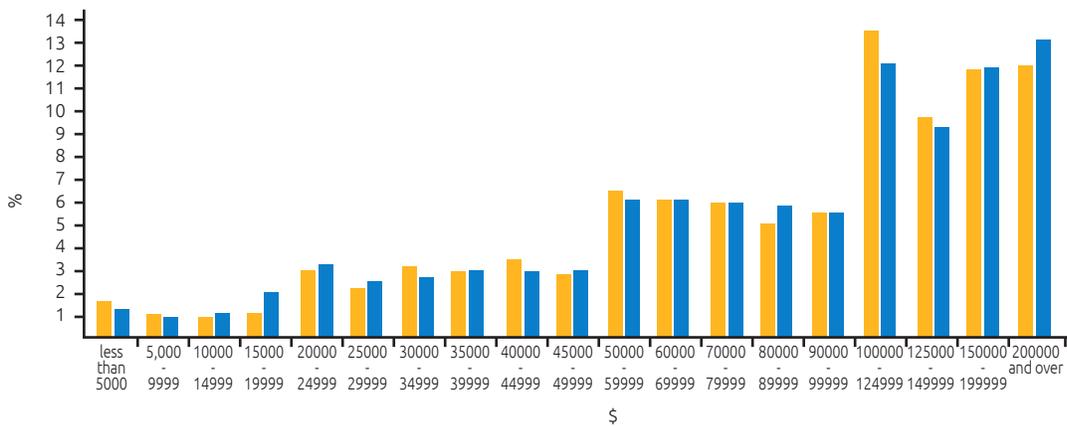
**Median employment income for full-time workers in 2015**  
25% sample data, both sexes



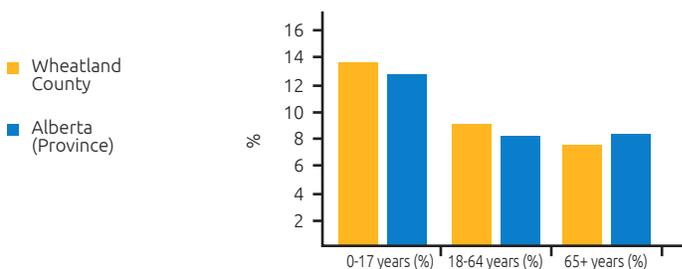
**Median total income of households in 2015**  
100% data



**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)



# LABOUR FORCE

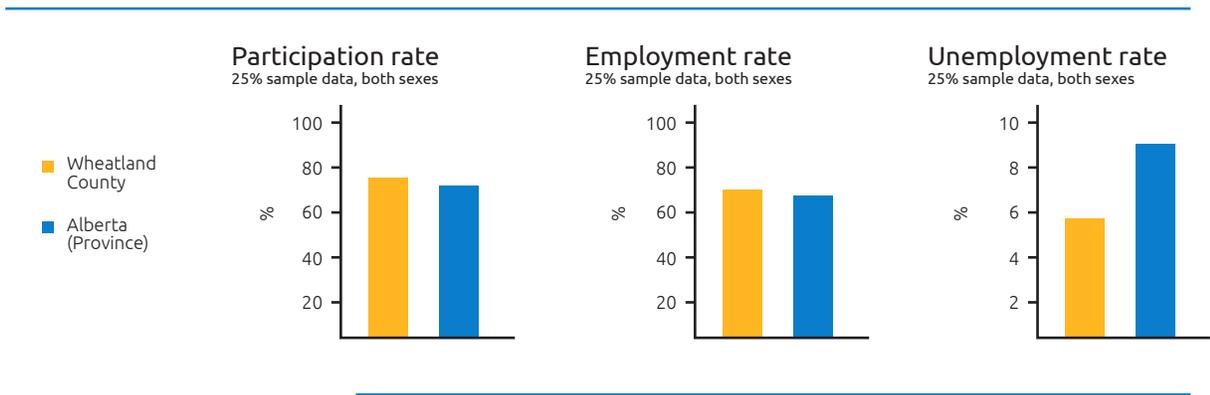


## Labour

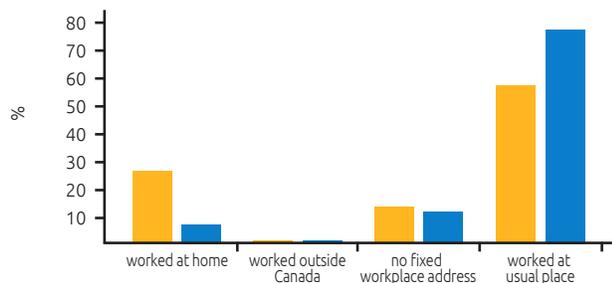
You will see much of the labour is attached to management, trades, natural resources, and agriculture production (page 20). With the employment options provided in Wheatland County or in commutable distances to the Calgary region, residents have many options, while also enjoying the quality of life Wheatland 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.



Place of work status for employed labour force aged 15 years and over in private households  
25% sample data, both sexes

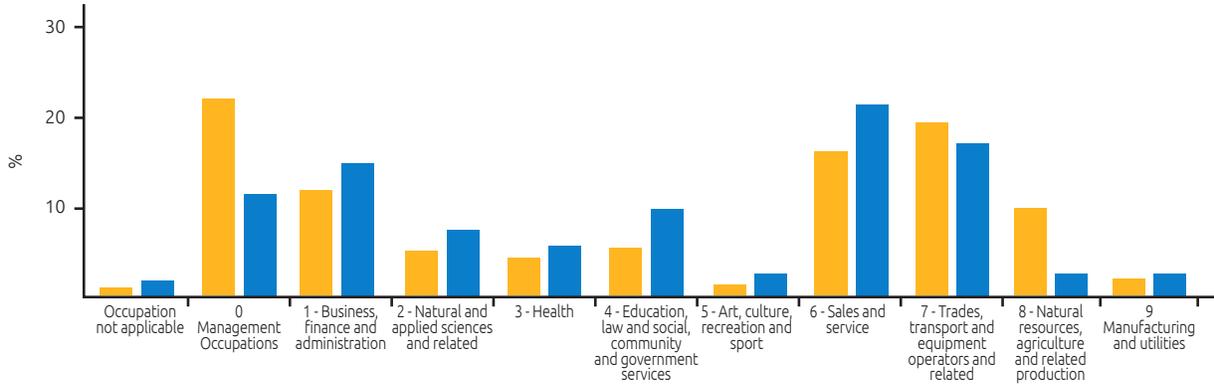


# Labour Force

## Labour by Occupation

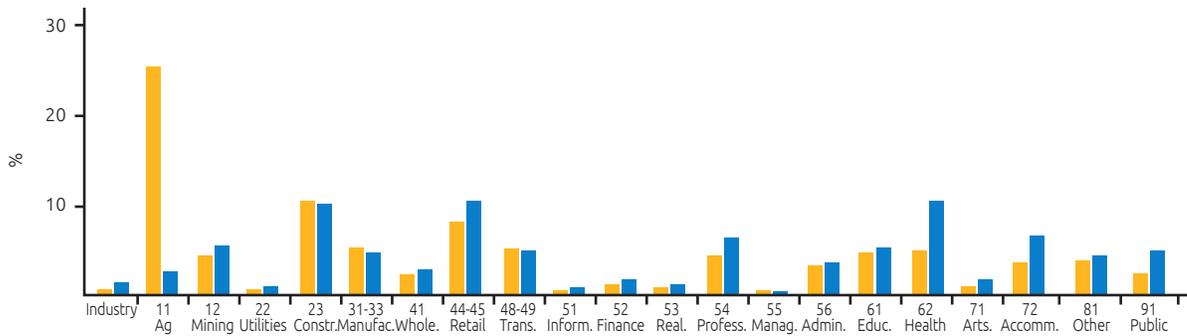
### Total labour force aged 15 years and over by occupation

