



# INVESTMENT PROFILE



**Wetaskiwin**  
THE CITY WE SHARE.

# VALUE PROPOSITION

Feeding and fueling the world, Wetaskiwin's rich agricultural sector and robust manufacturing industry drive the local economy and combine to create a wide range of opportunities for continued investment and growth in both sectors.

Supported by strong connectivity via road, rail, and air to both domestic and international markets, Wetaskiwin's competitive land prices, administrative ease, and real estate affordability all contribute to create an ideal location for business development and investment.

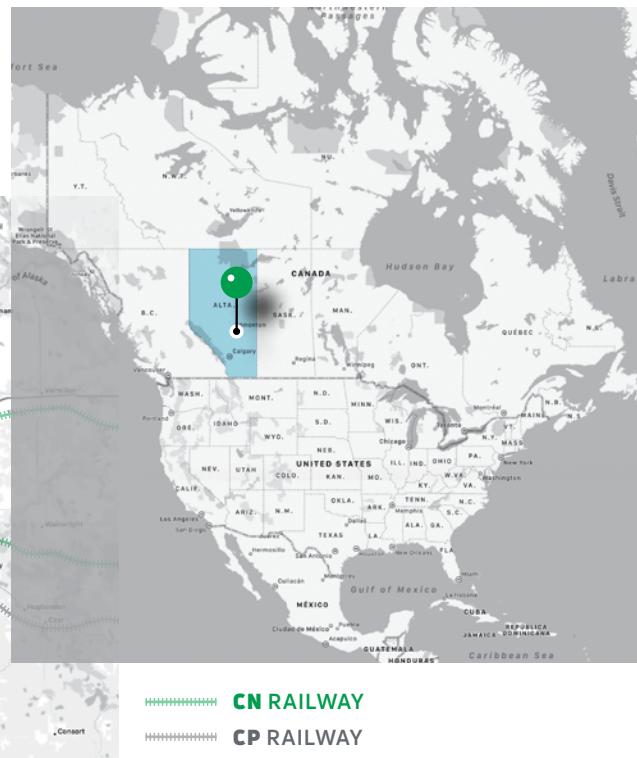
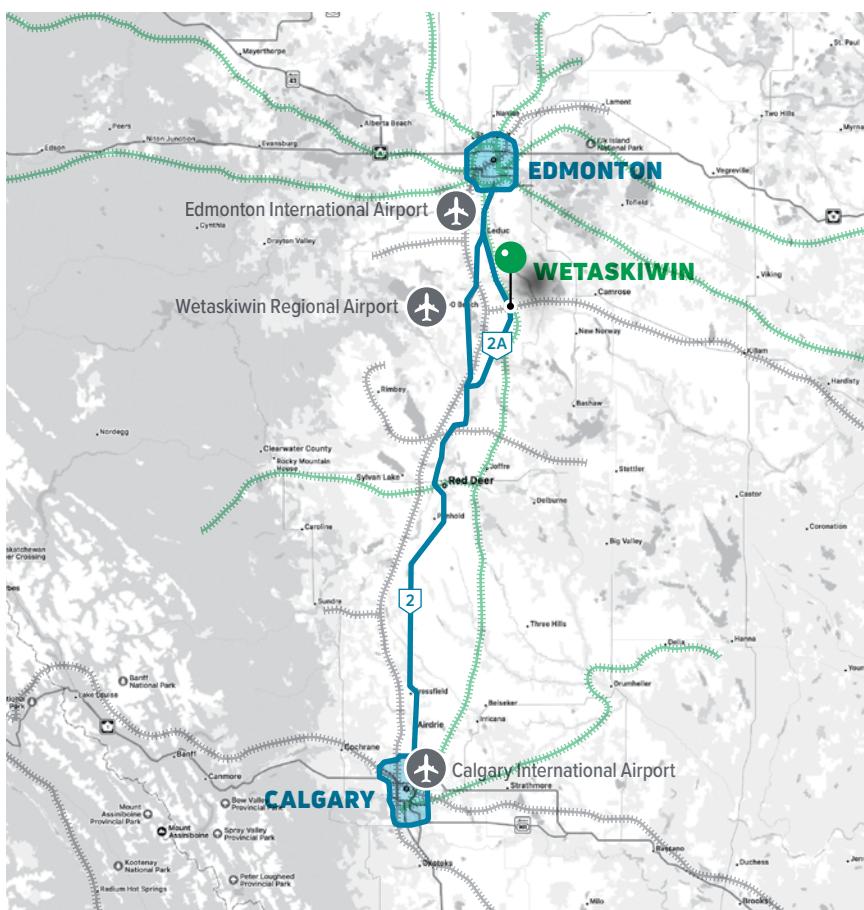
## KEY CONTACTS

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**INVESTWETASKIWIN.CA**

# WETASKIWIN ALBERTA, CANADA



## OUR GEOGRAPHIC ADVANTAGE

- We are located 35 minutes from the Edmonton International Airport and are home to regional air service locally via the Wetaskiwin Regional Airport.
- Wetaskiwin serves as a junction point for the Canadian Pacific Railway allowing for direct connection to seaport at Vancouver.
- We are 10 minutes from the Queen Elizabeth Highway which serves as the transportation backbone of the Alberta economy.
- Wetaskiwin is located adjacent to the Canamex Trade Corridor linking Canada, the United States and Mexico by road.

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# INVESTING IN CANADA

CANADA IS THE BEST COUNTRY FOR GLOBAL INVESTMENT. PERIOD.

Global market access. Unparalleled talent. Low costs. Reduced risk.

In this ever-changing world it can be difficult to seize opportunities and avoid risk. To grow and succeed, global companies need to find the oasis in the chaos.

Canada is that place, and investors are taking notice.

