

READY FOR BUSINESS



Welcome to Woodlands County “*Naturally Economic*”

Woodlands County is a rural municipality approximately 150 kilometers northwest of Edmonton, Alberta. Comprising an area of 7,669 square kilometers, Woodlands County is larger than Prince Edward Island!

The county surrounds the Town of Whitecourt, and includes the hamlets of Blue Ridge, Goose Lake and Fort Assiniboine. Whitecourt is the primary trading area for over 50,000 people.

Woodlands County offers a unique blend of urban and rural lifestyles, active and collaborating business relationships, and a focus on recreation and family activities.

Key regional advantages include:

- Central location between the urban centers of Edmonton and Grande Prairie and the Duvernay Shale Formation;
- Excellent transportation system via road, rail, and air;
- Dynamic and thriving economy;
- Young and productive workforce;
- Growing professional development and training opportunities;
- Established telecommunication infrastructure.
- Expanding health services;
- Available and affordable land;
- Affordable housing and living;
- Modern recreational facilities;
- Countless outdoor and indoor leisure opportunities;

Three major rivers flow through the County – the McLeod River and Athabasca River meet at Whitecourt. The Woodland Cree Nation called the area Sagitawah – *the place where rivers meet*. The Athabasca River feeds most of the industry in the area. The Freeman River meets the Athabasca River at Fort Assiniboine and is the water system for the unincorporated community.

Rich History

During the Hudson’s Bay era, Fort Assiniboine became a transportation centre and supply point for goods carried by pack horse from Fort Edmonton to Lesser Slave Lake post, Jasper House and Dunvegan after George Simpson had a trail cut from Fort Edmonton to Fort Assiniboine.

This trail continued to be used up to the 1870s, and was revived in 1897 to 98 during the Klondike Gold Rush as part of the Chalmers Trail, cut to assist travellers trying to reach the Klondike gold fields through Canada. The now famous **Klondike Trail** as promoted as an “all-Canadian route to the easy gold of the Yukon.”



The Klondike Ferry is one of the last running ferries in Alberta.

Economic Indicators

Woodland County's economic drivers are oil & gas, forestry and value-added manufacturing, agriculture, and aggregate extraction.



Oil and Gas

The area is a regional hub for the oilfield industry and home to many service companies that specialize in providing services to the energy sector. Liquefied Natural Gas (LNG) is emerging in the region.

Nearby are two major oil plays. The Montney is rich in gas and associated liquids such as condensate. The Kayob-Duvernay, is an emerging oil and liquids-rich gas formation in the Western Canada Sedimentary Basin. The Duvernay is liquids rich, and the condensate it produces can be used as a diluent to help get the bitumen to market; it is relatively close to Canadian oil sands (bitumen) production.



Forestry

Woodlands County and Whitecourt support a successful, innovative and very integrated forestry industry. Three major facilities are located in the region: Millar Western Forest Product produces pulp and dimensional lumber; Blue Ridge Lumber produces multi-density fibre (MDF) and dimensional lumber products; Alberta Newsprint is the province's first and only newsprint and paper manufacturing facility.

The industry supports a wide variety of forest industry service providers, including contractors for reforestation, harvesting, and hauling services.



Agriculture

Agriculture is prevalent both in the northeast portion of the County around Fort Assiniboine and in the rolling hills to the south of Whitecourt. Soils are generally rated class 3 and 4. Canola is a high yielding crop in the area.

Cattle ranching is another major agriculture activity in the County.



Mineral Extraction

Woodlands County is recognized for its large gravel and aggregate deposits. The County has created bylaws for future gravel and aggregate developments to accommodate other rich aggregate deposits in the area.

The Silver Creek Windfall Gravel Pit, operated by Standard General, is a state-of-the-art facility and transports approximately 9,000 tonnes of product per day to the Edmonton area by rail.

The County also has a growing tourism and bio-energy sector which is related to the integrated forestry industry.



Alternative Energy

The Whitecourt Power plant provides a consistent level of power, similar to coal or gas, but it uses renewable resources and has a carbon neutral footprint. It was the first power generating facility in Canada to be certified under the federal government's EcoLogo program.