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



Source: Statistics Canada (2016)

## 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

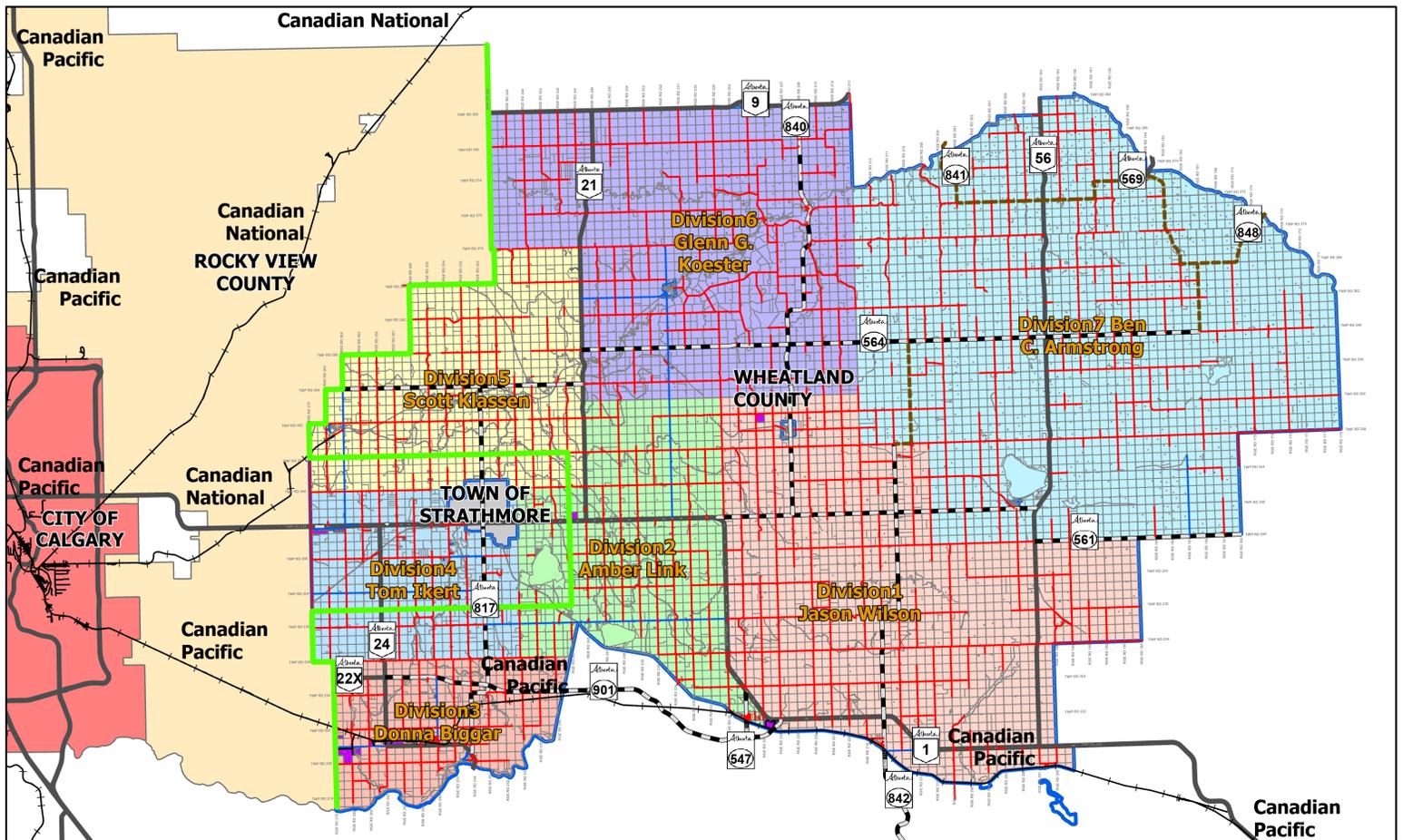


Highway 1 (Trans-Canada) is the primary high-load corridor cutting through Wheatland County. It connects through Calgary and east through to Brooks, Medicine Hat, and into Saskatchewan and beyond. The Trans-Canada Highway joins both the east and west coasts of Canada. With connection to the Calgary Ring Road (Highway 216) connections are easily made to Highway 2 to Edmonton, and the Alaska and Yellowhead Highways, and south into the United States. Other primary highways in Wheatland are Highway 24 to Lethbridge and the heavy industrial region in Wheatland County of Goldfinch Industrial 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 and connects Calgary through to Vancouver to the west and eastern Canada through the east. 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 out from there.

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.



Wheatland County makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability or the accuracy of the GIS data and GIS data products furnished by the County, including the implied validity of any uses of such data.

- CMRB BOUNDARY
- RAILWAY
- PRIMARY HIGHWAY
- SECONDARY HIGHWAY (PAVED)
- SECONDARY HIGHWAY (GRAVEL)
- PAVED
- GRAVEL
- INDUSTRIAL PARCEL
- DIVISION 1
- DIVISION 2
- DIVISION 3
- DIVISION 4
- DIVISION 5
- DIVISION 6
- DIVISION 7

# TAXES & UTILITIES

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## Local Property Tax Rates with Regional Comparisons

Wheatland County tax rates exist in the lower middle of the regional counties it is surrounded by. This can be attributed to good fiscal management of services, linear assets to aid in capital and operational support for new infrastructure development and maintenance, as well as services.

### 2019 - Property Tax Rates Profile (expressed in mills)

Residential/Farmland	Wheatland	Rocky View	Kneehill	Newell	Vulcan
Municipal Tax Rate	4.0521	2.5407	2.8879	4.4698	5.6434
Education - Alberta School Foundation Fund Rate	2.4731	2.5830	2.4323	2.5166	2.6079
Allowance for Non-Collection of Requisitioned Taxes	0.0	0.0	0.0	0.0	0.0
Seniors Lodge Accommodation Tax Rate	0.0716	0.0367	0.0363	0.2107	0.2556
Non-Residential	Wheatland	Rocky View	Kneehill	Newell	Vulcan
Municipal Tax Rate	9.0342	7.6221	14.0180	8.5874	9.5734
Education - Alberta School Foundation Fund Rate	3.7578	3.6723	3.5203	3.7618	3.8532
Allowance for Non-Collection of Requisitioned Taxes	0.0	0.0	0.0	0.0	0.0
Seniors Lodge Accommodation Tax Rate	0.0716	0.0367	0.0363	0.2107	0.2556

### 2018 - Property Tax Rates Profile (expressed in mills)

Residential/Farmland	Wheatland	Rocky View	Kneehill	Newell	Vulcan
Municipal Tax Rate	3.7596	2.5140	2.8038	4.4170	5.6213
Education - Alberta School Foundation Fund Rate	2.5533	2.5499	2.5006	2.5166	2.5585
Education Opted Out Tax Rate	2.5533	2.5499	2.5006	2.5166	2.5585
Allowance for Non-Collection of Requisitioned Taxes	0.0	0.0	0.0	0.0	0.0
Seniors Lodge Accommodation Tax Rate	0.0659	0.0375	0.0190	0.2132	0.1601
Non-Residential	Wheatland	Rocky View	Kneehill	Newell	Vulcan
Municipal Tax Rate	8.7402	7.5420	14.0180	8.7308	9.5513
Education - Alberta School Foundation Fund Rate	3.8167	3.5486	3.8234	3.7618	3.8612
Education Opted Out Tax Rate	3.8167	3.5486	3.8324	3.7618	3.8612
Allowance for Non-Collection of Requisitioned Taxes	0.0	0.0	0.0	0.0	0.0
Seniors Lodge Accommodation Tax Rate	0.0659	0.0375	0.0190	0.2132	0.1601

Source: Alberta Municipal Affairs  
[http://www.municipalaffairs.gov.ab.ca/mc\\_municipal\\_profiles](http://www.municipalaffairs.gov.ab.ca/mc_municipal_profiles)



# Taxes & Utilities

DRAFT

## Local Assessment Profiles with Regional Comparisons

Similar to property taxes, Wheatland County also resides in the lower middle on assessment compared to the counties surrounding Wheatland. For a regional map of county locations, see page 11.

