



Fort Saskatchewan ***Alberta, Canada***

Gateway to Alberta's Industrial Heartland



CITY OF
FORT SASKATCHEWAN
ALBERTA

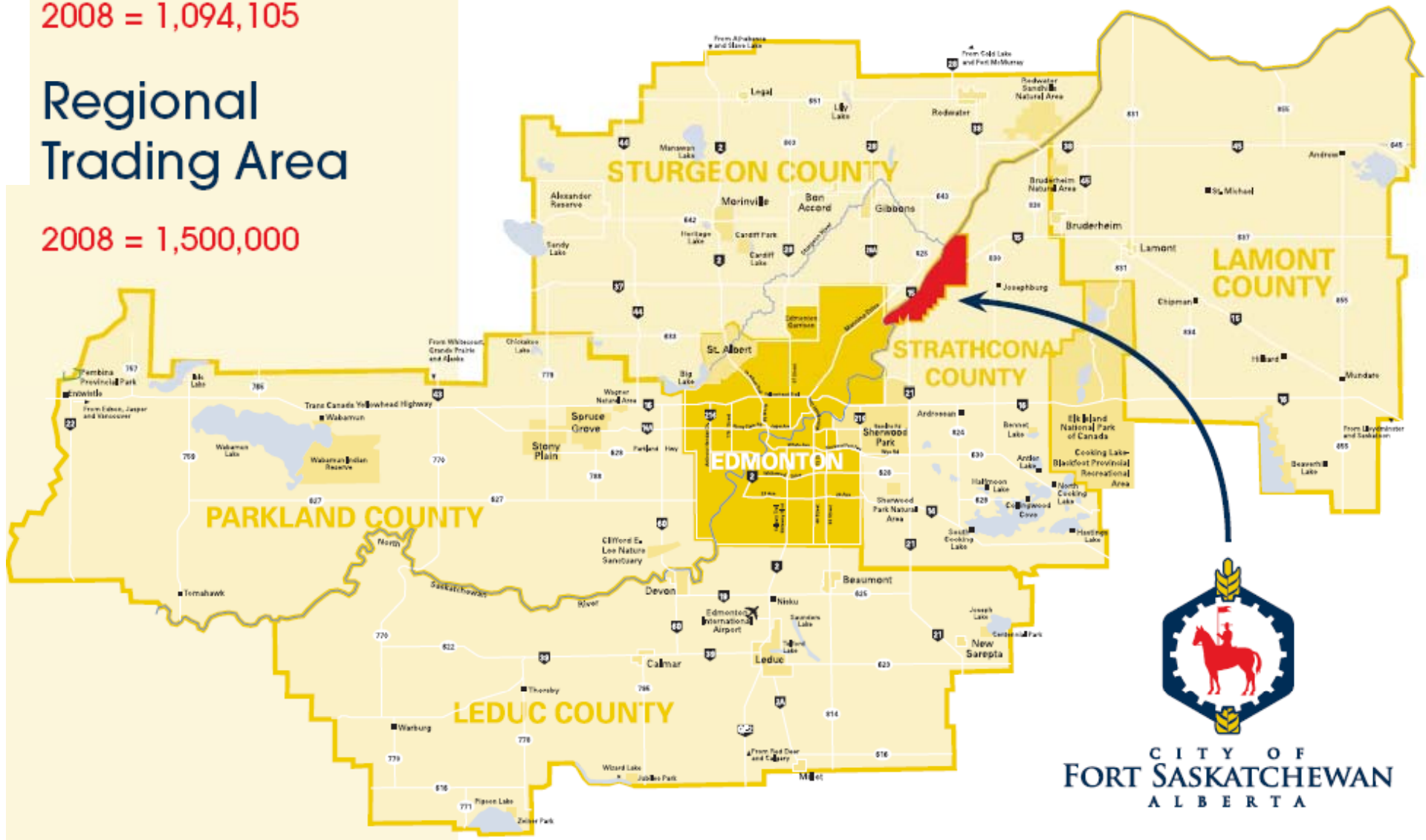
Alberta Capital Region Population

2008 = 1,094,105

Regional Trading Area

2008 = 1,500,000

Location



Quick Facts

- Incorporated as a Village in 1899, as a Town in 1904, as a City in 1985
- Situated adjacent to the northeast boundary of the provincial capital, the City of Edmonton