The wood waste biomass comes from Millar Western, Blue Ridge Lumber, Alberta Newsprint Company and other smaller mills in the area. It is part of a strongly integrated forestry industry in the region.

Preliminary geothermal potential mapping has determined that sites in Woodlands County have demonstrated suitable temperatures and basic geological factors to support further investigation into direct use opportunities and power generation.

Millar Western has also brought on a new bioenergy plant at its Whitecourt pulp mill. Anaerobic hybrid digesters (AHD) are integrated into the existing aerobic effluent treatment system. AHD units recover organic material from the effluent stream and convert it to a biogas. After conditioning, the biogas will be used to fuel reciprocating engines, to generate 5.2 MW of electricity for use in the pulp operations.



Tourism / Outdoor Recreation

Two major travel corridors plus the boreal forest setting, scenic rivers, lakes, and top notch recreational facilities provide a full suite of year round outdoor activities. Snowmobiling, hunting, ice-fishing, nordiq skiing, snowshoeing, downhill skiing, and snowboarding are popular activities.

Warmer season activities include camping, fishing, hiking, boating, tubing along the McLeod River, horseback riding, ATVing, and much more.

Privately run tourism providers include: Groat Creek Outfitters, Upstream Drift Company, Horse Creek Ranch, and the Woodlands RV Park & River Marina – a one-of-a-kind riverboat marina that provides river tours.

Canamex Corridor

*The Corridor includes approximately 1,150 km of Alberta's provincial highway network, including parts of Highways 4, 3, 2, 216, 16, and 43, linking the Alberta/Montana border crossing to the Alberta - British Columbia border on Highway 43. Highway 43 forms the northernmost portion of the CANAMEX Corridor and is the start of **The Alaska Highway**.*

Grizzly Trail

*Alberta Provincial Highway 33 is commonly referred to as the Grizzly Trail. It follows the original **Klondike Trail**, which was advertised by Edmonton merchants as the shortest route to the Yukon during the Klondike Gold Rush.*

Recent Investments and Projects

Value of Building Permits

Year	Number of Permits Issued	Total Permit Value
2019	80	\$12,704,250
2018	36	\$7,626,000
2017	23	\$35,611,835
2016	31	\$19,984,400
2015	15	\$21,499,900
2014	25	\$224,448,778

Alberta Regional Dashboard and Woodlands County

Available Land and Property

Lease opportunities are available both adjacent to the runway for airside operations and on the general airport grounds. Lots include municipal water and sewer, power, and gas.

Airport features include:

- 5,997 foot runway
- 345 hectares of land
- GPS approaches on Runway 29 and 11
- PAPI3 lighting services
- Dedicated staff of maintenance personnel who keep airport operational.





WOODLANDS COUNTY

We Hope to CYZU Soon!
Whitecourt Airport

- Top Ten most active airports in Alberta
- Supporting the energy sector, forestry and civilian aviation
- Certified airport, servicing both fixed wing and rotary operations
- Nav Canada flight service station onsite
- Home of the Hometown Heroes Airshow
- Airside and other development opportunities available

For information,
contact the Whitecourt Airport Manager: **780-268-0948**

PO Box 60, #1 Woodlands Lane, Whitecourt, AB T7S 1N3
woodlands.ab.ca

A diverse airport for a diverse region

ANC, Alberta Newsprint Company, has excess process utilities and existing infrastructure and is actively seeking project developers for Greenfield projects at their 500 acre site, 10 km outside of the Town of Whitecourt.