### 2019 - Assessment Profile (in dollars)

Equalized Assessment	Wheatland	Rocky View	Kneehill	Newell	Vulcan
Residential	1,182,776,208	12,808,346,343	462,576,786	811,216,667	464,046,394
Farmland	198,193,470	152,167,230	151,779,290	138,516,120	204,289,910
Non-Residential	638,198,294	3,076,828,690	133,796,238	441,307,087	95,577,040
Non-Residential Linear	1,379,172,490	1,242,853,190	975,582,940	2,233,878,900	686,503,400
Non-Residential Railway	14,232,000	18,758,370	1,907,990	27,366,000	2,135,119
Non-Residential Co-Generating M&E	0	166,289,640	0	4,474,630	0
Machinery and Equipment	771,742,540	533,636,920	310,639,230	578,444,440	108,199,510
<b>Total</b>	<b>4,185,095,002</b>	<b>17,998,880,383</b>	<b>2,036,282,474</b>	<b>4,235,203,844</b>	<b>1,560,751,373</b>
Equalized Municipal Tax Rates*	0.0073	0.0039	0.0115	0.0078	0.0077
Total assessment services cost	\$0	\$0	\$0	\$0	\$0
# of Asst. Complaints heard by Assessment Review Board	0	0	0	0	0

### 2018 - Assessment Profile (in dollars)

Equalized Assessment	Wheatland	Rocky View	Kneehill	Newell	Vulcan
Residential	1,141,422,634	12,677,880,769	452,745,121	790,159,859	453,278,238
Farmland	198,947,880	152,230,200	151,793,360	137,552,900	203,944,810
Non-Residential	626,858,132	2,838,677,461	129,653,984	442,006,014	85,130,730
Non-Residential Linear	1,420,908,650	1,265,059,570	991,733,580	2,233,694,770	688,929,600
Non-Residential Railway	13,921,000	18,613,440	1,779,470	27,138,750	2,447,730
Non-Residential Co-Generating M&E	0	0	0	4,567,370	0
Machinery and Equipment	774,548,230	526,762,950	326,093,340	581,873,480	116,822,580
<b>Total</b>	<b>4,176,606,526</b>	<b>17,479,224,390</b>	<b>2,053,798,855</b>	<b>4,216,993,143</b>	<b>1,555,553,688</b>
Equalized Municipal Tax Rates*	0.0073	0.0038	0.0116	0.0077	0.0095
Total assessment services cost	\$438,801	\$934,200	\$106,970	\$473,349	\$174,167
# of Asst. Complaints heard by Assessment Review Board	0	0	0	0	0

\* The formula is to divide prior year's Municipal Property Taxes by current year's total equalized Assessment

Source: Alberta Municipal Affairs  
[http://www.municipalaffairs.gov.ab.ca/mc\\_municipal\\_profiles](http://www.municipalaffairs.gov.ab.ca/mc_municipal_profiles)



# Taxes & Utilities

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## Federal and Provincial Income Tax Rates (2020)

Alberta's general corporate income tax rate for active business, investment, and M&P (manufacturing and processing) income decreased to 11% (from 12%) effective July 1, 2019. The corporate tax rate will further decrease to 10% on January 1, 2020, 9% on January 1, 2021 and 8% on January 1, 2022. Alberta also does not have a provincial sales tax, only the national Goods and Services (GST) Tax of 5%.

### 2019-20 - Federal and Provincial/Territorial Tax Rates for Income Earned by a General Corporation

#### Federal Rates - %

	M&P Income	Active Business Income	Investment Income
General Corporate Rate	38.0	38.0	38.0
Federal Abatement	(10.0)	(10.0)	(10.0)
	28.0	28.0	28.0
M&P Deduction	(13.0)	0.0	0.0
Rate Reduction	0.0	(13.0)	(13.0)
	15.0	15.0	15.0

#### Provincial Rates - %

	M&P Income	Active Business Income	Investment Income
British Columbia	12.0	12.0	12.0
Alberta	12.0/11.0/10.0	12.0/11.0/10.0	12.0/11.0/10.0
Saskatchewan	10.0	12.0	12.0
Manitoba	12.0	12.0	12.0
Ontario	10.0	11.5	11.5
Quebec	11.6/11.5	11.6/11.5	11.6/11.5
New Brunswick	14.0	14.0	14.0
Nova Scotia	16.0	16.0	16.0
Prince Edward Island	16.0	16.0	16.0
Newfoundland and Labrador	15.0	15.0	15.0

#### Territorial Rates - %

	M&P Income	Active Business Income	Investment Income
Yukon	2.5	12.0	12.0
Northwest Territories	11.5	11.5	11.5
Nunavut	12.0	12.0	12.0

The federal and provincial/territorial tax rates shown in the tables apply to income earned by corporations other than Canadian-controlled private corporations (CCPCs). A general corporation typically includes public companies and their subsidiaries that are resident in Canada, and Canadian-resident private companies that are controlled by non-residents.

The federal and provincial/territorial tax rates shown in the tables apply to investment income earned by general corporations other than capital gains and dividends received from Canadian corporations. The rates that apply to capital gains are one-half of the rates shown in the tables. Dividends received from Canadian corporations are deductible in computing regular Part I tax, but may be subject to Part IV tax, calculated at a rate of 38 1/3%.

Source: KPMG

<https://home.kpmg/content/dam/kpmg/ca/pdf/2019/12/federal-and-provincial-territorial-tax-rates-for-income-earned-by-a-general-corporation.pdf>



## Waste Management and Recycling



Carseland Waste Transfer Site

Gleichen Waste Transfer Site

The Wheatland County waste transfer site facilities are intended to provide a means for Wheatland County residents to dispose of household solid waste. The waste transfer sites are a collection point for solid waste, which is then transferred to a landfill or recycling facility. The sites are regulated by Alberta Environment, Drumheller Solid Waste Management Association, and the recyclers handling the end product. There are eight sites in operation within the Wheatland Region.

Recycling rules are mandated by Alberta Environment. Farm Chemical Container recycling sites are located at Wheatland West, Hussar, and Standard. Residents are expected to make their own arrangements for disposal of sharps (needles) and pharmaceutical waste.

### Plastic Baler Twine Recycling

Wheatland County will be offering recycling bags free of charge to livestock producers for the collection of plastic baler twine to help reduce the amount of twine being burned.

These bags will fit into a 45 gallon barrel and, when full, can be dropped off at any Wheatland County Waste Transfer Site. Please note that bale net wrap is not currently accepted, but we are looking for opportunities to recycle this as well.

### Waste Transfer Sites

Wheatland County operates several waste transfer sites and there is no cost to residents. Please note the times of operation, as it does vary by site. Also, please respect the rules of use, and only bring permitted materials, and sort as required. The waste transfer sites operate on a set schedule - each one operates on different days.