At a time when foreign direct investment (FDI) flows into developed economies dropped by 40%, FDI into Canada increased by 70% in 2018.

## GLOBAL MARKET ACCESS

Canada is the only G7 country that offers investors preferential market access to over 1.5 billion consumers in 51 countries. Key trade agreements include:

### **USMCA**

THE CANADA – UNITED STATES – MEXICO AGREEMENT

### **CETA**

THE CANADA – EUROPEAN UNION COMPREHENSIVE ECONOMIC AND TRADE AGREEMENT

### **CPTPP**

THE COMPREHENSIVE AND PROGRESSIVE AGREEMENT FOR TRANS-PACIFIC PARTNERSHIP

## TRANSPORT INFRASTRUCTURE

Canada is well placed to serve as a central hub for global trade. Our air transport infrastructure is the best in the world and our coastal ports provide direct maritime access to Asia, Europe, and South America.

Combined with secure trade corridors and gateways, our infrastructure facilitates continual supply chain and business operations.

 **26 AIRPORTS**

 **17 SEAPORTS**

 **117 BORDER CROSSINGS TO USA**

## LOWER COST. LOWER RISKS.

Canada has the lowest overall tax rate on new business investment and the lowest business costs in advanced manufacturing and corporate services among G7 nations. Canada also has the lowest business costs in the digital and Research & Development (R&D) sectors.

## INNOVATION AND TECHNOLOGY

Canada's largest R&D tax credit program provides billions in tax credits and incentives to businesses conducting R&D in Canada.

The Strategic Innovation Fund bolsters business investments in Canada's most dynamic and innovative sectors by supporting business activities such as R&D projects, firm expansion, and attraction of large-scale investments.

The Innovation Superclusters initiative connects businesses, academic institutions, and not-for-profit organizations to generate bold ideas, drive economic growth, attract top talent, advance innovation, and transform regional ecosystems. These are focused on five key areas:

 **1. DIGITAL ECONOMY**

 **2. PROTEIN INDUSTRIES**

 **3. ADVANCED MANUFACTURING**

 **4. SCALE.AI**  
(Supply Chains Logistics Excellence  
Artificial Intelligence)

 **5. OCEAN**

## HIGHLY SKILLED TALENT

 **#1 MOST ATTRACTIVE COUNTRY FOR ENTREPRENEURS**

*Source: OECD Talent Attractiveness Indicators, 2019*

 **#5 MOST ATTRACTIVE COUNTRY FOR HIGHLY SKILLED TALENT**

*Source: OECD Talent Attractiveness Indicators, 2019*

## QUALITY OF LIFE

Searching for the best quality of life? You found it. Home to some of the world's most impressive scenery and vibrant cities, Canada offers the perfect space to live, work, and play.

Settle in and find out for yourself. There's no better place to be.

 **#1 BEST QUALITY OF LIFE**

*Source: Y&R, BAV Group and Wharton School of Business, 2019*

 **#5 BEST COUNTRY FOR HUMAN FREEDOM**

*Source: CATO Institute, 2018*

 **CANADA IS HOME TO THREE OF THE WORLD'S MOST LIVABLE CITIES**

*Source: The Economist Intelligence Unit, 2018*

## CANADA VS. U.S.

Canada's labour costs are the lowest among the G7 countries. With competitive salary levels and lower health care costs, companies based in Canada benefit from total labour costs that are **31.2% lower** than equivalent costs in the U.S.

Progressive reductions in both federal and provincial taxes creates a significant advantage for companies operating in Canada. According to KPMG, the effective income tax rate in Canada is 17.9%, or 11.9 percentage points below that of the U.S.



**INVESTINCANADA.CA**

# INVESTING IN ALBERTA



## FORGE YOUR OWN PATH FORWARD

With some of the world's most livable cities, the great outdoors, a diverse entrepreneurial community, and the most business-friendly policies in North America, you really can have it all in Alberta.

### WHY ALBERTA

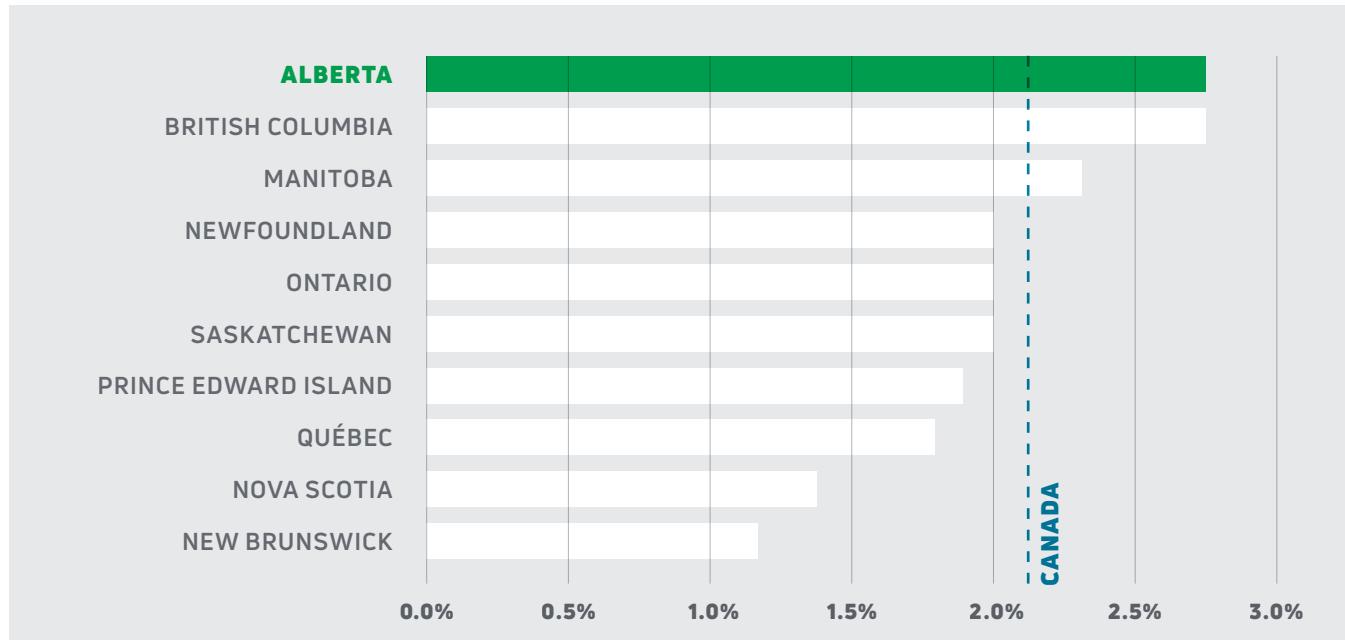
In Alberta, we've always challenged the status quo with innovative ways to do business—from earlier-maturing wheat at the turn of the 19th century to today's cutting edge AI research. Our relentless pursuit of new ideas is why many global brands have already located their offices in Alberta and why our universities work closely with research institutions from all around the world.