Site offerings include:

- Excess steam and water treatment capacity
- Excess water intake capacity
- Existing electrical grid tie in and power plant at site
- Multi-purpose trans-loading facility
- Highly skilled workforce
- Ample land with ideal soil conditions for a large industrial facility
- Regulatory permits in place to allow for expansion
- Coarse gravel soil at site ideal for construction



*ANC's excess capacity with the majority of their utilities can be supplied on an "over the fence" basis.
This significantly reduces capital requirements for projects.*

Key Demographics

Population Demographics (2016)	Woodlands County
Population	4,754
Annual population growth rate (2011-16 trend)	10.4%
Workforce population (age 15-64)	3,335
School population (age 5-17)	814
Senior Population (age 65+)	545
Number of dwellings	1,950

Statistics Canada. 2016 Census

Population Demographics (2016)	Woodlands County	Province of Alberta
Median age	42.0	36.7
Average individual employment income	\$56,587	\$59,343
Median household income	\$107,418	\$93,835

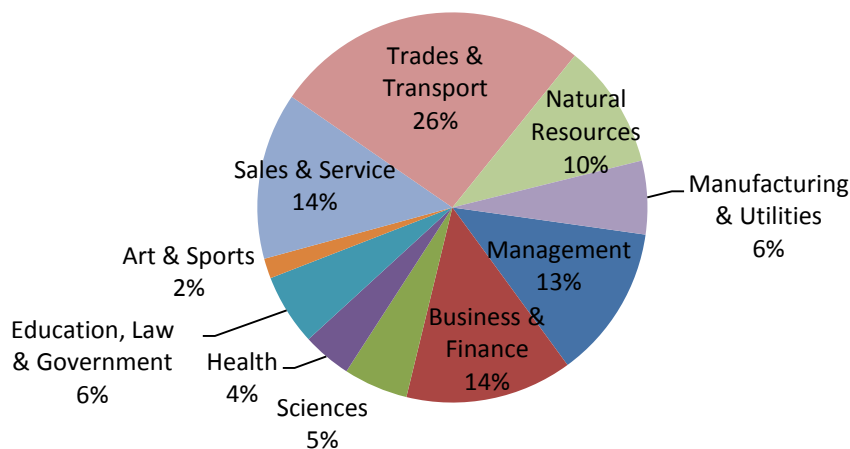
Statistics Canada. 2016 Census

Workforce Statistics

Statistic (2016)	Woodlands County
Workforce population (age 15-64)	3,335
Workforce participation rate	72.4%
% of Workforce with no diploma or post-secondary	25.1%
% of Workforce with high school diploma or equivalent	30.8%
% of Workforce with post-secondary diploma, certificate, or degree	44.1%