Wheatland County works with the Drumheller & District Regional Landfill to process some of the waste collected. For a schedule of fees through the Drumheller & District Regional Landfill:

### Drumheller & District Regional Landfill

<https://www.drumhellerlandfill.com/>

### Tipping Fee Schedule

[https://www.wheatlandcounty.ca/images/edocman/Waste\\_Transfer\\_Site\\_info/TIPPING\\_FEE\\_SCHEDULE\\_2018.pdf](https://www.wheatlandcounty.ca/images/edocman/Waste_Transfer_Site_info/TIPPING_FEE_SCHEDULE_2018.pdf)



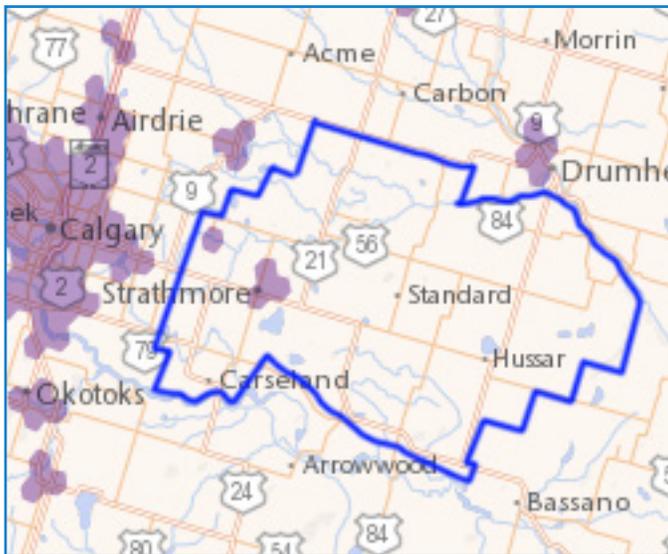
# Taxes & Utilities

## Communications Infrastructure

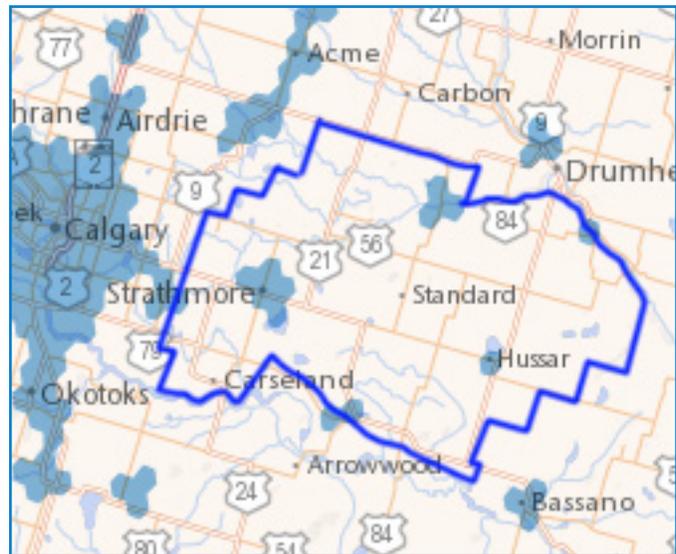
Wheatland County has a few options for Broadband services. There are a few areas covered for cable and DSL/fibre coverage primarily around Strathmore, Lyalta, Rosebud, Hussar, and Gleichen. All of the County can get fixed wireless and LTE. Some of the topography has issues with cellular in valleys/clouless. Rural broadband, options have been a challenge, although service options and providers continue to improve.

### Some providers

Bell	1-877-292-0877
CCI Wireless	1-888-240-2224
Shaw	1-888-472-2222
Telus	1-888-811-2323
Xplornet	1-866-234-5198



Cable Coverage



DSL/Fibre Coverage



Fixed Wireless Coverage



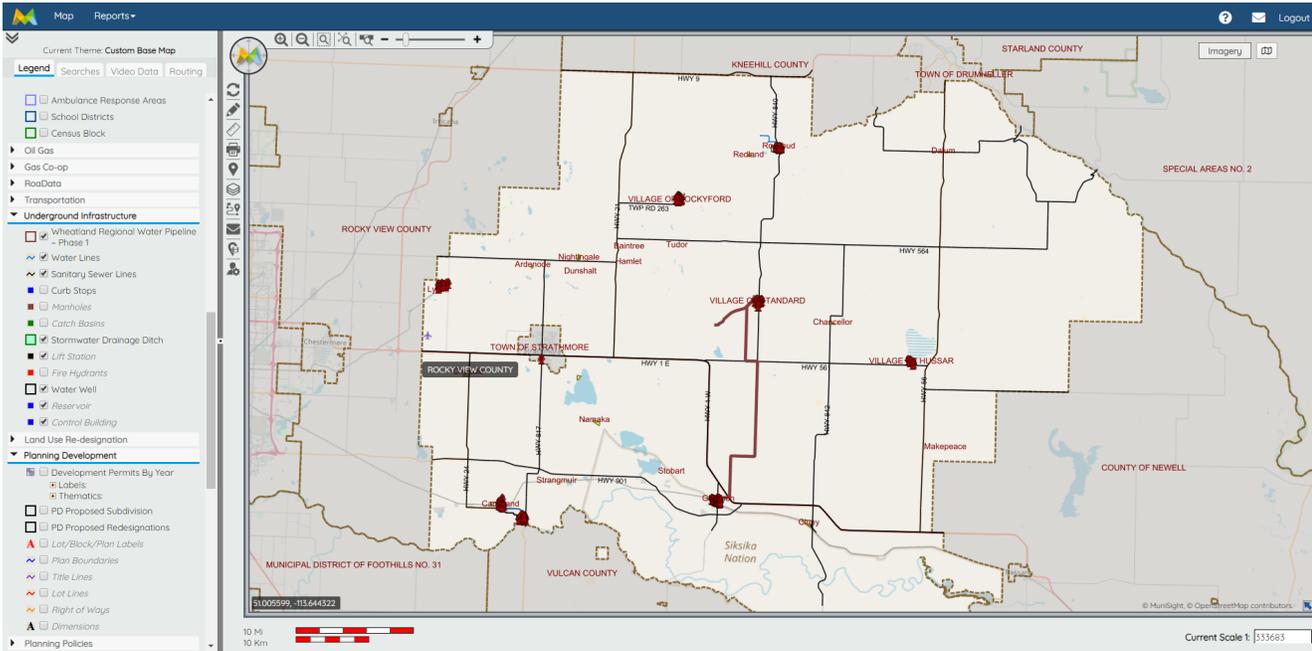
LTE Coverage

Source: CRTC  
<https://crtc.gc.ca/cartovista/internetcanada-en/>



## Water & Waste Water

Wheatland County operates potable water plants at Speargrass/Carseland, Gleichen, and Rosebud. The County also operates sewage treatment facilities at Carseland, Gleichen, Cluny, and Rosebud. If you live in one of these communities, your water and sewer services are, therefore, provided by Wheatland County. Wheatland County does not provide other utilities.



## Natural Gas & Electricity

FortisAlberta manages the electrical infrastructure in Wheatland County and ATCO for natural gas infrastructure. There are a number of providers for retail options for these services. To determine unground infrastructure of a particular site, contact Alberta One-Call and submit a locate request at 1-800-242-3447 or go to <http://albertaonecall.com/>.

**ATCO Gas** Strathmore 403-934-3050 <https://www.atco.com>

**FortisAlberta** 310-WIRE <https://www.fortisalberta.com/>

**Energy Service Retailers** <https://ucahelps.alberta.ca/retailers.aspx>



## Irrigation

The Western Irrigation District (WID) provides irrigation water to more than 400 farms and 96,000 acres of land, and supplies municipal water to 12,000 people in four different communities through 1,200 km of canals and pipelines. Like other irrigation districts in Alberta, the WID operates under the rules and procedures of the Irrigation Districts Act. The WID is headquartered in Strathmore.

The Western Irrigation District's roots are firmly planted in the history of Alberta. The federal government agreed to grant arable land to the Canadian Pacific Railway in payment for the construction of a railroad joining Canada from coast to coast. Included in this grant was land previously described as fit for homestead only if an irrigation system could be supplied. With the mountains in the background and the vast prairies to the east, the slope of the ground was ideal to construct a gravity irrigation system.