But it's not all work here. Set against the backdrop of the Canadian Rockies and seemingly endless prairie skies, the great outdoors is at your doorstep. You can catch a glimpse of the Northern Lights or cycle through the country's largest urban park. With stunning mountain destinations, legendary festivals, and two of North America's most liveable and affordable cities, it's no wonder Alberta is truly a great place to live.

Along with access to world-class amenities, Albertans also enjoy public healthcare, a quality public education system, and three international airports connecting the province to almost every major city in the world.

So, join us here in Alberta and make your ambitions a reality.

## HIGHEST ANNUAL GDP GROWTH IN CANADA (1999 – 2018)



## KEY SECTORS IN ALBERTA



AGRICULTURE

AVIATION &  
LOGISTICSENERGY &  
CLEAN TECHFINANCIAL  
SERVICES

PETROCHEMICALS

TECHNOLOGY &  
INNOVATION

TOURISM

Whatever your investment or business goals are, you can achieve them in Alberta. Whether it's leading the world to clean tech or developing sustainable food, let's make it happen together.

**INVESTALBERTA.CA**

# SKILLED, DIVERSE WORKFORCE

## CITY OF WETASKIWIN

### POPULATION DEMOGRAPHICS

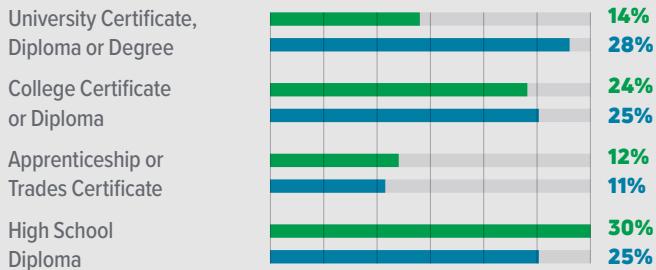
#### WETASKIWIN ALBERTA

Population	<b>12,594*</b>	<b>3,650,941</b>
Median Age	<b>41.2</b>	<b>37.5</b>
In the Labour Force	<b>7,058</b>	<b>2,621,208</b>
Median Household Income	<b>\$53,081</b>	<b>\$69,431</b>

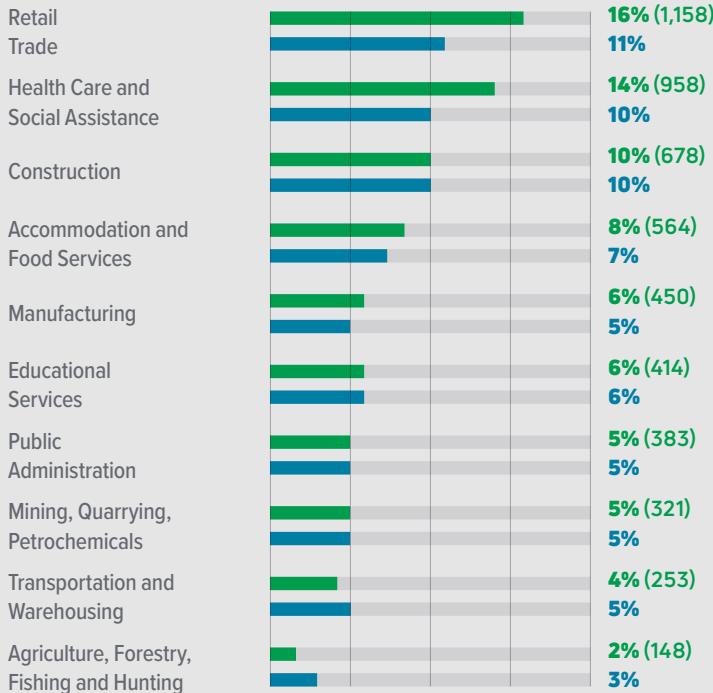
*\*(2021 Census)*



### HIGHEST EDUCATION ACHIEVED



### LABOUR FORCE BY INDUSTRY



## WORKFORCE DEVELOPMENT



### NORQUEST COLLEGE

With campuses in both Edmonton and Wetaskiwin, NorQuest College serves 12,573 full-time and part-time credit students and 7,894 non-credit or continuing education students. With 39 post-secondary credentials and six foundational programs, NorQuest uniquely serves the increasing demands of the economy. NorQuest College offers nimble, responsive, and flexible solutions for emerging market trends and creates new programming in response to communicated workforce needs. In addition to well-established programs in health, business, and foundational learning, the College is also adapting to new opportunities in the green economy and other new technologies, including the use of artificial intelligence. Currently, the College is adapting to the needs of industry with the introduction of microcredentials, including one in Aviation.