- First industry 1954 Sherritt Gordon Mines Ltd. established a multi-million dollar nickel refinery
- Petrochemical Industries started to move into the area, attracted by the availability of land, easy transportation access, salt deposits, abundance of water, a skilled labour force and appealing community for employees
- Fort Saskatchewan has a primary trade area of 65,000 and a total retail catchment area of 275,000



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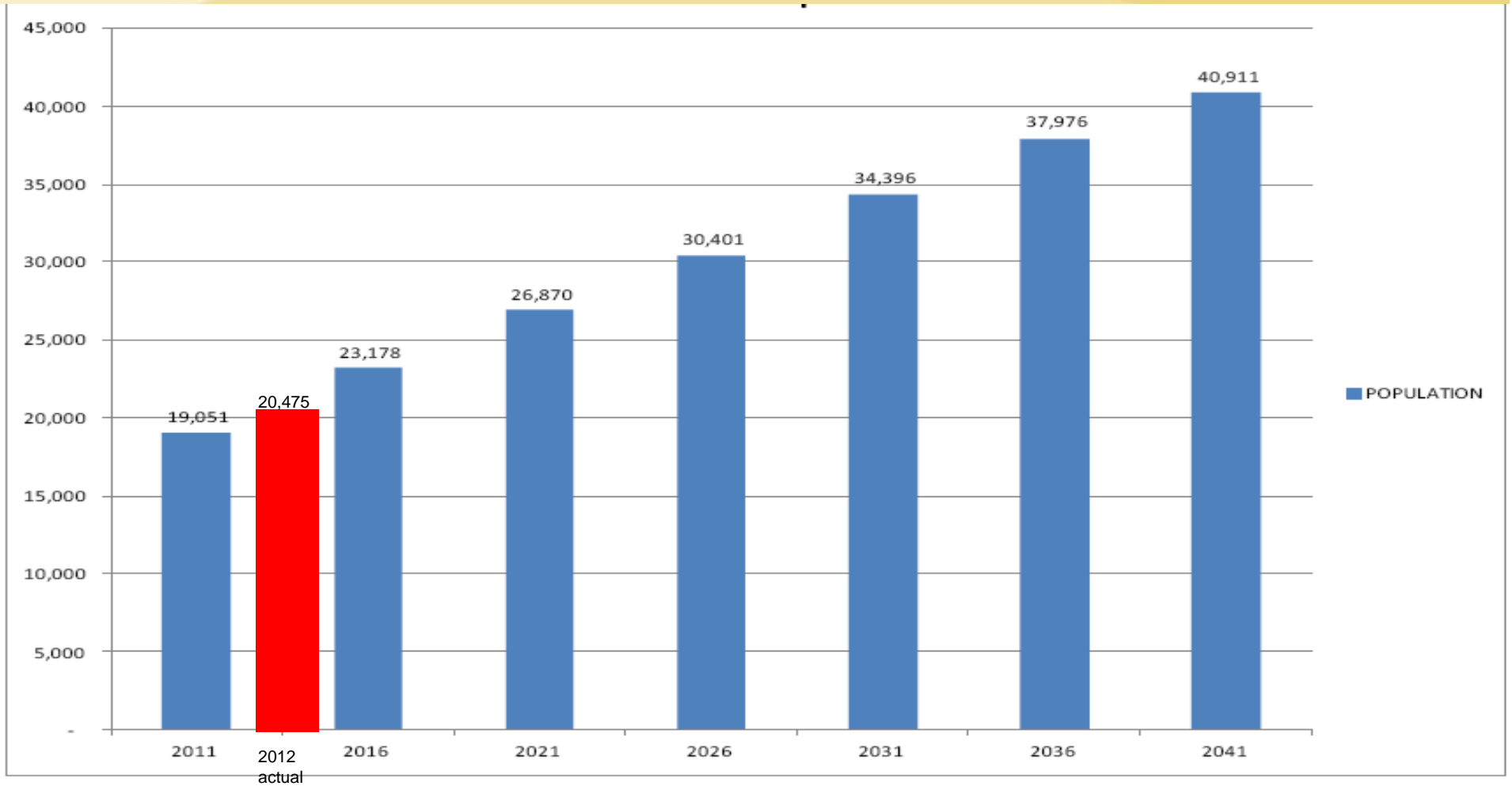
Location Advantages