Their reservoirs provide recreational opportunities for boating, water skiing, fishing, and many other year-round activities.

## Rural Water Use Agreements

This allows for an owner or leasee of a parcel to enter into an agreement with the district that authorizes the delivery of water for rural water use – which is defined under the IDA as:

(mm.1) 'rural water use' means the use of a maximum of 25, 000 cubic meters of water per user for any purpose other than

- Household purposes
- The irrigation of irrigation acres recorded on the assessment roll of the district, or
- The irrigation of acres included in an alternate parcel irrigation agreement

## Household Agreements

There are three different Household agreements the district offers for stock and/or yard and garden use – this is not a potable water supply agreement. These agreements do not transfer with title.

### Household Domestic (HHLDD)

This agreement is intended for watering stock. This agreement is billed on a per agreement not per acre basis.

### Household Reduced (HHLDR)

In order to apply or qualify for this agreement the water user must have a dugout with a two week storage capacity. The water used from the dugout is intended for the use of watering stock or yard and garden.

### Household Yard & Garden (HHLDYG)

This agreement allows for the watering of lawns and gardens up to three acres in area.

## Water Hauling Permit - Personal

This allows people to pump water from our canals into holding tanks and haul it for the purpose of watering yards and gardens. If a person wishes to purchase a permit they will need to come to our office to fill out the required permit and submit payment at the same time.

## Water Hauling Permit - Commercial

This allows people to pump water from our canals and haul for the use of dust control, weed spraying, and drilling of water wells. The water user needs to contact the office for the proper paperwork.

## Alternate Parcel Irrigation Agreement (ALTPNC)

This will allow water users to use existing Irrigation Acres on an alternate parcel, which they may or may not own. The alternate parcel must be land classed and support the number of acres applied for. Each application will be reviewed for practicality by staff and is subject to Board approval. This agreement must be applied for on a year to year basis and has a fee which must be paid at the time of application submission.

For more information on Western Irrigation District services, contact them at 403-934-3542.

Source: WID  
<https://www.wid.net/>



# 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 exact up to date fees at [www.wheatlandcounty.ca](http://www.wheatlandcounty.ca).

<b>Wheatland County Planning &amp; Development Fees (extracted from Master Fees - updated September 6, 2018)</b>		
ITEM	CURRENT FEE/CHARGE	INDIVIDUAL FEE/CHARGE
<b>Planning &amp; Development – Documents for Sale</b>		
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
<b>Planning &amp; Development – Requests</b>		
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	
<b>Planning &amp; Development – Application Fee Refunds</b>		
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	
<b>Planning &amp; Development – Off-Site Levies</b>		
Namaka Rd Offsite Levy Fee	Contact Planning Staff	
West Highway 1 Offsite Levy Fee	Contact Planning Staff	
<b>Planning – Applications</b>		
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	
<b>Planning – Subdivision and Endorsement</b>		
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://www.wheatlandcounty.ca/images/edocman/20190801\\_Schedule\\_Fees.pdf](https://www.wheatlandcounty.ca/images/edocman/20190801_Schedule_Fees.pdf)



# Building & Development Related Fees

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## Planning and Development Fees - cont'd

Development – Residential and Farm Permit Applications (MINOR)		
Permit Application <b>REFUNDABLE DEPOSIT</b> - Used Dwelling Moved On	\$5,000.00	
Permit Applications - <b>MINOR</b> (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 - <b>MAJOR</b> (Commercial, Industrial, Institutional, Recreational, Discretionary Use, Community Service) - New Development Calculated on total sq. footage of all buildings and structures	\$500.00 <650.3m <sup>2</sup> (7000ft <sup>2</sup> ) \$1,000.00 >650.3m <sup>2</sup> (7000ft <sup>2</sup> ) and <1300.6m <sup>2</sup> (14,000ft <sup>2</sup> ) \$2,000.00 > 1300.6m <sup>2</sup> (14,000ft <sup>2</sup> ) ***New dev. may be subject to add. off-site levy charges.	
Permit Application - <b>MAJOR</b> Discretionary Use No Structures (unless otherwise stated)	\$750.00	
Permit Applications - <b>MAJOR</b> Additions and accessory buildings	\$250.00 base fee Plus \$50.00 for every 1,000 sq. ft.	
Permit Applications - <b>MAJOR</b> 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



# BUSINESS SUPPORT PROGRAMS & SERVICES

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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 in our region. The [infinitewc.ca](https://www.infinitewc.ca) website has a Business & Investment Assistant at <https://www.infinitewc.ca/mapsanddata> to help get you started about things to consider in starting or expanding a business. Wheatland County Economic Development can also help with some directions at [wc@wheatlandcounty.ca](mailto:wc@wheatlandcounty.ca) or by calling 403-361-2163.

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

## Federal Government and/or Agencies

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

## Provincial Government and/or Agencies

Economic Development Trade and Tourism (ministry)	<a href="https://www.alberta.ca/economic-development-trade-and-tourism.aspx">https://www.alberta.ca/economic-development-trade-and-tourism.aspx</a>
Alberta Innovates (provincial programs and support)	<a href="https://albertainnovates.ca/">https://albertainnovates.ca/</a>
Business Link (business support services)	<a href="https://businesslink.ca/">https://businesslink.ca/</a>
AB Woman Entrepreneurs (programs, loans etc.)	<a href="https://www.awebusiness.com/">https://www.awebusiness.com/</a>
AB Community (Local) Economic Development	<a href="https://communityeconomicdevelopment.alberta.ca/">https://communityeconomicdevelopment.alberta.ca/</a>
Alberta Rural Development Network (ARDN)	<a href="https://www.ardn.ca/">https://www.ardn.ca/</a>

## Local Government and/or Agencies

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

## Local Education

Bow Valley College -Strathmore	<a href="https://bowvalleycollege.ca/schools/regional-stewardship/campuses/strathmore">https://bowvalleycollege.ca/schools/regional-stewardship/campuses/strathmore</a>
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## Regional Education

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



# Business Support Programs & Services

## Financial

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

## Real Estate

Dan Sidhu, Broker - MaxValue Realty Ltd	<a href="https://www.dansidhu.com/">https://www.dansidhu.com/</a>
Christa Aleman Realtor® Strathmore	<a href="https://christaalemanrealtor.com/">https://christaalemanrealtor.com/</a>
Homes By Hayley	<a href="https://homesbyhayley.com/">https://homesbyhayley.com/</a>
Century 21 PowerRealty.ca Real Estate	<a href="https://www.c21.ca/">https://www.c21.ca/</a>
Debbie Enslin - Realtor® - RE/MAX Realty	<a href="https://enslinrealestate.com/">https://enslinrealestate.com/</a>
CIR Realty	<a href="https://www.cirrealty.ca/">https://www.cirrealty.ca/</a>
Kevin Baldwin Strathmore Realtor	<a href="https://www.kevinbaldwin.ca/">https://www.kevinbaldwin.ca/</a>
Royal LePage Aztec Real Estate	<a href="https://www.royalpage.ca/en/office/alberta/strathmore/royal-lepage-aztec-real-estate/7312/">https://www.royalpage.ca/en/office/alberta/strathmore/royal-lepage-aztec-real-estate/7312/</a>
Heather Dougall Realtor-Royal LePage	<a href="http://agents.royalpage.ca/teamkd">http://agents.royalpage.ca/teamkd</a>
Agra Risk Realty	<a href="https://www.agrariskrealty.com/">https://www.agrariskrealty.com/</a>
RE/MAX Realty Horizon	<a href="https://www.remax.ca/">https://www.remax.ca/</a>







Wheatland County is considered the western gateway to the Canadian Badlands. The western border is within minutes of the eastern city limits of Alberta’s largest city, being Calgary. Country living is definitely a theme of the quality of life throughout the County. With canals, rivers, and creeks meandering from the acreage living in the west and through to the large farms of the eastern area, Wheatland showcases the rural lifestyle and hospitality of its residents, businesses, and community organizations.

