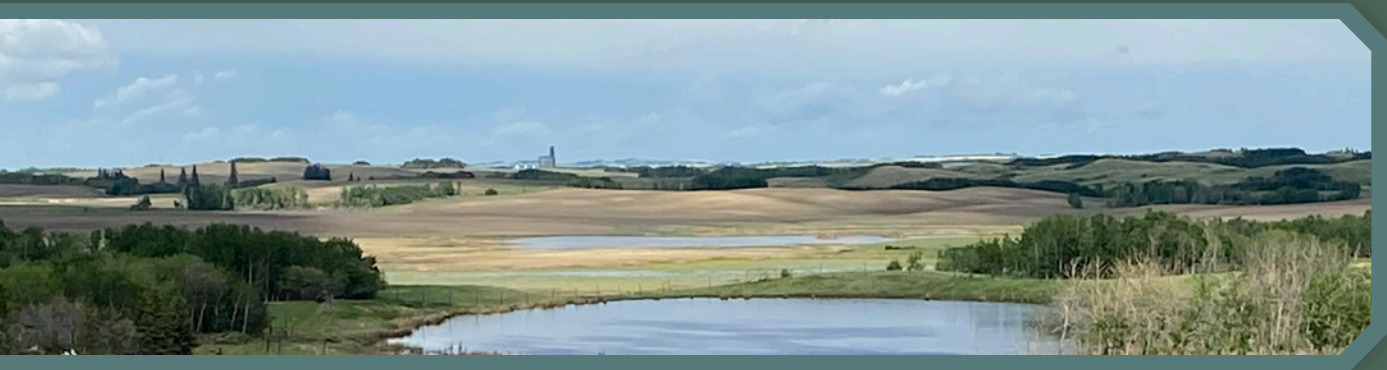




# The County of Vermilion River



## DEVELOPERS PACKAGE



# Investing in the County of Vermilion River

The County of Vermilion River is poised for investment as Administration and Council continue to focus on Economic Development and new growth opportunities. Now is the time to plant roots for your next business venture or expansion.

The County is a large, rural municipality with a diversified economy, and a population of over 8,000 people. It is a dynamic, friendly place to do business with strong growth potential. There are business opportunities in the energy and agricultural sectors of the community, reasonable land costs, and it boasts a skilled, highly adaptable labour force.

There are eight unincorporated hamlets, three villages and one town located within the geographic boundaries of the County, producing a larger regional population of over 13,500. The closest major City of Lloydminster borders the County in the East, which continues to bolster our industry and tourism revenues.

The combined populations of the County's full geographic region along with the City of Lloydminster, opens up a Trade Area of over 45,000.

Our municipal operations are based out of Kitscoty, Alberta—near the geographic center of the County. The many features, amenities and opportunities in our municipality make it “A sustainable and diversified community with opportunities for all”.

## Key Economic Indicators

Region  
Population  
**13,539**

Available  
Labour Force  
(Region)  
**10,625**

Major  
Projects  
(Region)  
**\$718M**

Development  
Permits  
(Region)  
**\$29.9M**

Region  
Land Area  
(Sq. Km.)  
**5,437**

Vacant Land  
& Commercial  
Spaces  
(County)  
**32**

Occupied  
Jobs  
(Region)  
**7,500**

Businesses  
(Region)  
**680**

## Top Industries

(No. of Businesses in Region)

- Agriculture, forestry, fishing & hunting
- Construction
- Other services (except public administration)
- Retail trade
- Professional, scientific and technical services