Statistics Canada. 2016 Census

Labour Force by Occupation

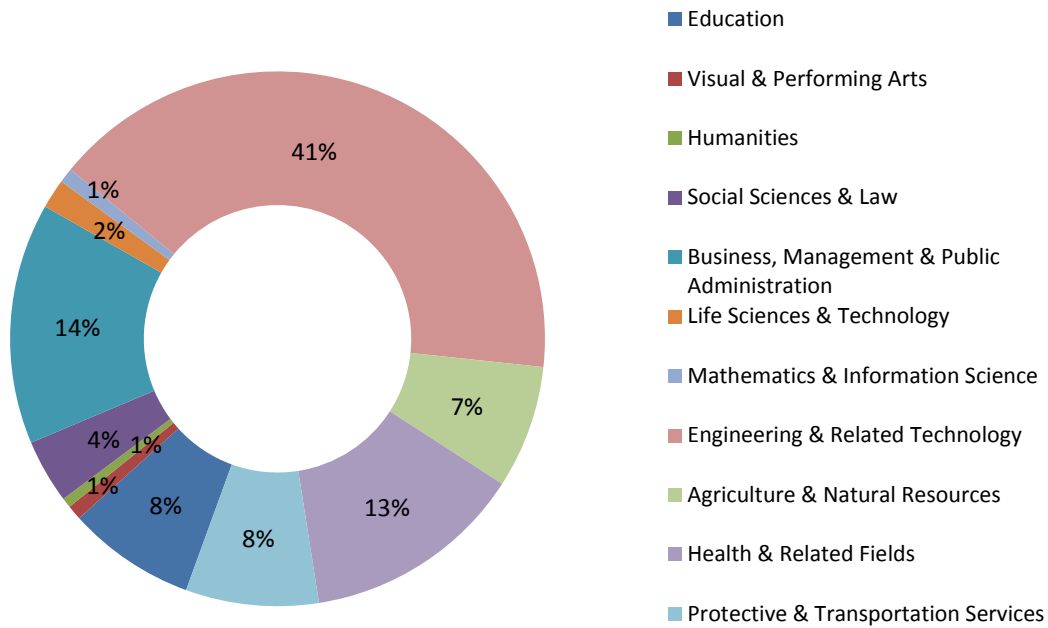


Statistics Canada. 2016 Census

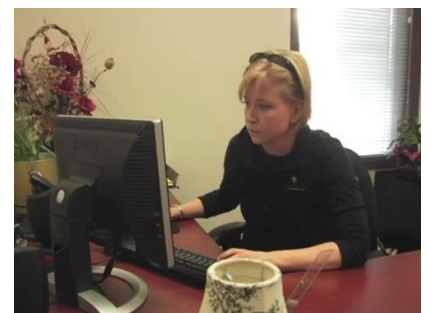
The region has a large supply of residents that can work in

- *Trades, transport & equipment operators*
- *Sales & service*

Major Field of Study



Statistics Canada. 2016 Census



Major Employers

Sector	Businesses
Oil & Gas	<ul style="list-style-type: none"> • SemCAMS • Strike Energy
Value-added Forestry	<ul style="list-style-type: none"> • Alberta Newsprint Company • Blue Ridge Lumber • Millar Western Forest Products
Transportation	<ul style="list-style-type: none"> • Sniper Services • Whitecourt Transport
Utilities	<ul style="list-style-type: none"> • Whitecourt Power Plant

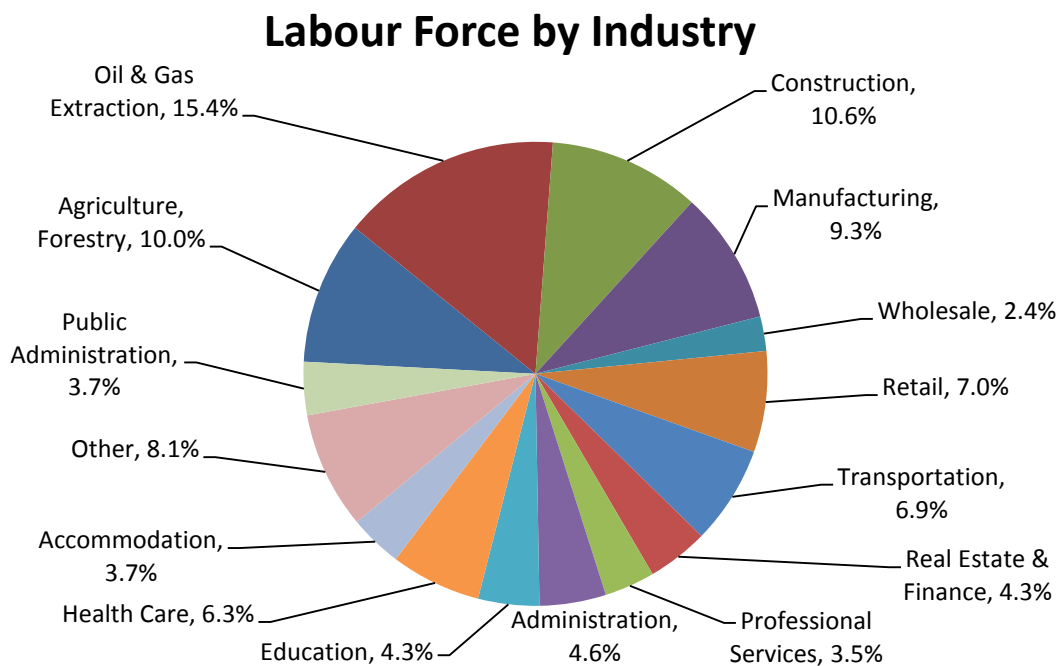
Successful Partnership

Woodlands has a successful partnership with the Government of Alberta and its related departments. Reclamation of a depleted gravel pit at Blue Ridge became the **Blue Ridge Recreation Area**. The 160 acre site includes two lakes, a quality fishery, and 3 km of trails. Woodlands County and the Government of Alberta continue to work together to identify areas for future recreational development.