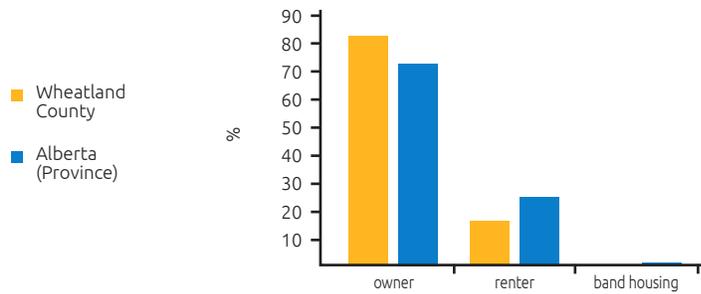
The hamlets are unique and charming in their own ways. Community Halls, sports fields, and arenas dot the region, and art and cultural events get the community and visitors inspired in memorable social experiences.

Most homes in hamlets, county residences, and farms are unique in size and style but are primarily single detached in type.

## Housing

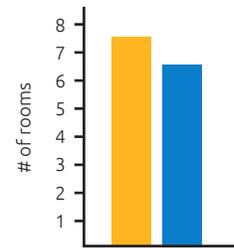
Private households by tenure

25% sample data



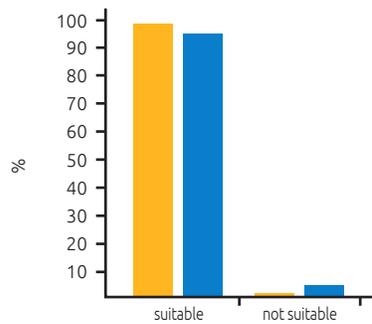
Average number of rooms per dwelling

25% sample data



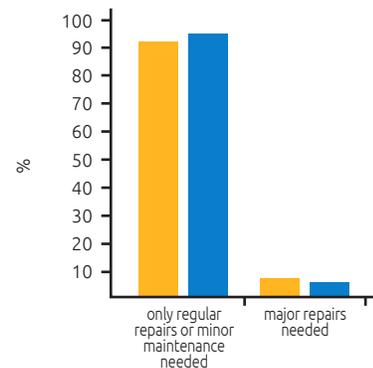
Private households by housing suitability

25% sample data



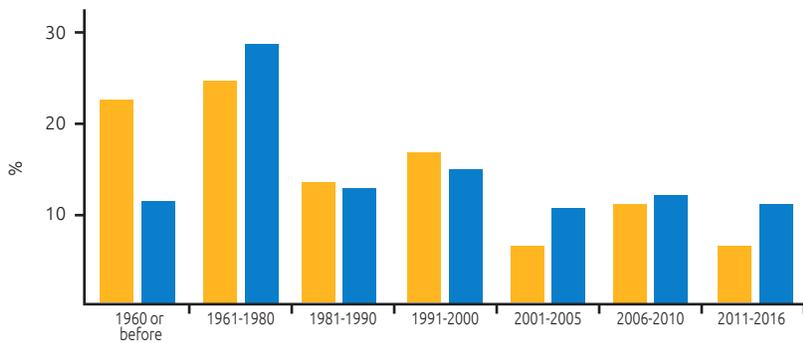
Occupied private dwellings by dwelling condition

25% sample data

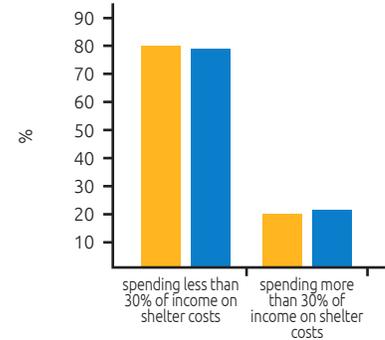


## Housing - Cont'd

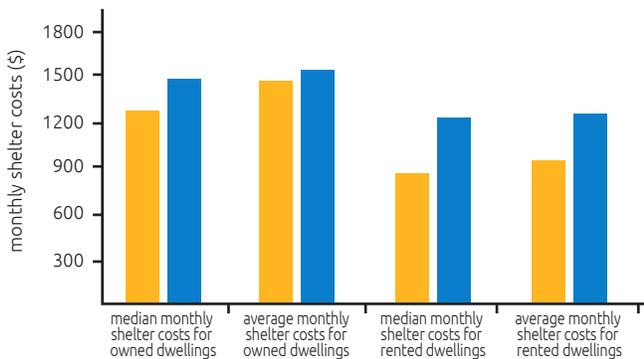
Occupied private dwellings by period of construction  
25% sample data



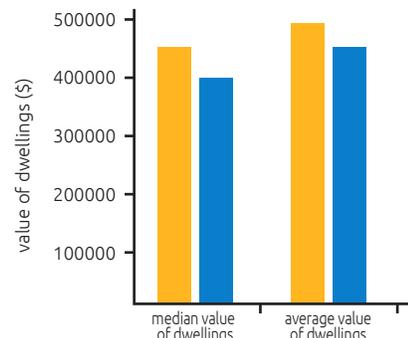
Owner and tenant households total income greater than zero, in non-farm, non-reserve private dwellings by shelter cost to income ratio  
25% sample data



Monthly shelter costs  
25% sample data



Value of dwellings  
25% sample data



Source: Statistics Canada (2016)

Most housing in Wheatland County and land would be considered affordable in comparison to other areas surrounding Calgary and within the city itself for similar housing types and available land prices.





## Health, Social, and Community Services

Wheatland County's quality of life supports many opportunities for leading a healthy lifestyle, with many open spaces for recreation and farm sales for high quality food across the region. The town of Strathmore is the urban hub for medical services in the region. There are many medical clinics, dental offices, alternative care, mental health clinics, and a regional hospital in Strathmore. Medical specialists are close to Wheatland County and throughout Calgary, within a 30-45 minute drive from Strathmore.

Community services such as Wheatland Family and Community Support Services serves all of Wheatland County, providing assistance to the community in many different ways. For more information visit, <https://www.wfcss.org/>.

Other social services in the region are:

Wheatland County Food Bank	<a href="https://wheatlandfoodbank.ca/">https://wheatlandfoodbank.ca/</a>
Prospect (Employment Services)	<a href="https://prospectnow.ca/">https://prospectnow.ca/</a>

## Community Associations, Agriculture Societies and Service Organizations

Wheatland County also has many community organizations operating in many hamlets, such as agricultural societies, service groups, and other volunteer organizations.

Carseland & District Community Associations and Agriculture Society	<a href="https://www.carselandalberta.ca">https://www.carselandalberta.ca</a>
Cheadle Community Club	<a href="https://www.cheadlealberta.ca">https://www.cheadlealberta.ca</a>
Gleichen & District Community Association	<a href="https://www.facebook.com/Gleichen-District-Community-Association-1581103505459575/">https://www.facebook.com/Gleichen-District-Community-Association-1581103505459575/</a>
Speargrass Community Association	<a href="https://www.speargrasscommunity.com">https://www.speargrasscommunity.com</a>
Lyalta Community Club	<a href="https://sites.google.com/site/lyaltahall/">https://sites.google.com/site/lyaltahall/</a>
Lakes of Muirfield Community	<a href="http://lakesofmuirfieldcommunity.com">lakesofmuirfieldcommunity.com</a>
Strathmore & District Agricultural Society	<a href="https://www.strathmoreag.com">https://www.strathmoreag.com</a>
Hussar & District Ag Society	587-727-0652 <a href="mailto:jcmkaiser@icloud.com">jcmkaiser@icloud.com</a>
Rockyford Ag Society	
Standard & District Ag Society	403-462-6386 <a href="http://standardagsociety.com">http://standardagsociety.com</a>
Lions	Cluny, Gleichen, Strathmore, Standard, Rockyford, Rosebud, Cheadle, Carseland
Carseland Public Benefit Club	
Jet Setters Club	





## Community Halls

There are a number of community halls across the region of all sizes and available services to host many activities and events.