## Start your investment planning today!

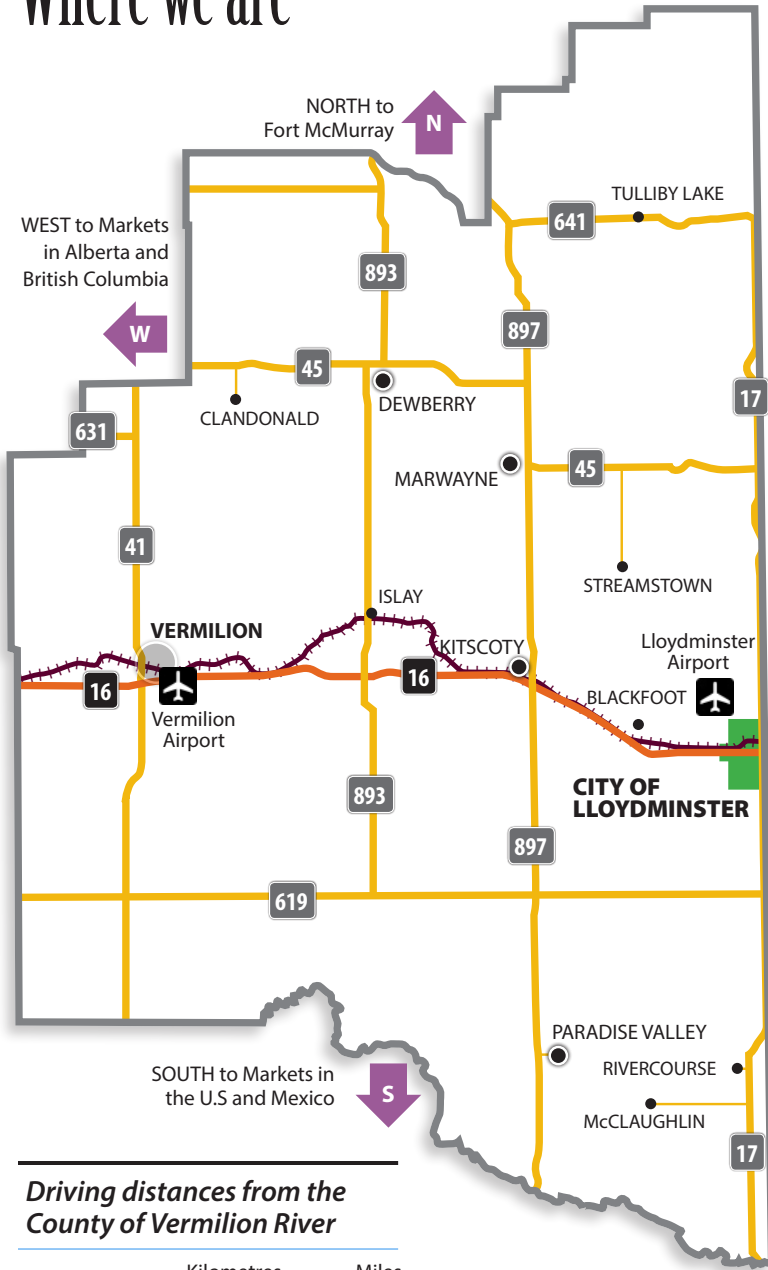
Economic Development Officer

**780-846-2244**

[Economicdevelopment@county24.com](mailto:Economicdevelopment@county24.com)

[www.vermilion-river.com](http://www.vermilion-river.com)

# Where we are



## Location

The County of Vermilion River (CVR) is a rural municipality in east-central Alberta. The eastern border coincides with the Alberta-Saskatchewan border and the City of Lloydminster.

## Accessibility

An excellent transportation system that connects your business to global markets. Highway 16 (TransCanada Yellowhead) runs through the center of the County and is the major northern east/west trade route connecting to the west coast ports. Rail access exists with CN's northern secondary mainline traveling east/west with a terminal point in Vermilion. Air service exists with Airports in Vermilion and Lloydminster, and close access to international airports in Edmonton and Calgary.

### Driving distances from the County of Vermilion River

	Kilometres	Miles
Edmonton	200	125
Calgary	450	280
Vancouver	1,345	840
Winnipeg	1,115	696
Toronto	3,201	2,000
Los Angeles	2,764	1,728
Chicago	2,427	1,517
Houston	3,316	2,073
New York	3,689	2,306

	TOWN		HAMLET		HIGH LOAD HIGHWAY		AIRPORT
	VILLAGE		OTHER		HIGHWAY		RAILWAY



# Economic Profile

## Transportation

The County of Vermilion River is well served with a network of quality transportation systems. The transportation infrastructure in the County is a major factor in supporting the primary industries in the region including the oil and gas industry, related oil and gas service industries, and the County's varied agriculture operations. The County's integrated highway, rail and air systems allow for efficient delivery and transport of goods and people throughout the communities in the County of Vermilion River.