### POST-SECONDARY SCHOOLS IN THE REGION

#### UNIVERSITY OF ALBERTA

📍 Edmonton  37,830

#### NORTHERN ALBERTA INSTITUTE OF TECHNOLOGY

📍 Edmonton  22,500

#### NORQUEST COLLEGE

📍 Edmonton/Wetaskiwin  20,467

#### MacEWAN UNIVERSITY

📍 Edmonton  19,606

#### RED DEER POLYTECHNIC

📍 Red Deer  7,500

#### CONCORDIA UNIVERSITY OF EDMONTON

📍 Edmonton  2,333

#### KING'S UNIVERSITY

📍 Edmonton  910

#### BURMAN UNIVERSITY

📍 Lacombe  479

# KEY SECTORS

## MANUFACTURING

Wetaskiwin has been a location of choice for manufacturers since the 1950s. Our location is attractive for this industry not only due to our geographic positioning and access to road, rail, and air for both domestic and international export of products, but also the competitive tax structure that supports the ongoing development of this sector.

### OPERATING LOCALLY IN THIS SECTOR

#### A.C. DANDY

 Electrical Enclosure & Power Systems

#### ALBERTA BOX CENTRE

 Metal Fabrication

#### ANNUGAS

 Oil & Gas Compression Solutions

#### G&B RUBBER PRODUCTS

 Industrial Rubber Manufacturing

#### IRIZAR HEAVY INDUSTRIES

 Manufacturing & Fabrication

#### KAMPAROO CAMPERS

 Trailer Manufacturing

#### KIMTO MANUFACTURING

 Structural Steel Company

#### MANLUK MANUFACTURING

 Manufacturing/Machining

#### MASCO CRANE & HOIST

 Industrial Crane and Hoist Manufacturing

#### NUCOR VULCRAFT

 Steel Grate Fabrication

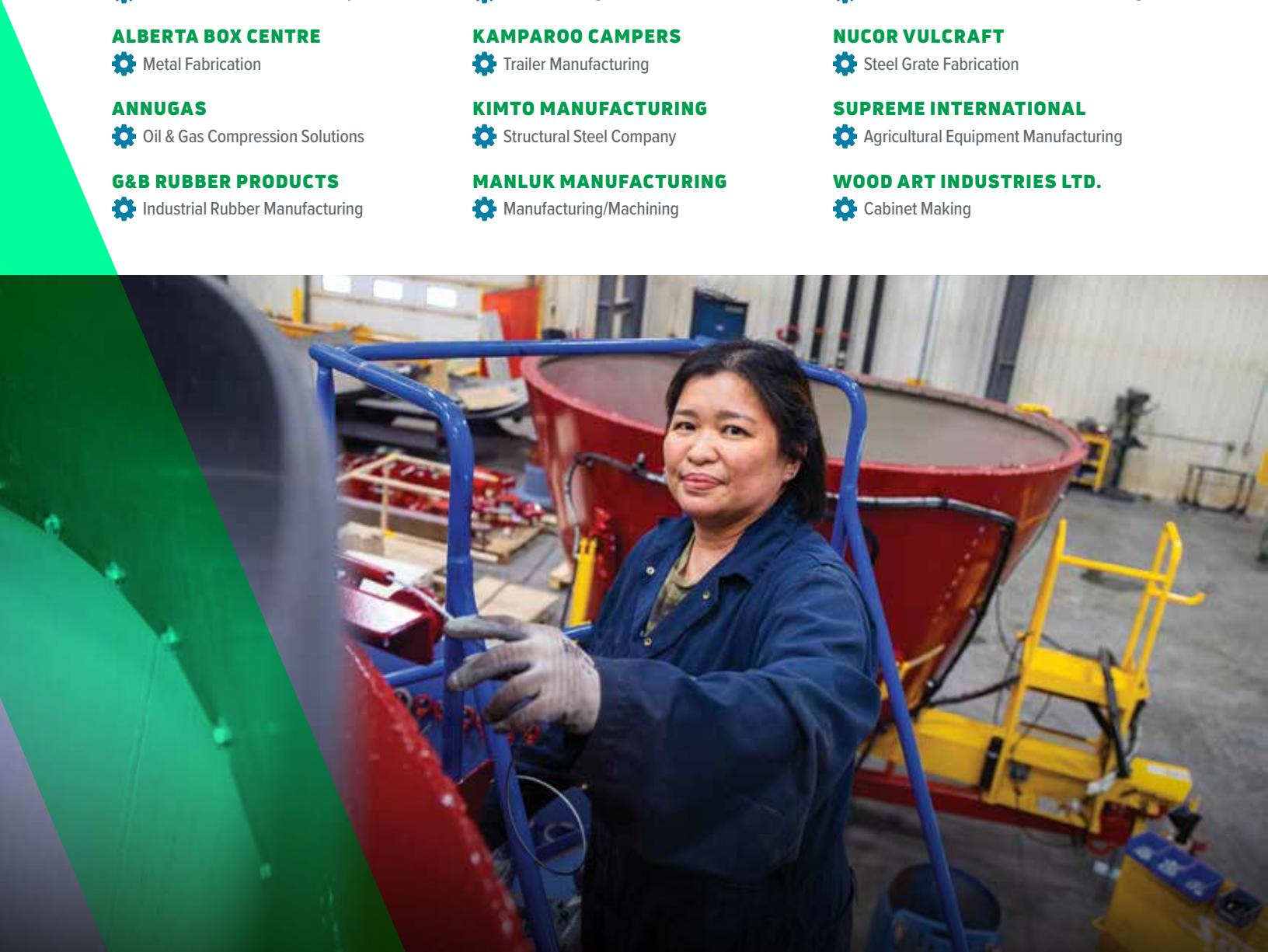
#### SUPREME INTERNATIONAL

 Agricultural Equipment Manufacturing

#### WOOD ART INDUSTRIES LTD.

 Cabinet Making

The City of Wetaskiwin offers a three-year industrial tax incentive for new development (year one: 75%, year two: 50%, year three: 25%). Additionally, Wetaskiwin does not recognize a machinery and equipment tax as implemented by other jurisdictions.