Labour Force by Industry

Statistic (2016)	Woodlands County	GROWTH Alberta Region	Alberta
Oil & Gas Extraction	15.4%	7.4%	6.3%
Construction	10.6%	12.9%	10.4%
Agriculture, Forestry	10.0%	15.4%	2.8%
Manufacturing	9.3%	6.1%	5.6%
Other	8.1%	7.9%	9.4%
Retail Trade	7.0%	9.4%	11.0%
Transportation & Warehousing	6.9%	6.1%	5.1%
Health Care & Social Assistance	6.3%	8.9%	10.9%
Waste Management & Remediation Services	4.6%	3.6%	3.9%
Education	4.3%	4.8%	6.5%
Real Estate & Finance	4.3%	2.9%	4.9%
Public Administration	3.7%	4.0%	5.4%
Accommodation & Food Services	3.7%	3.9%	6.8%
Professional; Scientific, Technical Services	3.5%	3.5%	7.4%
Wholesale Trade	2.4%	3.1%	3.6%

Statistics Canada. 2016 Census



The region has a larger share of its residents working within the following sectors compared to Alberta:

- **Construction**
- **Mining, quarrying, and oil & gas extraction**
- **Agriculture, forestry, fishing & hunting**
- **Manufacturing**

Transportation Infrastructure

Facility	Details
Highways	Highway 32 Highway 33 – “The Grizzly Trail” Highway 43 – part of “The Canamex Trade Corridor” Secondary Highways: 647, 658, 661, 751
Railways	CN Rail Class 1 railroad. CN Sangudo Subdivision: CN Rail branch line from Edmonton to Kaybob near Fox Creek. Transloading facilities are available in the County.
Municipal Airport	<ul style="list-style-type: none"> • One of the only counties in the province that owns and maintains a full air-service certified airport. • 5,800 foot by 100 foot runway. • One of the top ten most active airports in Alberta with over 20,000 aircraft movements per year. • Supports the energy sector, forestry and civilian aviation. • Certified airport, servicing both fixed wing and rotary operations. • Nav Canada flight service station in terminal building. • Operated with both Visual Flight Rules (VFR) and Instrument Flight Rules (IFR). • Provides a large base for water-bombers for the suppression of forest fires. • Military activity supported by the airport. RCMP, air ambulance, and STARS use the facility to assist with policing and medical operations. • Hometown Heroes Airshow hosted at airport. • Canadian Operators and Pilots Association (COPA) has a local chapter and operates COPA for Kids program. • Fuel sales of AVGAS and Jet Fuel.
International Airport	Edmonton International Airport Serves over 6 million passengers annually. Regularly scheduled flights to all major Canadian cities. Direct flights to more than 50 global destinations. Cargo services that are designed to expedite shipments to all parts of the globe quickly and cost effectively.
Pipelines	<ul style="list-style-type: none"> • Enbridge Northern Gateway Pipelines • Keyera Pipelines • Alliance Pipelines • Pembina Corporation Pipelines

Education

Living Waters Catholic Regional Division No. 42 provides separate education and Northern Gateway Public Schools provide public education services, out of Whitecourt. School for students in the Fort Assiniboine and Goose Lake areas is administered by the Pembina Hills School Division.

School	Grades Taught	Community	Grades Taught
Pat Hardy Primary School	Pre K to 2	Whitecourt	Northern Gateway Public Schools
Whitecourt Central Elementary School	3 to 5	Whitecourt	Northern Gateway Public Schools
Percy Baxter Middle School	6 to 8	Whitecourt	Northern Gateway Public Schools
Hilltop Jr/Sr High School	9 to 12	Whitecourt	Northern Gateway Public Schools
Gateway Academy (alternative school)	9 to 12	Whitecourt	Northern Gateway Public Schools
École St. Mary School	K to 3	Whitecourt	Living Waters Catholic Regional Division
École St. Joseph School	4 to 12	Whitecourt	Living Waters Catholic Regional Division
Across the Waters Outreach	7 to 12	Whitecourt	Living Waters Catholic Regional Division
Fort Assiniboine School	K to 9	Fort Assiniboine	Pembina Hills School Division

Health Care and Emergency Services

The McLeod River Primary Care Network (PCN) brings together local physicians and other health care professionals to develop solutions that meet the needs of the local community.