### Transportation System

#### ROAD SYSTEM

- East/West - Highway 16 (Yellowhead), 45 & 619
- North/South - Highways 41, 893, 897 & 17

The main east-west highway traversing central Alberta, Provincial Highway 16, travels directly through the County of Vermilion River. The highway is designated as a core route in Canada's National Highway System and forms the Yellowhead branch of the Trans-Canada Highway. Highway 45 connects several communities in the County and to the two dominant north-south routes, Highway 41 and Highway 897. These two routes provide connection into the industrial developments of northeastern Alberta as well as tourism destinations both in northeastern Alberta and northwestern Saskatchewan. Highways 893 and 17 also connect the region from north to south, intersecting Highways 45, 16 and 619. Highway 14, in the southeast corner of the County, connects to the heavy rail network to the west through Wainwright.

#### RAIL SYSTEM

- Canadian National Railway

CN's northern secondary mainline travels east-west through the County to the south, along Highway 16 and connecting Saskatoon and Edmonton. The Town of Vermilion is a terminal point for CN and contributes to the success of agricultural shipping from this area. Spur trackage is available as well as CN lease land for industrial and commercial entities. There are several spur lines available including ones at Lloydminster, Kitscoty and Vermilion. There is a long siding at the Hamlet of Blackfoot to allow for trains passing.

#### AIR SERVICE

- Vermilion Airport – two asphalt runways: 3300' x 75' (1029m x 22m) and 2200' x 75' (695m x 22m)
- Lloydminster Airport – two runways: 5,579' x 150' (1,700 x 46 m) asphalt and 1,500 x 100 ft (457 x 30 m) unpaved grass

The County is located approximately 200 kilometres northeast of Edmonton International Airport, which is the primary air passenger and air cargo facility in the Edmonton region and is a major hub facility for Northern Alberta and Northern Canada.

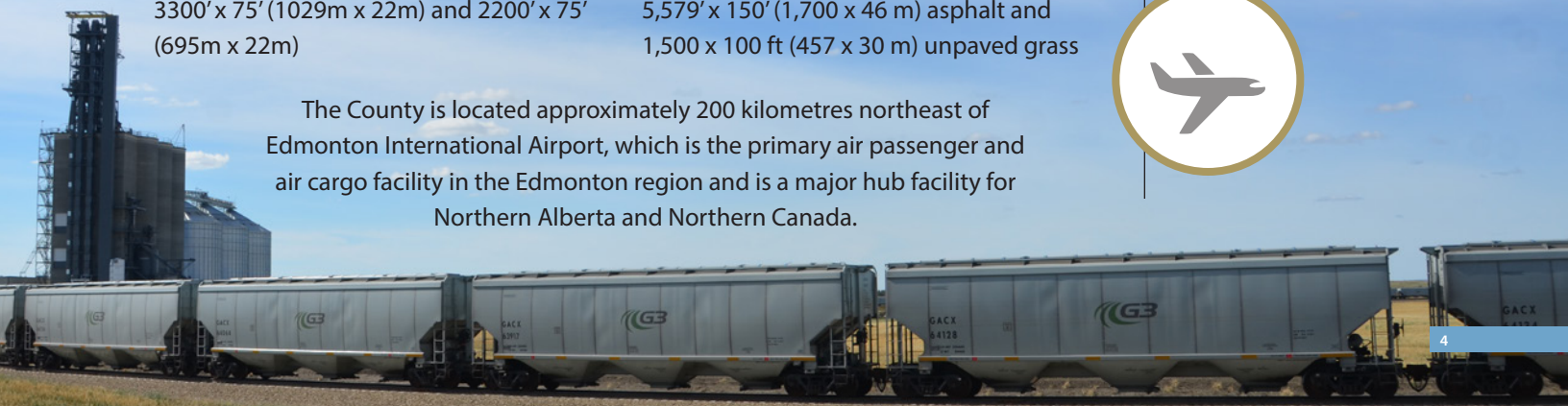
#### CLOSEST CANADA/U.S. PORTS OF ENTRY

- Wild Horse
- Willow Creek
- Coutts / Sweet Grass
  - Carway
  - Del Bonita

#### CLOSEST SHIPPING PORTS:

- Port of Prince Rupert, BC
- Port of Vancouver, BC
- Port of Victoria, BC
- Port of Churchill, MB

The area is also serviced by several trucking, bus and courier service companies.



# Demographics

The County boasts a trade area of over 45,000, which includes the County's region population of over 13,500 and additional 31,600 residents within the neighbouring City of Lloydminster. The combined area populations bolster the County's tourism and other industry revenues.