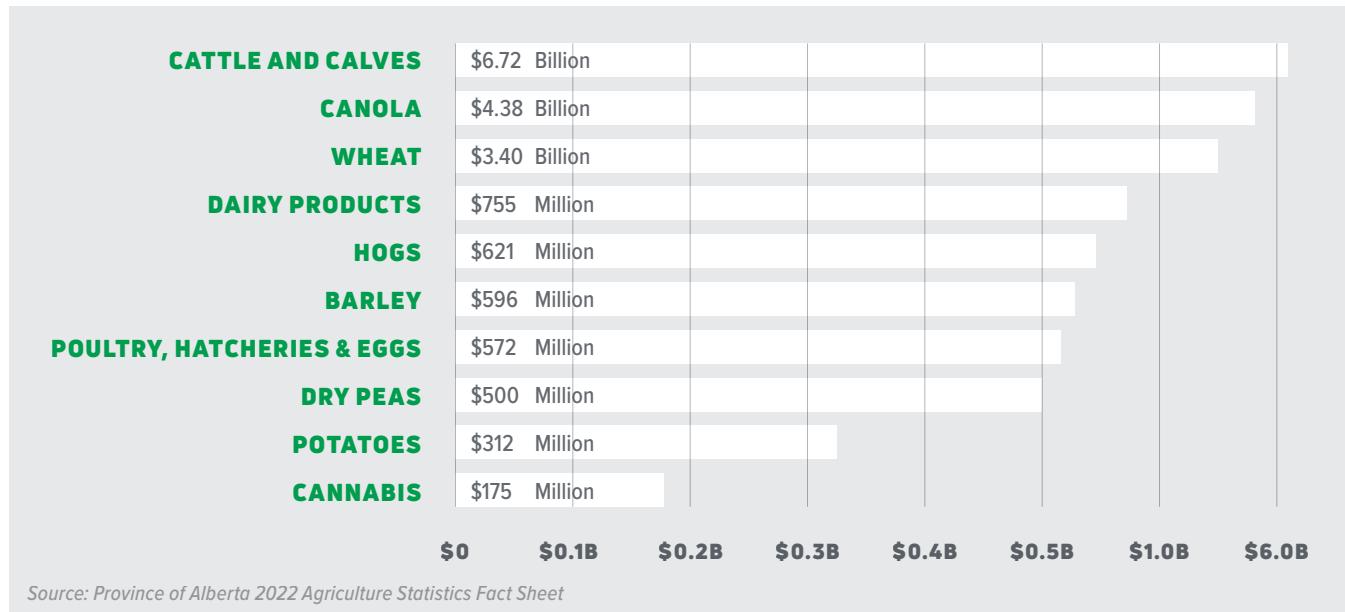
## AGRICULTURE



Alberta's agriculture sector is a \$15.4 billion industry reflecting both livestock and crop production across the province. In 2020, Alberta's total agri-food exports amounted to \$12.4 billion with increases in both exports of primary commodities (animals and crops) and exports of processed products (value-added).

Wetaskiwin's history is rooted in agriculture. The creation of the Wetaskiwin Co-op in 1917 by a group of local agricultural producers has ensured value-added agriculture in the city for over a hundred years. The Wetaskiwin region is home to over 821,000 acres (332,246 hectares) of fertile farmland.

### TOP 10 ALBERTA AGRICULTURAL PRODUCTION (BY ANNUAL FARM CASH RECEIPTS)



## AVIATION

Since the establishment of the Wetaskiwin Regional Airport in 1974, Wetaskiwin has been home to a growing aviation sector, offering opportunities for a variety of industries that support the aviation industry. A certified airport with no landing or runway fees, the airport features a newly paved taxiway, apron and Certified AGN II runway (3,888' x 100').

### SKYPORT PROPERTIES

SKYPORT has opened up a world of possibilities in the aviation market. This development offers 90 free hold lots to be developed in three phases on Wetaskiwin's airport for aviation-related uses. SKYPORT presents unique opportunities for your personal and business needs.

[skypointproperties.com](http://skypointproperties.com)

### OPERATING LOCALLY IN THIS SECTOR

#### ABSOLUTE AVIATION

 Flight School/Charters/Rentals

#### CENTRAL AVIATION

 100LL Fuel Self Service System

#### GS AEROSPORT PRODUCTS LTD.

 Ultralight Parts & Sales

#### J&H AVIATION

 Aircraft Maintenance

#### PEACE HILLS AVIATION

 Aircraft Avionics

#### SKYVIEW ENTERPRISES LTD.

 Aerial Photography

#### WETASKIWIN AERIAL APPLICATORS LTD.

 Aerial Agriculture Products & Services

#### CGAS

 Aircraft Maintenance & Restoration

#### OWNER ASSISTED AVIATION LTD.

 Aircraft Maintenance



## LOGISTICS



Wetaskiwin's access to strong road, rail, and air travel connections serve to create a strong foundation for businesses looking to establish warehousing and distribution to service supply chains across Canada and internationally. In addition to the geographic advantages identified in this document, the affordability of both land and labour serve to create a winning combination for business development and growth.