Cairnhill	<a href="https://Facebook.com/Cairnhillcommunity/">https://Facebook.com/Cairnhillcommunity/</a>
Carseland	Railway Avenue 403-934-6007
Cheadle	10 Malone Ave 587-355-6300 cheadleinfo@gmail.com
Crowfoot	
Cluny	320 - 2 Street 403-734-3788
Duck Lake	
Gleichen	204 - 3 Avenue 403-734-2224
Level Land	
Lyalta	403-934-4235
Meadowbrook	
Makepeace	
Namaka	
Nightingale	403-934-4156 info@nightingalehall.com <a href="http://www.nightingalehall.com/contact-us.html">http://www.nightingalehall.com/contact-us.html</a>
Rosebud	312 Severn Avenue 403-677-2017 <a href="http://rosebud.ca/hall.htm">http://rosebud.ca/hall.htm</a>

## Villages & Town Community Halls

Hussar	<a href="https://villageofhussar.ca">https://villageofhussar.ca</a>
Rockyford	<a href="https://Rockyford.ca/community-hall">https://Rockyford.ca/community-hall</a>
Standard	<a href="https://standardcommunityhall.com">https://standardcommunityhall.com</a>
Strahtmore Civic Centre	403-934-4772 <a href="https://Strathmore.ca/en/visiting/civic-centre.aspx">https://Strathmore.ca/en/visiting/civic-centre.aspx</a>

## Facility Overview by Community

### Hamlet of Cheadle

#### Cheadle Hall

- Hosts many events and community gatherings
- Available to rent
- 2500 sq. ft.
- Equipped with a stage, sound system, kitchen, and outdoor patio

#### Outdoor Hockey Rink

#### Children's Playground (1)

#### Ball Diamond (Hardball) (1)





## Facility Overview by Community

### Hamlet of Carseland

Carseland Lions

Carseland Public Benefit Club

Carseland Jet Setters

- Over 80 members
- Membership is \$5.00 and is open to anyone over 55
- The Jet Setters still make donations to charitable organizations, plan outings, and at home functions and get involved and support other community functions

Carseland Minor Sports

- Offering soccer
- Ag society membership at a cost of \$15 per family is also required to register

Carseland Library

Ball Diamonds (4) shale infield fenced

Playground Equipment

- School
- Ag Grounds
- Nelson Road Park

Curling Rink (3 sheets)

Community Hall

- Main hall stage
- Dance floor
- Sound system
- Video screen
- Capacity 360
- Commercial kitchen
- Paved parking
- Two meeting rooms

### Hamlet of Cluny

Large Park (6.5 acres)

Ball Diamond

Community Hall on 5.48 acres

Small Playground



# Quality of Life

## Facility Overview by Community - cont'd

### Hamlet of Gleichen

Arena, Outdoor Rink & Curling

Childrens Playgrounds (3)

Ball Diamonds (3)

Gleichen & District Library

Community Centre

- Commerical kitchen

Beaupre Campground (6 sites)

War Memorial Cenotaph

Fair & Rodeo

### Hamlet of Lyalta (Lakes of Muirfield)

Community Hall (250 seats)

Ball Diamonds

- 2 available for rent
- Covered dugouts
- Horseshoe pits
- Children's playground
- Large camping area for RV's or tents

All these facilities owned and operated by Lyalta Community Club 9.94 acres

Semi-private golf course (18 holes)

### Hamlet of Namaka

Community Hall

Childrens Playground

### Hamlet of Namaka

Community Hall

Playground

### Hamlet of Nightingale

Community Hall

- 150 people
- Stage
- Piano
- Projector screen
- Tables and chairs
- Washrooms
- Smaller meeting or buffet room
- Large kitchen
- Playground, basketball court
- Baseball diamond





## Facility Overview by Community - cont'd

### Hamlet of Rosebud

Rosebud Theatre

Centennial Museum

Rosebud Paperback Deposit

Rosebud Memorial Hall (Assoc.)

- Available for rent
- Two-story facility
- Full kitchen
- Stage with sound and lighting system
- Bar
- Eating area that seats about 150 people
- The basement features a small gymnasium
- Wheelchair accessible to all floors
- The grounds contain a children's playground

Art Galleries (2)

Ball Diamond

Picnic Shelter

Park

### Severn Dam Recreation Area

Stock fishing reservoir

Pit toilets

Picnic tables, fire pits

Dock

### Speargrass

Golf course

- Privately owned
- Public 18-hole golf course
- Restaurant

### Town of Strathmore

Aquatic Centre

- 6 lane pool, 25 meter swimming pool with a diving board and climbing wall
- Children's leisure pool
- Hot tub
- Water slide
- Multi-purpose room

Arena (2 rinks)

- Summer months: lacrosse, ball hockey, roller hockey
- Canteen
- Bar
- Two meeting rooms



## Facility Overview by Community - cont'd

### Strathmore - cont'd

#### Municipal Library

#### Strathmore Motor Products Sports Centre

- Indoor year - round facility
- 1 gymnasium - sports including soccer, lacrosse, futsal, pickle ball, basketball, and badminton
- 1 elevated indoor track for walking and running
- Surface that can accommodate large trade shows and other events

#### Strathmore Civic Centre

- Dividing walls to split the hall into 3 separate halls
- Built in sound system
- Projector and screens
- Wireless microphones
- Adjacent kitchen can accommodate catering needs
- West all has access to community kitchen
- Full hall can accommodate 920 people or 500 tables
- When separated, each 1/3 hall can seat 150 people at tables

#### Children Youth and Family Hub

- To help children, youth, and families succeed within their community through the provision of quality programs and supports

#### Strathmore Curling Rink

- 4 sheets of ice
- Viewing area
- Lounge

#### Senior Centre

- Informal group
- Visiting
- Shuffleboard, floor curling, darts, and pool table

#### Kinsmen Park

- Pathways, winter ice skating, gazebos, picnic benches, docks for fishing, a playground, washroom facilities and a community amphitheater

#### Lions Splash Park

- The splash park includes a great variety of colorful spray apparatus that are activated by touch

#### Bocce Courts

- Built for the 2015 Alberta 55+ Summer Games, the bocce courts are located on the south side of the Lambert Centre. The courts are open to the public on a first come first serve basis and we encourage all users to share the park with players of all ages and abilities

#### Disc Golf

- 18 hole
- Open for anyone, any time
- All year round
- Free
- Bring your own discs or a Frisbee





## Facility Overview by Community - cont'd

### Strathmore - cont'd

Lions Regional Outdoor Rink

- Open year round
- Free
- Ice in winter and ball hockey in summer

Skatepark

Tennis Courts (2)

Off-leash Dog Park (1)

Childrens Playground (22)

Soccer Fields (4)

Baseball Diamonds (6)

Fitness Centres (3)

Football Fields (2)

Golf Courses

- Strathmore Golf Club 18 holes
- Oxbow Country Golf Course 9 holes

### Hussar

Rink

- Canteen
- Ice rentals
- Public skating

Curling Rink (2 sheets)