Trade Area  
over  
**45,000**

4 Year  
Population  
Change  
(Region)  
**-4.7%**

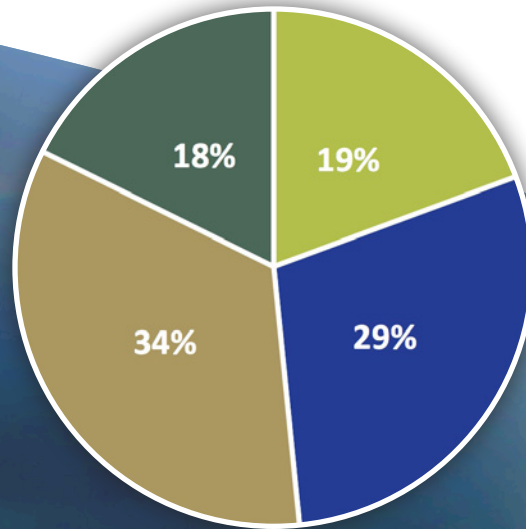
Non-immigrants  
**95%**  
Immigrants  
**5%**  
(Region)

Average  
Age  
(County)  
**40.7**

Median  
Age  
(County)  
**42.4**

Source:  
2021 Statistics Canada

## Region Population by Age



- 0-14 years
- 15-39 years
- 40-64 years
- 65+ years

### GEOGRAPHIC REGION

## County of Vermilion River

**13,539**

County of Vermilion River incl. Hamlets **8,043**

Town of Vermilion **3,948**

Villages of Kitscoty, Marwayne, Paradise Valley **1,548**

### CITY OF LLOYDMINSTER (AB/SK)



County of Vermilion  
River Natural Gas  
Refueling Station  
at Kitscoty

## Major Projects

Over **\$718 M** in planned or active major  
projects impacting the County

(as of February 2023)



### Grizzly Bear Creek Wind Project

**\$250 M**

Enel Green Power

Consisting of 34 wind turbines, the 152 MW wind project will generate 528 GWh of energy annually and avoid over 343,000 tons of CO2 emissions a year.

### Northern Valley Wind Power Project

Elemental Energy

Early stages planning for new wind power infrastructure including Community Outreach and Consultation, Environmental review, Project Impact Studies and Preliminary Layout.



### The Alberta Central East (ACE) Regional Waterline

**\$140 M**

A regional entity (owned by the 12 member municipalities) that will supply high quality potable water to the municipalities in the Counties of Minburn, Two Hills and Vermilion River. The full regional system will include 350+ kilometers of pipeline, two Water Transfer (pump) Stations (WTS) located near Vegreville and Lloydminster along with community fill stations and truck fill stations.

### Blackfoot Lagoon

**\$3.89 M**

Alberta Municipal Water/Wastewater Partnership and County of Vermilion River

Construction of a discharge line to Blackfoot Creek. Design of expansion of Lagoon holding capacity.

### Kenilworth 1 Distributed Energy Resource

**\$1.4 M**

Versorium

Development of natural gas to electrical conversion.

### Transmission Power Line Project

**\$241 M**

AltaLink

This project is required because of projected moderate growth of pipeline load, urban development, industrial and oilsands growth.

### Lloydminster Wastewater Treatment Facility

**\$81.5 M**

City of Lloydminster

Constructing a mechanical wastewater treatment facility near the existing wastewater lagoons to establish a modernized efficient system.

# Development Permits

**\$29.9M (Region)**

Commercial \$2.6M

Industrial \$2.0M

Institutional \$13.2M

Residential \$12.1M

Source: Regional Alberta Dashboard - Adapted from Statistics Canada, Building Permits Survey

Subdivisions  
(Residential)

**18**

Vacant Land  
& Commercial  
Spaces  
(County)

**32**

Development  
Incentives

**\$500 REBATE**

on residential  
properties

Provincial  
incentives:

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

# Land and Available Business Space

There are currently five large industrial areas in the County all with unique attributes.

Location	Vacant Parcels
<b>Devonia Business Park</b> NW-31-49-1 <a href="http://www.devoniabusinesspark.com">www.devoniabusinesspark.com</a>	<b>7</b>
<b>Reinhart Property Management</b>	
• Industrial Park	<b>1</b>
• Business Park SE-5-50-1 & NW-9-50-1 <a href="http://www.reinhartpm.com">www.reinhartpm.com</a>	<b>2</b>
<b>Corridor Business Park</b> N-33-49-1	<b>5</b>
<b>County Energy Park</b> SW-4-50-1	<b>3</b>
<b>Kam's Industrial Park</b> NE-31-49-1	<b>8</b>

## Business Resources

The County of Vermilion River takes pride in supporting our businesses with resources and marketing. The County is proud to partner with Business Link and the Lloydminster Chamber of Commerce to provide the Digital Economy Program to businesses in the County.