- Closest urban municipality to Alberta's Industrial Heartland
- Proximity to major transportation routes including high load corridor to Fort McMurray
- Family incomes in Fort Saskatchewan are among the highest anywhere in Canada
- Award winning sustainable community
- Designated as a priority growth area within the Alberta Capital Region (made up of 24 municipalities)
- Fort Saskatchewan is one the most affordable communities in the Capital Region
- Strategically located Industrial Parks



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Population Projections

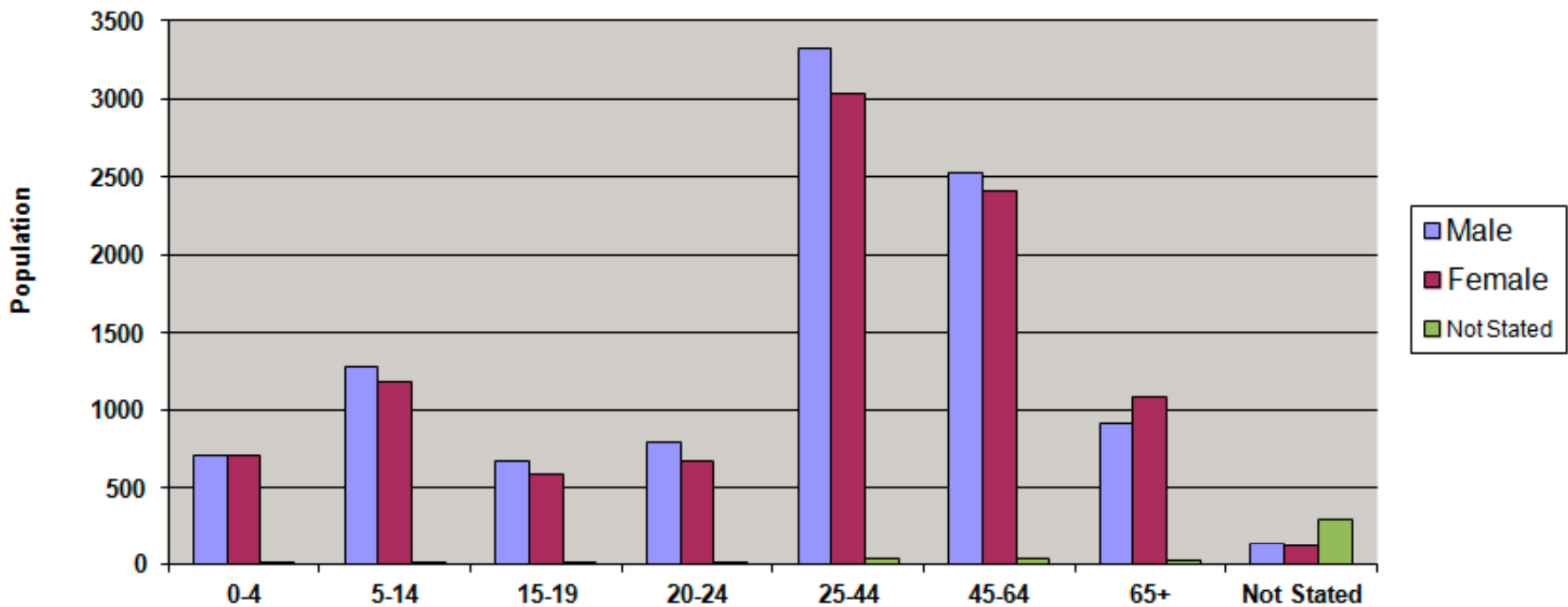


Source: Colliers International, based on 2011 Canadian Census
2012 Municipal Census



2011 Estimates and Projections Income Trends	Fort Saskatchewan	Alberta
Average household income		
2006 estimated	\$96,428	\$94,000
2011 estimated	\$119,781	\$117,661
2016 projected	\$143,404	\$141,985

