

Location



Strathcona County, located in the heart of Alberta, is an energetic and thriving community. Situated in the Capital Region of Edmonton, with enviable transportation access to CP / CN railway, major highways (Yellowhead, Queen Elizabeth II Highway, Anthony Henday), and a 30-minute drive to the Edmonton International Airport.

Leading industries



Agriculture & agri-food



Hydrogen & petrochemicals



Technical services



Construction



Transportation



Manufacturing

Demographics



100,362 * 2021 Federal Census

Population: Urban 73,000
Rural 27,362



Average age



15,800

Local highly-skilled graduates



840,400

Eligible workers in the region



\$148,000

Average household income

Business



Unique and supportive business community



3558

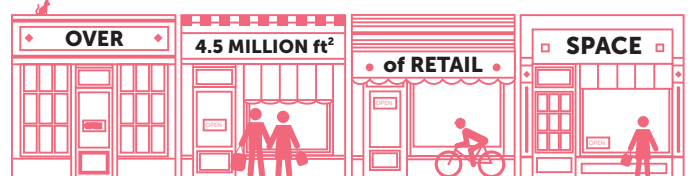
Businesses with employees,
10,672 businesses in total



\$12 billion

Industrial projects announced, under construction, recently completed, or undergoing study

Retail market



1.5 million

Market area population



\$6.7 billion

Household spending power

Canada's energy engine



Strathcona County is part of Canada's largest hydrocarbon processing region - driving the economy, diversification, innovation, and quality of life.

Real estate

 **\$464,585**
Average home resale price *2021

\$1,370
Average monthly rent

Recreation



Major recreation facilities	11
Libraries	1
Live theatres	1
Art galleries	4
Museums	1
Sports fields	187
Trails	270 km
Natural areas	1,524 ha
Parkland	1,946 ha
Playgrounds	143
Golf courses	8
Tennis/Pickleball courts	37
Outdoor rinks	33
Dog off-leash areas*	12

*Combination permanent/seasonal

Permit values



\$285 million

Building permits

\$110 million

Non-residential permits *2021 year end

Accommodations



10 Hotels
1,326 Rooms

Environment



Air quality **94.3%** low risk
5.7% moderate risk
3hrs high risk *AQHI 2020

Water **15** named lakes
7 permanent creeks
100's of wetlands

Land **55.2%** within
Beaver Hills Biosphere

Biodiversity **50** mammals
150 birds
8 reptiles/amphibians
800+ plants

Tax split

66% Non-Residential
34% Residential

Tax rates for 2022



Non-residential	9.5766%
Residential / Farmland	4.3727%
Machinery and Equipment	9.5766%

Utilities

Costs associated with general Strathcona County utility services.



Water	\$2.76m ³	Waste collection (Rural)	\$23.35 month
Sewer	0-500m ³ = \$19.78 + \$0.415m ³	Waste collection (Urban)	\$25.45 month
	501-5000m ³ = \$48.78 + \$0.357m ³	Gas	ATCO Gas, Direct Energy
	>5000m ³ = \$187.78 + \$0.329m ³	Power	Fortis Alberta
Sewer treatment	\$1.40m ³	Communications	Telus, Shaw, Bell
Stormwater	\$8.05 month		