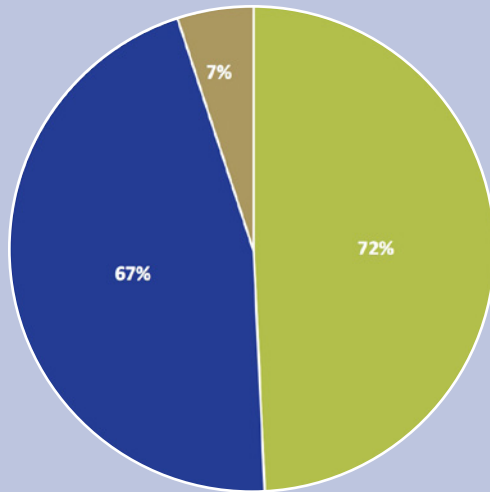
### LOCAL BUSINESS RESOURCES

- County of Vermilion River Business Link
- Community Futures - Lloydminster & Region
- Chambers of Commerce: Vermilion & District, Marwayne, Lloydminster



# Labour Market

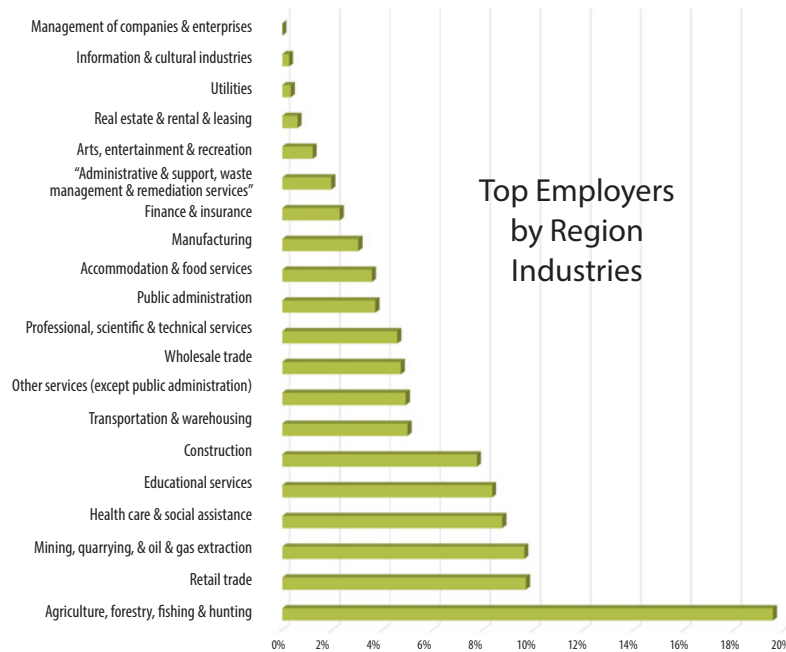
Available Region Labour Force: **10,625**



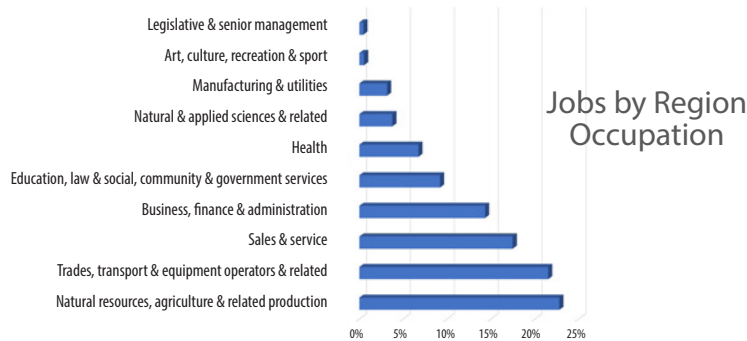
■ Participation Rate ■ Employment Rate ■ Unemployment Rate

The County of Vermilion River Region has an available and educated labour force (over 15 yrs old) of 10,625. Additional labour can be drawn from the neighbouring major City of Lloydminster (over 24,000 in available labour force).