Source: Colliers International



Population by Age and Gender

Source: 2012 Municipal Census

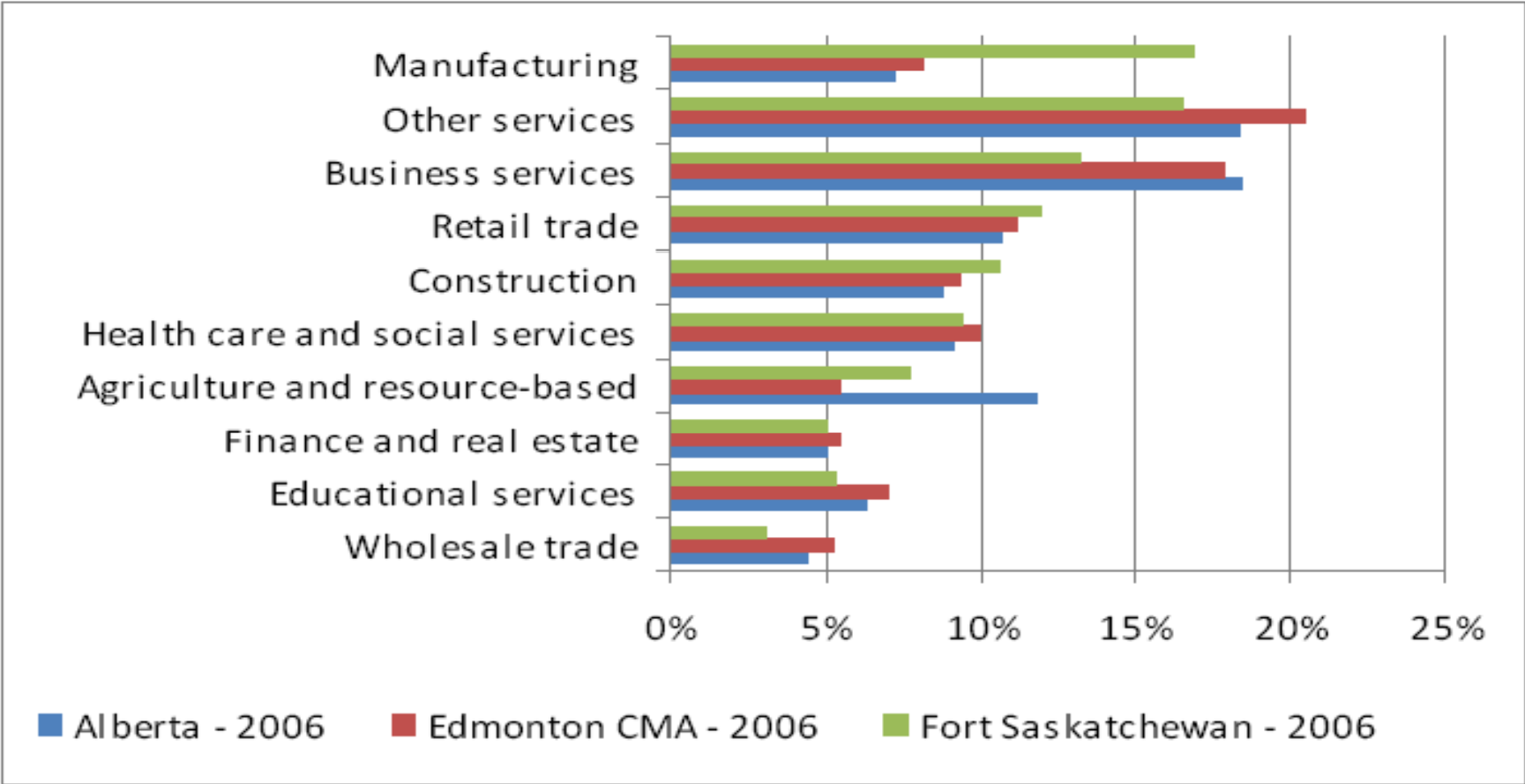
Educational Attainment Levels

	Fort Saskatchewan		Alberta	
Population 15 Years and Over	13,694	% base	3,051,940	% base
No certificate, diploma or degree	2,300	16.80%	633,286	20.80%
High school certificate or equivalent	3,725	27.20%	790,781	25.90%
Apprenticeship or trades certificate	1,953	14.30%	308,716	10.10%
College, CEGEP or other non-university certificate or diploma	3,334	24.30%	560,503	18.40%
University certificate or diploma below bachelor	623	4.50%	153,960	5.00%
University certificate or degree	1,759	12.80%	604,694	19.80%