### OPERATING LOCALLY IN THIS SECTOR

The Home Hardware Distribution Centre—one of only four distribution centres in Canada supporting close to 1,100 stores across the country—has been located in Wetaskiwin since 1985 and has grown from an initial footprint of 460,000 square feet to 716,000 square feet today. This location employs 400.

# PRESENT OPPORTUNITIES

Wetaskiwin offers some of the most competitive land pricing in the area, with low development costs and a new tax incentive to drive industrial growth. With more than 300 acres of land available for development, we can offer flexibility to ensure the right home for your project.

## WETASKIWIN REGIONAL AIRPORT

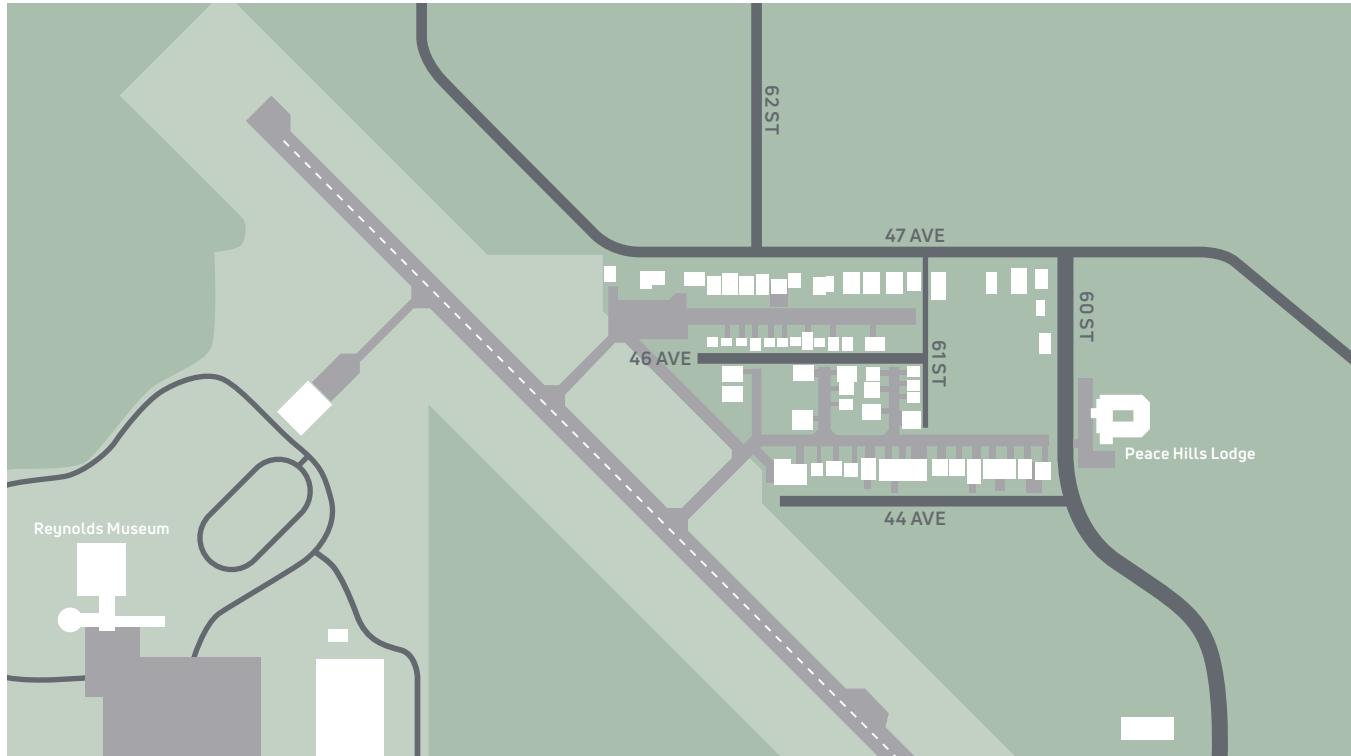
- 170 acres
- Light industrial, airport industrial, direct control