**Occupied Jobs**  
**7,500**



Top Employers by Region Industries



Jobs by Region Occupation

Source: 2021 Statistics Canada

## PLACE OF WORK STATUS

Usual place of work **58%**  
Worked at home **25%**  
No fixed workplace address **17%**

## COMMUTING DESTINATION

To a different census subdivision within census division of residence **47%**  
Within census subdivision of residence **36%**  
To a different province or territory **10%**  
To a different census subdivision and census division within province or territory of residence **7%**



# Main Industries

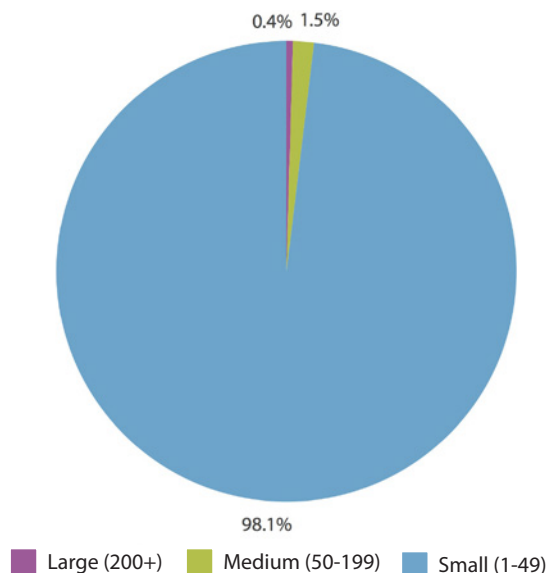
## Businesses by Industry

Agriculture, forestry, fishing and hunting	<b>25</b>
Construction	<b>11</b>
Other services (except public administration)	<b>9</b>
Retail trade	<b>9</b>
Professional, scientific and technical services	<b>8</b>
Transportation and warehousing	<b>7</b>
Mining, quarrying, and oil and gas extraction	<b>5</b>
Health care and social assistance	<b>4</b>
Real estate and rental and leasing	<b>4</b>
Wholesale trade	<b>4</b>
Accommodation and food services	<b>3</b>
Administrative and support, waste management and remediation services	<b>3</b>
Finance and insurance	<b>3</b>
Manufacturing	<b>2</b>
Educational services	<b>1</b>
Arts, entertainment and recreation	<b>1</b>
Information and cultural industries	<b>1</b>
Public administration	<b>1</b>
Management of companies and enterprises	<b>0</b>

Number of  
Businesses  
(Region)

**680**

### Size of Businesses



### Variety of Home-Based Businesses

From Mechanical  
and Welding to  
Account and  
Online Sales

Source: Regional Alberta Dashboard: Adapted from 2021 Statistics Canada, Establishment Counts by CSD, derived from the Business Register.

# Natural Gas

The County of Vermilion River has a natural gas refueling station located at Kitscoty on Highway 16, providing sales of natural gas for commercial fleet fueling.

Residential Sales **\$750,000**

Industrial Sales **\$400,000**

**Total Sales \$1,150,000**

Transportation **1,500,000 GJ**

**Total Volume 2,650,000 GJ**

# Oil

**Total Oil Production**  
**1,252,300 m<sup>3</sup>**

Based 2022 AER data for  
County of Vermilion River

**Estimated Revenue for  
Oil Production**  
**Over**  
**\$300,000,000**

(based on an  
average of \$40/barrel)

# Agriculture

Overview	2016*	2021*	% ±
Number of Farms	1,052	1,125	6.94%
Total Land Area - km2	5,519.75	5,420	-1.81%
Land in Crops - Acres	763,580	825,559	8.12%
Natural land for pasture - Acres	303,450	362,357	19.41%
Number of Farm Operators	1,435	1,525	6.27%
Number of Employees	746	529	-29.09%
Gross Farm Receipts	\$405,991,767	\$655,168,180	61.37%
Livestock Overview			
Value of Livestock & Poultry	\$283,193,398	\$241,232,330	-14.82%
Cattle and Calves #	131,376	152,591	16.15%
Dairy Cows #	n/a	193	n/a
Beef Cows #	n/a	58,217	n/a
Heifers #	16,643	26,123	56.96%
Calves #	42,573	46,165	8.44%
Steers #	18,711	18,522	-1.01%
Bulls #	3,495	3,371	-3.55%
Pigs #	n/a	39,123	n/a
Hens and Chickens #	73,096	134,944	84.61%
Sheep and Lambs #	3,614	1,955	-45.90%
Crop Overview			
Canola - acres	255,773	293,676	14.82%
Wheat - acres	225,534	252,290	11.86%
Barley - acres	82,634	100,721	21.89%
Alfalfa and alfalfa mixtures - acres	64,187	35,628	-44.49%
All other tame hay and fodder crops - acres	27,179	31,522	15.98%
Oats - acres	24,513	31,764	29.58%
Dry field peas - acres	51,066	41,718	-18.31%
Quinoa - acres	4,000	11	-99.73%
Lentils - acres	1,845	320	-82.66%
Total rye - acres	334	594	77.84%
Flaxseed - acres	1,295	4,342	235.29%
Vegetables - acres (excluding greenhouses)	n/a	11	n/a
Total greenhouse area in use - square feet	n/a	23,260	n/a