Source: Colliers International



Figure 2.1 Employment by Industry

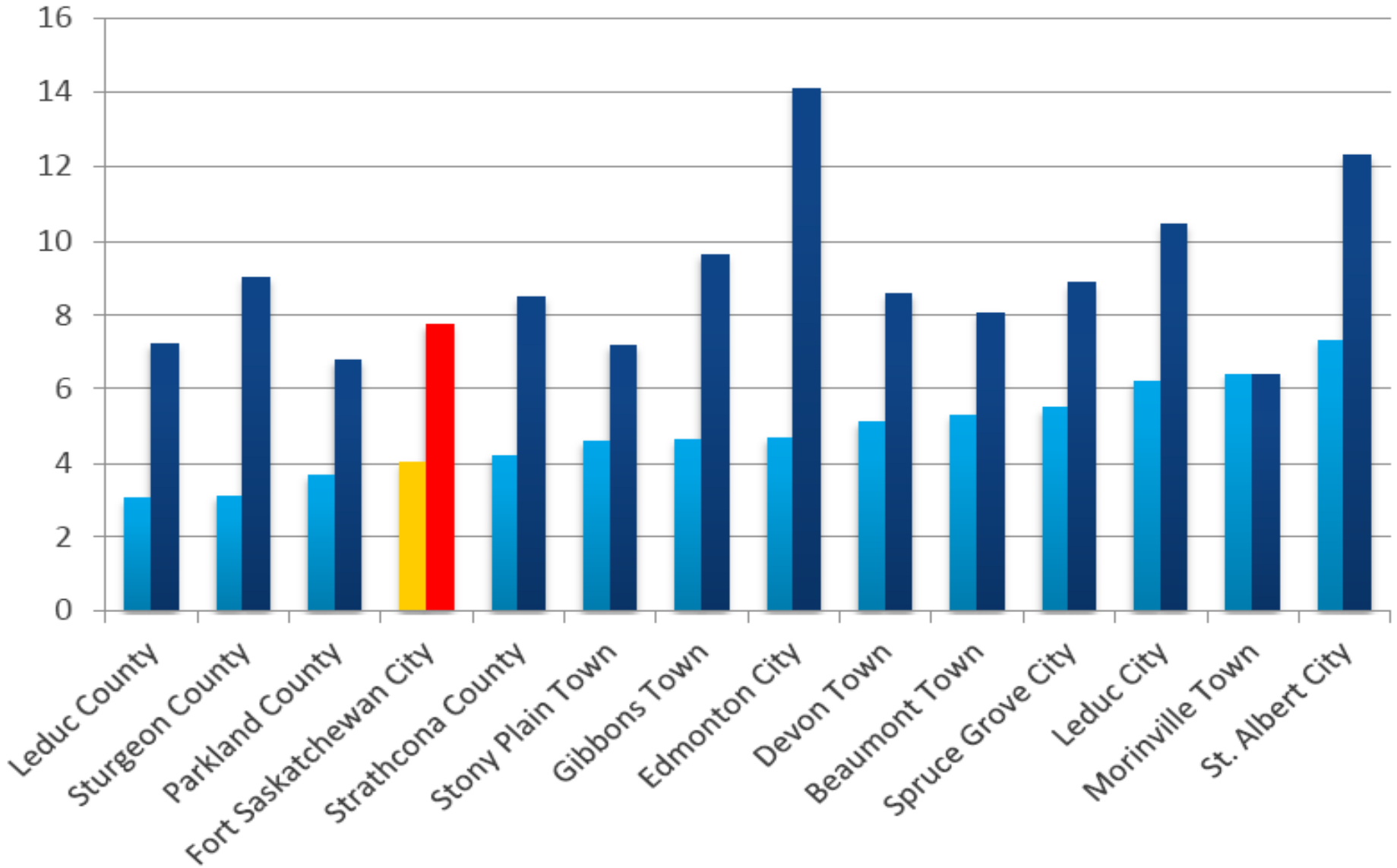


Source: Statistics Canada, *Federal Census*, 2006.



Taxes

■ Residential ■ Non-residential



Source: Municipal Affairs Alberta, 2012

Community / Geography	Cost per Acre
Southeast Edmonton	\$650,000 - \$800,000+
Northwest Edmonton	\$550,000 - \$700,000+
Sherwood Park	\$430,000 - \$550,000
City of Leduc	\$325,000 - \$400,000
Nisku / Leduc County	\$300,000 - \$400,000
City of Fort Saskatchewan	\$350,000 - \$400,000
City of Spruce Grove	\$370,000
Parkland County	\$200,000 - \$425,000
Sturgeon County	\$200,000

Source: Colliers International

Fort Saskatchewan's two industrial parks total approximately 450 acres with another 1,500 acres potentially available for light and medium industrial development .

Major Economic Drivers / Future Growth Areas

- Hydrocarbon Processing (More Value-Added in the AB Industrial Heartland)
- Refined Products & Petrochemicals (AB Industrial Heartland)
- Light Industrial & Value-Added Manufacturing
- Green Economy / Eco Industrial Clusters (including Research & Development)
 - ✓ Environmental Products, Services & Technologies
 - ✓ Carbon Capture & Storage (CCS)
 - ✓ Gasification Research & Development
- Business Services
- Professional and Technical Services
- Retail / Commercial / Food Services
- Office Development
- Tourism / Sports Tourism / Entertainment
- Small Business Development