## CITY OF WETASKIWIN ECONOMIC DEVELOPMENT

Vern May, Manager, of Economic Development

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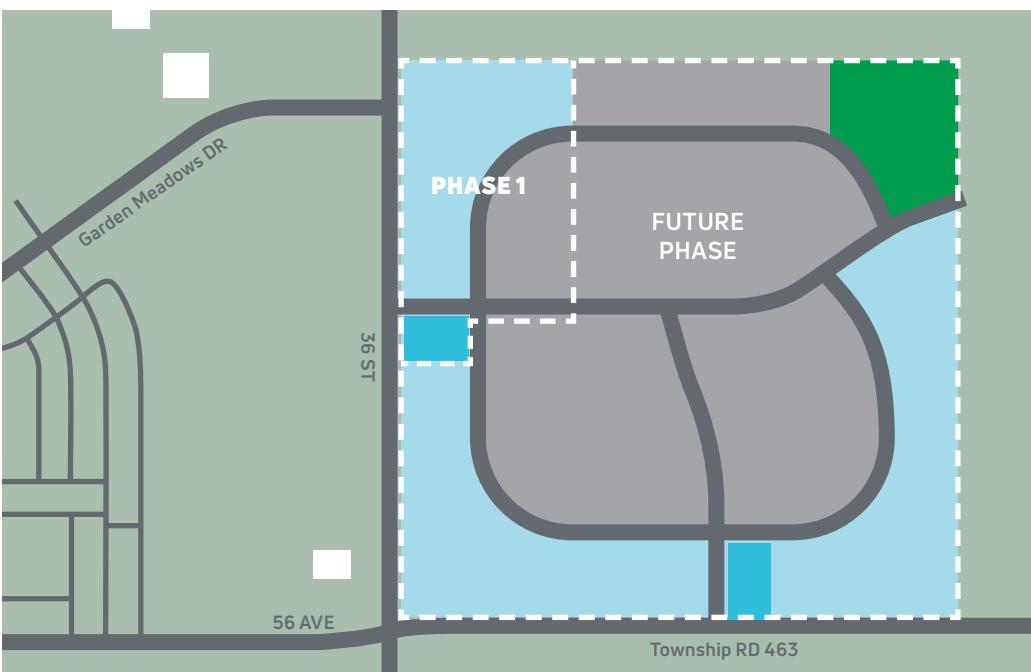
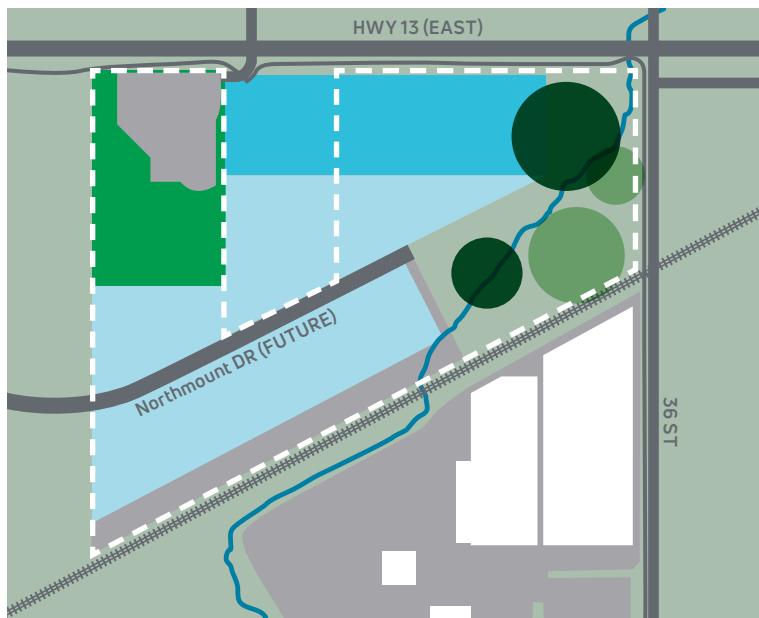
## NORTHEAST INDUSTRIAL PARK

- 67 acres
- Close proximity to CP Rail line.
- Light and heavy industrial, commercial

- COMMERCIAL
- LIGHT INDUSTRIAL
- URBAN SERVICE
- DIRECT CONTROL ENVIRONMENTAL MANAGEMENT
- DIRECT CONTROL ENVIRONMENTAL MANAGEMENT STORM WATER AREA

### CITY OF WETASKIWIN ECONOMIC DEVELOPMENT

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## SIMPSON PARK

- 153 acres
- Light and heavy industrial
- Situated with truck route access on Highways 2A and 13

- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- MUNICIPAL RESERVE

### CITY OF WETASKIWIN ECONOMIC DEVELOPMENT

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vern.may@wetaskiwin.ca

## KISTIKEW INDUSTRIAL PARK

- 22.52 acres
- Light and heavy industrial

Manuel Puentes  
windays@puentes.ca



# TAXATION, UTILITIES, AND DEVELOPMENT

## INDUSTRIAL TAX INCENTIVE

As of July 20, 2020, Wetaskiwin offers non-residential tax incentives for new industrial development and expansions on a sliding scale over a three-year period.

### NON-RESIDENTIAL DEVELOPMENT INCENTIVES

#### Incentive on Municipal Tax Levy (2020)

YEAR 1		75%
YEAR 2		50%
YEAR 3		25%

*Source: Development Tax Incentive Bylaw 1970-2020.*

The tax incentive is to be based on the total assessed value at the time of occupancy of the new development.

## LOCAL PROPERTY TAX RATES (2023)

	RESIDENTIAL	NON-RESIDENTIAL
Municipal	<b>10.5393</b>	<b>21.0798</b>
School (Public)	<b>2.5176</b>	<b>3.8385</b>
School (Separate)	<b>2.5176</b>	<b>3.8385</b>
Wetaskiwin Lodge	<b>0.2269</b>	<b>0.2269</b>
<b>Total (Public)</b>	<b>13.2838</b>	<b>25.1452</b>
<b>Total (Separate)</b>	<b>13.2838</b>	<b>25.1452</b>



	2023 TAX RATE	2022 TAX RATE	PER CENT CHANGE	NET IMPACT
Designated Industrial*	<b>0.0746</b>	<b>0.0773</b>	<b>-3.49</b>	<b>-0.0027</b>

\*Designated Industrial Property (DIP) tax rate only applies to properties identified as DIP through the Province of Alberta.

## TAXATION RATIO

In the City of Wetaskiwin, Commercial and Industrial tax rates are levied at a ratio of 2:1 compared to residential tax rates.

## FEDERAL AND PROVINCIAL INCOME TAX RATES

**TABLE 22: CORPORATE TAXES – GENERAL CORPORATION (2019-2020)**

**Corporate Tax Rates Combined Federal and Provincial – Non-Canadian Controlled**

	2020	2019
General Manufacturing and Processing	23.0%	27.0%
General; Active Business Income	23.0%	23.0%

## CORPORATE TAXES – CANADIAN CONTROLLED

**TABLE 23: CORPORATE TAXES – CANADIAN CONTROLLED (2019-2020)**

**Corporate Tax Rates Combined Federal and Provincial – Canadian Controlled**

	2020	2019
Small Business Income (less than \$500,000)	11.0%	11.0%
General; Active Business Income	23.0%	27.0%
Manufacturing and Processing	23.0%	25.0%



## NO MACHINERY & EQUIPMENT TAX

The City of Wetaskiwin does not observe a Machinery and Equipment tax. This represents a significant benefit to industrial development in our City.