Facility	Details
Police	Whitecourt RCMP detachment serves the communities of Blue Ridge, Goose Lake and Whitecourt. The Barrhead RCMP detachment covers the Fort Assiniboine area. Whitecourt is home to the Integrated Traffic Unit with the RCMP and Alberta Traffic Sheriffs.
Fire	The Whitecourt Fire Department consists of a full-time Fire Chief, two Deputy Chiefs, and up to 40 paid, on-call Firefighters. The Department provides fire protection and rescue services for the Town of Whitecourt and the surrounding areas of Woodlands County.
Ambulance	Associated Ambulance is currently under contract with Alberta Health Service to provide service to the area.
Hospitals	Whitecourt Healthcare Centre Barrhead Healthcare Centre Mayerthorpe Healthcare Centre
Medical Clinics	Whitecourt Associate Medical/Surgical Clinic Life Medical Clinic and Spa, Whitecourt Family Practice Associates, Mayerthorpe Barrhead Medical Centre Barrhead Clinic Holdings
Other services	Dental, optometry, chiropractor, physiotherapy, and therapeutic massage.
Supportive Living Complexes	Spruce View Lodge is administered by the Lac Ste. Anne Foundation.
Accommodation & Basic Emergency Services	Wellspring Family Resource & Crisis Centre



Municipal Tax and Utility Rates

Woodlands County has excellent utility capacity with:

- A stable electrical grid. Upgrades are underway to electrical transmission lines.
- AltaLink's \$26M Battery Energy Storage System, first of its kind in Canada
- Large scale electrical power generation in the County.
- Largely untapped water base with the Athabasca River

Service	Rate
Property Tax: Residential / Farmland	2.8706 (2019 mill rate)
Property Tax: Non-Residential	10.3724 (2019 mill rate)
Bulk water	\$5.00/m ³ \$2.50/m ³ agriculture fill rate
Water	\$20.00/month minimum charge plus \$1.30/m ³



Community Associations and Clubs

Anselmo Agricultural & Recreation Society
 Blue Ridge Community League
 Fort Assiniboine Agriculture Society
 Fort Assiniboine Curling Club
 Fort Assiniboine Legion
 Goose Lake Recreation Society
 The Klondike Trail Society
 Topland Recreation Society
 Westward Riders Horse Club
 Whitecourt Agility Group
 Whitecourt District Agricultural Society
 Whitecourt Mountain Bike Association
 Whitecourt Trailblazers Snowmobile Club

Community Halls

Anselmo Community Hall
 Blue Ridge Community Hall
 Fort Assiniboine Legion Hall
 Goose Lake Community Hall
 Topland Community Hall
 Westward Community Centre

Libraries

Blue Ridge Public Library
 Fort Assiniboine Public Library
 Whitecourt & District Public Library

Recreation

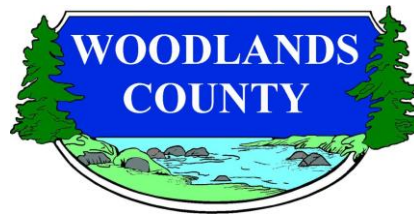
Facility	Details
Blue Ridge Berry Nice Spray Park	New spray park with 13 splash-ready water features. Playground and skateboard park are located nearby
Blue Ridge Recreation Area	Trail system for walking or cycling in summer and cross-country skiing and snowshoeing in the winter. Beach with designated swimming area, picnic tables and portable restrooms. Lake stocked with trout.
Eagle River Staging Area	Nestled in the lush forest along Highway 32 North toward Swan Hills, the site functions as a snowmobile staging area in the winter which leads to an assortment of trails and a group camping area, during the summer. Includes a sheltered cook house, cook stove available for facility renters, and fire pit.
Golden Triangle Trail System	Golden Triangle Trail contains 350 kilometres of award-winning snow-mobile trails that connect the communities of Whitecourt, Fox Creek and Swan Hills. The trails are maintained by local clubs.
McLeod River Tubing	Tubing is a popular activity on the McLeod River, which is a gentle flowing river with subtle and light rapids. Designated pickup and drop-off areas for 5.5km of floating.
Timeu OHV Recreation Area	The facility provides a variety of challenges for ATV enthusiasts - composed of sandhills and intermittent wetlands over a 38-kilometre square area – near Fort Assiniboine.
Westward Equestrian Centre	A 100' X 200' arena with a riding area of 90' x 180'. Owned by the Whitecourt District Agricultural Society. Westward Riders Horse Club uses arena.
Whiteridge MX Park	A new motocross track located outside Blue Ridge. The facility was built for racing quads and motocross bikes and consists of 20 obstacles over a 2-kilometre track.