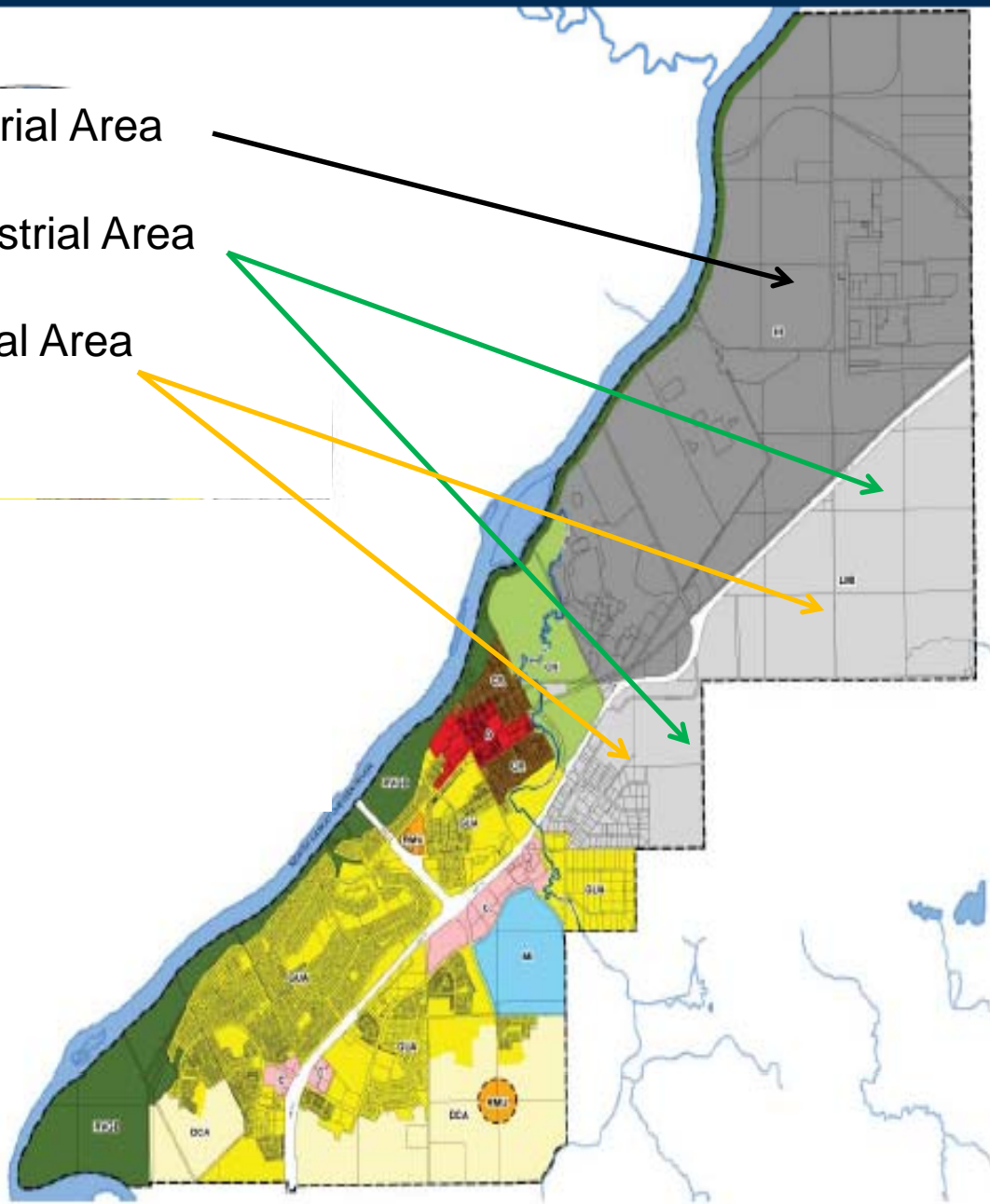


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Heavy Industrial Area

Medium Industrial Area

Light Industrial Area

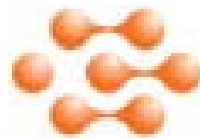


Legend

- Road Corridor
- Commercial (C)
- Downtown (D)
- Residential Wood Line Centre (RWC)
- Developing Community (DC)
- General Urban Area (GUA)
- Core Residential (CR)
- Light and Medium Industrial (LMI)
- Heavy Industrial (HI)
- Major Industrial (MI)
- Open Space (OS)
- Rural Valley Greenbelt (RVG)

CITY OF FORT SASKATCHEWAN
FUTURE LAND USE PLAN
MAP 3

Major Industry



KEYERA

MEGlobal

Petrogas
Energy Corp.



sherritt



SULZER

Sulzer Metco (Canada) Inc.



WH WesternHydrogen

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