## NO PROVINCIAL SALES TAX

The Province of Alberta does not recognize a Provincial sales tax, so the only sales tax is the Federal Goods and Services Tax (GST), presently set at 5%

## PERSONAL INCOME TAX

TAX BRACKET	TAX RATES
Up to \$131,220	10.0%
\$131,220.01 to \$157,464	12.0%
\$157,464.01 to \$209,952	13.0%
\$209,952.01 to \$314,928	14.0%
\$314,928.01 and up	15.0%

## WATER/WASTEWATER FEES 2023

METER SIZE	MONTHLY RATE	CONNECTION FEE
<19 mm or <3/4"	<b>\$39.59</b>	<b>\$472.68</b>
3/4"	<b>\$50.35</b>	<b>\$520.73</b>
1"	<b>\$60.63</b>	<b>\$672.27</b>
1 1/2"	<b>\$113.23</b>	<b>\$1,132.13</b>
2"	<b>\$138.08</b>	<b>\$1,451.43</b>
3"	<b>\$165.94</b>	<b>\$3,698.70</b>
4"	<b>\$216.95</b>	<b>\$3,875.58</b>
6"	<b>\$476.44</b>	<b>\$4,417.77</b>
<b>Water Consumption Charge</b>	<b>\$3.43 PER CUBIC METER</b>	
<b>Bulk Water</b>	<b>\$8.00 PER CUBIC METER</b>	



## ELECTRICITY

In the City of Wetaskiwin, ATCO Energy, Direct Energy, EPCOR, and Fortis Alberta are the main providers of electrical infrastructure, but there are numerous retailers that residents may purchase their services from.

Visit [energyrates.ca](https://energyrates.ca) to find out more.

## NATURAL GAS

There are numerous providers offering this service in the City of Wetaskiwin, offering customers a variety of options and plans for their natural gas needs.

Visit [energyrates.ca](https://energyrates.ca) to find out more.

## DEVELOPMENT RELATED FEES 2023

DEVELOPMENT PERMIT	FEES
<b>Accessory Buildings</b>	<b>\$81</b>
<b>Residential Additions</b>	<b>\$81</b>
<b>Accessory Use</b>	<b>N/A NO CHARGE</b>
<b>Carports and Garages</b>	<b>\$75</b>
<b>Manufactured Home</b>	<b>\$268.50</b>
<b>New Single Residential Dwelling</b>	<b>\$215</b>
<b>Multi-Family</b>	<b>\$215 plus \$64 for each unit</b>
<b>Minor Home-Based Business</b>	<b>\$81</b>
<b>Major Home-Based Business</b>	<b>\$161</b>
<b>Discretionary Notification</b>	<b>\$81</b>
<b>Commercial, Industrial, Institutional</b> (includes Additions and Accessory Buildings)	
\$0 to \$500,000	<b>\$269 plus \$0.11/\$1,000 of value</b>
\$500,001 to \$1,000,000	<b>\$376 plus \$0.11/\$1,000 of value</b>
Over \$1,000,000	<b>\$806 plus \$0.11/\$1,000 of value</b>
<b>Demolition</b>	<b>\$81</b>
<b>Change in Use</b>	<b>\$161</b>
<b>Cannabis Retail Random Selection Process Application Fee</b>	<b>\$537</b>
<b>Cannabis Retail Development Permit</b>	<b>\$5,370</b>

## DEVELOPMENT RELATED FEES

DEVELOPMENT PERMIT	FEES
<b>Signs</b>	<b>Included in business license</b>
Awning, Banner, Canopy, Electronic Message, Fascia, Fence, Fixed, Flashing, Freestanding, Low, Multiple Tenant, Neighbourhood Identification, Non-Fixed, Peddler, Pole, Projecting, Roof	
Portable – For Profit	<b>\$54 for 3 months</b>
Portable – Non-Profit	<b>No charge, 30-day permit</b>
Billboard	<b>\$537 annually</b>
<b>Variance – Prior to Commencement of Development</b>	<b>\$107 plus notification fee</b>
<b>Variance – After Completion of Development</b>	<b>\$322 plus notification fee</b>
<b>Occupancy Permit / Damage and Grading Deposit Fee</b>	
Detached Garages, Home Additions or Renovations, Basement Development, Secondary Suites or Similar Residential Developments	<b>\$268.50</b>
Single Residential Dwellings, Duplex Units	<b>\$2,685</b>
Multi-Family Dwellings Over Four Suites	<b>\$3,759</b>
Commercial, Industrial or Institutional Additions, Renovations and New Buildings Under \$25,000	<b>\$269</b>
Commercial, Industrial or Institutional Additions, Renovations and New Buildings Under \$1,000,000 in Value	<b>\$2,685</b>
Commercial, Industrial or Institutional Additions, Renovations and New Buildings Over \$1,000,000 in Value	<b>\$10,740</b>

OTHER DEVELOPMENT	FEES
<b>Land Use Bylaw Amendments</b>	<b>\$1,772</b>
<b>Area Structure Plan Amendments</b>	<b>\$1,772</b>
<b>Area Structure Plan Applications</b>	<b>\$2,578</b>
<b>Municipal Development Plan Amendments</b>	<b>\$1,772</b>
<b>Advertising Fee</b>	<b>\$900</b>
<b>Development Agreement</b>	
Standard	<b>\$1,074</b>
Multi-Stage	<b>\$2,148</b>
In-Fill	<b>\$859</b>
<b>Encroachment Agreements</b>	<b>\$215 plus registration fees</b>

The City of Wetaskiwin does not impose any off-site levies.



[INVESTWETASKIWIN.CA](http://INVESTWETASKIWIN.CA)