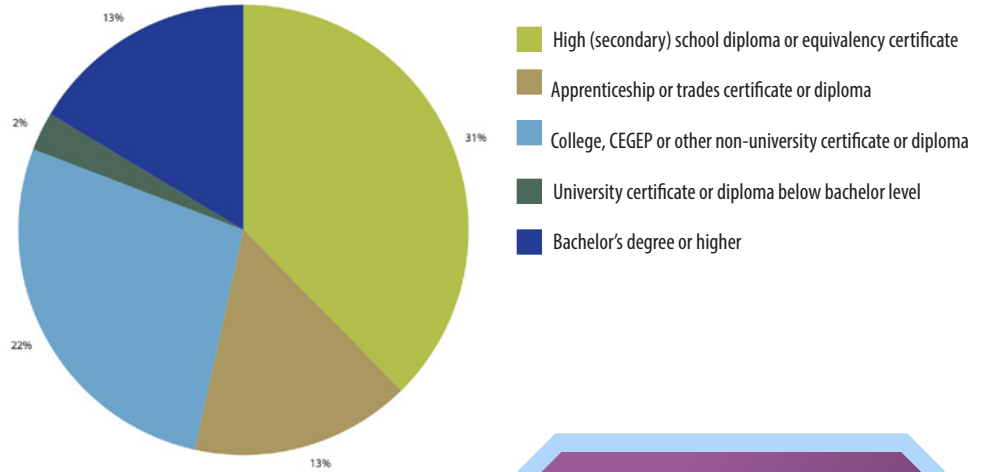
\*Source: Statistics Canada Census of Agriculture, and community information for the County of Vermilion River.  
Figures are based on number of farms reporting.  
n/a - not available from Statistics Canada Census data

# Education

The County of Vermilion River Region has an educated and motivated labour force. The County is home to one of two Lakeland College campuses in the Town of Vermilion with the other located an hour away in the City of Lloydminster.

People with post-secondary certificate, diploma or degree  
**5,425**

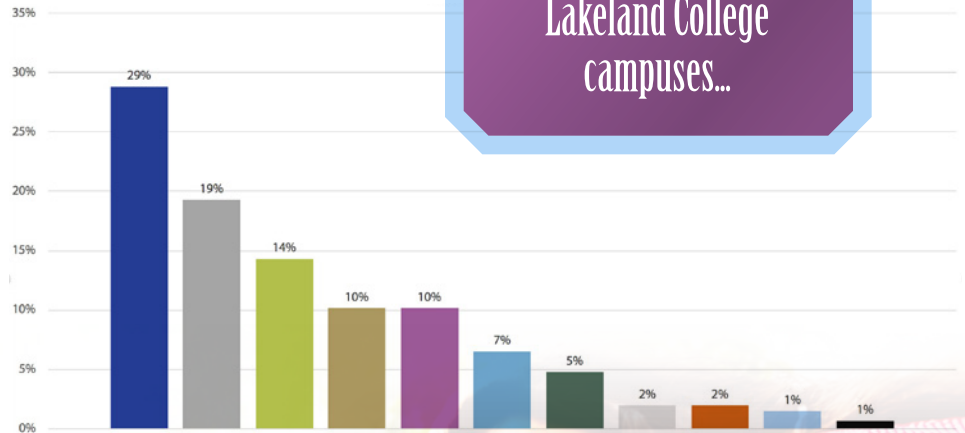
## Educational Attainment



- Architecture, engineering, and related trades
- Business, management and public administration
- Health and related fields
- Education
- Agriculture, natural resources and conservation
- Personal, protective and transportation services
- Social and behavioural sciences and law
- Humanities
- Physical and life sciences and technologies
- Mathematics, computer and information sciences
- Visual and performing arts, and communications technologies

The County is home to one of two Lakeland College campuses...