Community Hall

Municipal Library

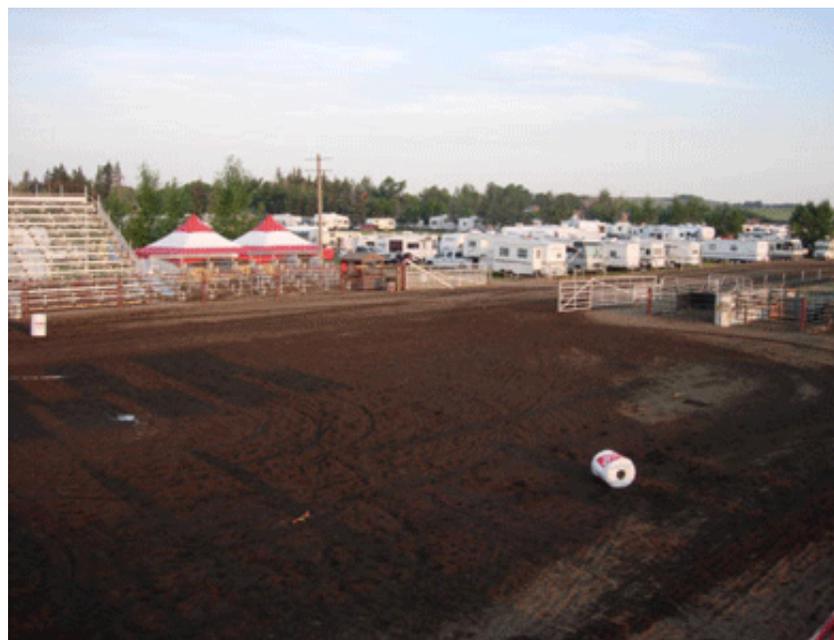
Ball Diamonds (3)

Basketball Courts (2)

Playgrounds (2)

Soccer/Football Fields (2)

Tennis Courts (2)



### Rockyford

Arena

Curling Rink (2 sheets)

Community Centre

Municipal & District Library

Ball Diamonds (2)

Childrens Playground (2)



# Quality of Life

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## Facility Overview by Community - cont'd

### Rockyford - cont'd

Campground

Basketball Courts (2)

### Standard

Service Clubs

- AG Society
- Baseball
- Community chest
  - Collects donations for all charitable organizations
- Community hall board
- Curling club
- Hockey
- Horse
- Figure Skating
- Standard Municipal Library
- Lions
- Memory lane
  - Community enhancement walking path
- Seniors Young-At-Heart
- 4H clubs

Outdoor Rink

Ball Diamonds (3)

Tennis Courts (2)

Beach Volleyball Court

Childrens Playground

Curling Rink (2 sheets)

Hockey Rink

- Canteen
- Ice rentals

## Emergency and Protective Services

Emergency services provided by Wheatland County encompass all aspects of fire suppression, rescue and disaster services, bylaw enforcement, development compliance, traffic enforcement, and municipal enforcement.

Fire services are provided throughout Wheatland County with volunteer departments and work in coordination with the Town of Strathmore and the Villages of Rockyford, Standard and Hussar.

Wheatland County Peace Officers are front line representatives of the County. Their ability to engage the citizens they serve is the foundation of their relationship with the community. Peace Officers are first and foremost public educators; they provide clear and concise information pertaining to laws and regulations, and a number of other municipal and social services provided by various other departments and agencies. The goals and initiatives below support meaningful community engagement, while increasing cooperation and compliance. They also foster a degree of trust that cannot be overvalued. Connecting with the community before correcting unlawful behaviour is the key to efficient law enforcement operations.



# Quality of Life

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## Education

### Golden West School Division #75

#### East Wheatland

- Wheatland Crossing School Grades: K-12

#### Strathmore

- Ecole Brentwood Elementary School Grades: K-6
- Crowther Memorial Junior High School Grades: 7-9
- George Freeman School Grades: K-9
- Strathmore High School Grades: 10-12
- Strathmore StoreFront School Grades: 7-12
- Trinity Christian Academy Grades: K-9
- Westmount School Grades: K-6
- Wheatland Elementary School Grades: K-6

#### Carseland

- Carseland School Grades: K-6

#### Drumheller

- Greentree Elementary School Grades: K-6
- Drumheller Valley Secondary School Grades: 7-12
- Drumheller Outreach Grades: 7-12



### Post Secondary

#### Strathmore

- Bow Valley College





## Events

There are many exciting events held annually across the region. Events range in scope of all sizes with a classic rural feel that the Wheatland region showcases throughout the community.

\* Due to COVID-19 in 2020, it is best to confirm with the hosting community that the event has not been postponed.

### Carseland

- Aggie Days

### Gleichen

- Car Show - July
- Hockey Day in Gleichen - Feb long weekend
- Holiday Train - December

### Rockyford

- Rodeo July
- Rockin Rockyford Car show, outdoor Music  
2nd Saturday of June
- Auction November
- Bullarama June

### Rosebud

- Theatre events
- 15 minutes of Fame Festival - August

### Standard

- Standard Days - mid June

### Strathmore

- Family Day unplugged - February
- Easter Egg Hunt - Spring
- Bark in the park - May
- Tri S'more Triathlon - mid June
- July 1 Celebrations Kinsmen Park
- July 1 Disc Golf Tournament
- Car show - July
- Heritage Days - August
- Summer Magic Show - August
- Strathmore Senior Pro Rodeo - August
- Tri-Diva Triathlon women only - August
- The Great Family Treasure Hunt - August
- Alberta Culture Days - September
- Santa Claus Parade November or December



# Quality of Life

## Local Media

Local media is primarily hosted out of Strathmore and Drumheller with more diverse and broader regional media options hosted out of Calgary. In Strathmore and Drumheller, each community hosts local print media and radio stations. Calgary has all common metropolitan media such as television, radio, and daily print news.

### Newspapers

#### Drumheller

- The Drumheller Mail - weekly - <https://www.drumhellermail.com/>

#### Strathmore

- Strathmore Times - weekly - <https://strathmoretimes.com/>

### Radio

#### Drumheller

- CKDQ - 910 AM - Stingray Digital - Country  
 - CKUA-FM-13 - 91.3 FM - CKUA Radio Network -Public Broadcasting  
 - CHTR-FM - 94.5 FM - Drumheller Regional Business Development - Tourist Information  
 - CHOO-FM - 99.5 FM - Golden West Broadcasting - Adult Contemporary

#### Strathmore

- CKOV-FM - 104.5 FM - Clear Sky Radio - Country

### Online

#### Drumheller

- DrumhellerOnline.com

#### Strathmore

- StrathmoreNow.com



# CONNECT INFORMATION

DRAFT



## Contact Us @

Visit [www.wheatlandcounty.ca](http://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.infinitewc.ca](http://www.infinitewc.ca).

### Wheatland County Administration and Council

403-934-3321

[info@wheatlandcounty.ca](mailto:info@wheatlandcounty.ca)

[www.wheatlandcounty.ca](http://www.wheatlandcounty.ca)

### The WC - Economic Development and tourism information

[wc@wheatlandcounty.ca](mailto:wc@wheatlandcounty.ca)

[www.infinitewc.ca](http://www.infinitewc.ca)

## Follow Us @

### Wheatland County

 <https://www.facebook.com/wheatlandcounty>

 [https://www.instagram.com/wheatland\\_county/](https://www.instagram.com/wheatland_county/)

 <https://twitter.com/Wheatlandcounty>

 <https://voyent-alert.com/community/>

### The WC

 <https://www.facebook.com/InfiniteLandscapesWC>

 [https://www.instagram.com/infinite\\_wc/](https://www.instagram.com/infinite_wc/)

 <https://www.linkedin.com/showcase/infinitewc/>

 <https://www.google.com/search?q=wheatland+county+economic+development>





WHEATLAND COUNTY  
COMMUNITY  
profile

infinite landscapes



infinite possibilities