Attractions

The Town of Whitecourt and Woodlands County work together to promote one of the area's key sectors: tourism. See: www.whitecourtwoodlandstourism.com

Attraction	Details
Carson-Pegasus Provincial Park	Close to 200 lakeside, RV, and tent-only sites, with trees offering privacy, with a playground and beach close by. Other activities include: hiking along well-marked trails, fishing for fresh trout in McLeod Lake, and swimming. Motor boats, rowboats, canoes, paddle boats and kayaks are also available for rent
Eagle River Casino and Travel Plaza	Located on the corner of highway 43 and 32 north in the Whitecourt area on the Alexis Nakota Sioux First Nation, the Travel Plaza has parking for up to 50 semi-trucks. The Casino has 25,000 square feet of gaming space and features 250 gaming machines and eighteen table and poker games. On-site restaurant.
E. S. Huestis Demonstration Forest	A 10-square km forest area that shows how a forest can sustain recreation, wildlife habitat and resource harvesting. Includes a 7 km trail with interpretive signs.
Forest Interpretive Centre	Whitecourt's Visitor Information Centre is operated out of the Forest Interpretive Centre. The Gallery shares the importance of the forest and forest industry in the development of the region.
Fort Assiniboine Museum	Constructed in the classic Hudson's Bay-style of a trading post and reflects the fur-trading times. Fort Assiniboine, which is the second-oldest fort in Alberta.
Freeman River RV Park	Located along Highway 33, a privately owned and managed RV Park adjacent to the Freeman River offers fishing, golfing and river activities.
Goose Lake Campground	Run by Goose Lake Recreation Association, the campground is a quiet, mature spruce campground with private sites, group camping, kid's playgrounds, a mini golf course, walking path and boat launch.
Groat Creek Recreation Area and Group Campground	Located alongside the beautiful Groat Creek, the site functions as a snowmobile staging area in the winter months and a group campground during the summer. Includes a new cook shelter with a woodstove and power via generator hook-up, group fire pit, wood shed and out house facilities.
Hard Luck Canyon	A unique geological feature carved by Hard Luck Creek through the sandstone layers of the Paskapoo Formation - ancient cliffs. Trails and picnic area.
Klondike Ferry Park	Situated next to one of the last running ferries in Alberta, the Klondike Ferry. This campground provides access to this historical landmark. Campsites and various hiking and biking trails are available.
Schuman Lake	Located 24 km west of Fort Assiniboine on Secondary Highway 658, Schuman Lake is clean, calm and is stocked annually with Rainbow Trout. Only non-fuel water crafts are allowed on the lake.
World's Largest Wagon Wheel and Pick Axe	Great photo opportunity. Giant wagon wheel and pick axe are a reflection of Fort Assiniboine's rich cultural history, as the hamlet was a major trade and supply point during the Hudson's Bay era and was also an important location during the Klondike Gold Rush in the 1800s. Located beside Fort Assiniboine Museum.
Meteorite Impact Crater	This a bowl-shaped depression formed by the explosive impact of a meteoroid hitting the surface at a high velocity is the youngest and best preserved meteorite impact structure in Alberta.



For More Information:

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GROWTH Alberta
Your Business. Our Future.