## Major Field Study





# Lakeland College



At Lakeland College, students take charge of their future and become leaders today through career-relevant, industry-driven programming and experiential learning opportunities. Graduates continue to fuel the workforce of tomorrow within the County of Vermilion River.

## Applied Research

The College is committed to pursuing applied research and innovation opportunities that enhance both teaching and learning and support regional economic development.

### PROGRAMS:

- [Agricultural Sciences](#)
- [Business](#)
- [Continuing Education](#)
- [Dual Credit Courses](#)
- [Energy](#)
- [Environmental Sciences](#)
- [Fire and Emergency Services](#)
- [Foundational Learning](#)
- [Health and Wellness](#)
- [Human Services](#)
- [Inclusive Education](#)
- [Interior Design](#)
- [Microcredentials](#)
- [Pesticides Certification Program](#)
- [Trades - Apprenticeship](#)
- [Trades - Pre-employment](#)
- [University Transfer](#)

### APPLIED RESEARCH FOCUS AREAS:

## Agriculture, Energy and Environment

Our Research Centre and G.N. Sweet Livestock Research Facility at the Vermilion campus are testbeds for innovations in integrated renewable energy systems, bioenergy, livestock research and crop research.



### DID YOU KNOW?

**One of the largest** student managed farms in Canada is located at the Vermilion campus.

There are over **20 approved crop-research projects** underway in college-run fields.

The **County Energy Park Lab** in Lloydminster, originally developed for the Street Rod Technologies program, is now home to **vehicle restoration** workshops.

**Lakeland College** offers **50+ programs** at its campuses in Vermilion and Lloydminster, and through online and off-site programs and courses.

# Household Income

Average  
Individual  
Income

(County)

**\$60,250**

Average  
Household  
Income

(County)

**\$120,000**



## Housing across the Region

### HOUSING TYPES

Single-detached house	<b>4,595</b>
Semi-detached house	<b>25</b>
Row house	<b>85</b>
Apartment	<b>220</b>
Movable dwelling	<b>335</b>
Owned:	<b>4,495</b>
Rented:	<b>770</b>
Residential Subdivisions (County):	<b>18</b>

**Number of Homes: 5,260**

## Utilities

### Telephone

(Landline/Cellular Service)

### Internet

(High Speed Wireless, Fibre)

Carriers:

- CCI
- Bellevista Broadband
- MCSNet
- XploreX
- Bell
- Primus

### Electricity

(3 phase power in most areas)

- Direct Energy
- ATCO Energy

### Natural Gas

- County of Vermilion
- Natural Gas Utility
- ATCO Gas
- Minco Gas

### Water / Wastewater

- ACE Regional Water System
- Blackfoot Water Utility
- Clondonald Water Utility
- Islay Water Utility
- McLaughlin Water Utility
- River Course Municipal Water
- Dewberry Municipal Water/Wastewater

# Taxes

Alberta has some of the lowest taxes in North America — with no provincial sales tax, no payroll tax, no health care premiums, and some of the lowest corporate income taxes in Canada.

Low fuel taxes and low personal income tax rates make Alberta one of the most cost competitive jurisdictions in the country.

## PROVINCIAL TAX RATES (2020)

### Corporate Income Tax:

General Rate	<b>8%</b>
Manufacturing and Processing Rate	<b>N/A</b>
Small Business Rate	<b>2%</b>
Threshold	<b>\$500,000</b>

## County of Vermilion River Mill Rates (2023)\*

Base  
Residential  
**6.8522**

Base  
Non-Residential  
**21.3737**

\*Mill rates depend on location within the County.  
Multiple mill rates may apply for properties with more than one use.

Taxable Assessment Value  
(County 2023)  
**\$2,396,578,330**

# Awards

Recipient of the  
**Emerald Award  
for Climate Change**

for the County Natural Gas service and being the largest rural gas service by volume in Alberta.

Recipient of the  
**Provincial Ministers  
Innovation Award**

for the Alternative Land Use Services Program



*County of*  
**VERMILION River**

**CONTACT:**

Economic Development Officer

**780-846-2244**

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**[www.vermilion-river.com](http://www.vermilion-river.com)**