

INVEST IN FORT MACLEOD



Envisioning a Landscape of Investment Opportunities and Export Capacity

Invest in Fort Macleod contains an analysis of the community of Fort Macleod from an investment perspective. This document contains information on the community's competitive edge, key industry sectors, demographics, taxation, cost of living, and lifestyle.



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Invest in Fort Macleod

ENVISIONING A LANDSCAPE OF INVESTMENT OPPORTUNITIES AND EXPORT CAPACITY

ABOUT THE TOWN



Fort Macleod is a welcoming, family friendly, vibrant community with a multitude of opportunities for everyone. The town actively pursues new development, and is ideally situated for economic success. Home to over 3000 people, the town is located at the intersection of two major Alberta highways, is close to the U.S. border, and is situated on a Canadian Pacific Railway East-West mainline.

Founded in 1874 as the first Western outpost of the North West Mounted Police in the Northern Territories, the town is rich in provincial and national history. As Alberta's oldest town, it has long been a transportation and national trade hub in the Canadian West – a legacy which contributes to the town's distinct entrepreneurial character.

INTERESTING FEATURES

Because of the beautifully preserved buildings on its Historic Main Street, Fort Macleod is renowned as one of the most filmed locations in Western Canada. The first of only two designated Provincial Historic Areas in Alberta, the town's main thoroughfare was the prototype for Heritage Canada's national Main Street Program in the 1980s.

The Empress Theatre (circa 1912) is a prominent feature on Historic Main Street, and is the oldest continuously operating theatre in Western Canada. It offers both movie screenings and live performances. The Empress Theatre is said to be haunted by "Ed" the ghost, and both staff and visitors have reported spectral encounters.

In addition to Historic Main Street, the Town of Fort Macleod also holds both The Fort Museum and the 1884 NWMP Barracks Provincial Historic Site.

FORT MACLEOD'S COMPETITIVE EDGE

The Town of Fort Macleod is a business-friendly community that actively encourages new commercial and industrial development. Industrial-zoned lots are available for both light and heavy industry, and the Town is eager to work with interested parties to create workable development solutions for new and existing businesses.

There is a large land base within the town limits (over 5,000 acres), including parcels of land in an airport industrial park, where several businesses have converted the existing 1940s British Air Force hangers for industrial use. Land in Fort Macleod offers an exceptionally solid foundation for virtually any development, due to a gravel and rock rich sub-surface soil, allowing for a stable load-bearing base. It is ideal for heavy loads, crane work and the weights created by manufacturing processes.

Fort Macleod is a great fit for many different kinds of business ventures. With the lowest overall tax regime in Canada and below average labour costs, Fort Macleod provides an excellent business environment coupled with the breathtaking natural landscape of the Alberta Prairies. Fort Macleod is also a highly attractive town for tourists. Not only is Fort Macleod close to major urban centres, the US border is just an hour away. Additionally, the wealth of fertile farmland surrounding the town fuels a diverse agricultural sector with a focus on cattle, grain crops, and horses.

With a dedicated Economic Development Manager, Fort Macleod is able to provide the support you need to get your business up and running.

A Diversified Economy

Fort Macleod is situated on Southern Alberta's prime farming and ranching land. The local economy is primarily driven by agriculture and the agricultural services industry. A robust business community features many retail, professional and personal services, manufacturing, construction, and trade companies. Major wind farm developments around the town have also generated new opportunities for the local economy.

Continued economic expansion and diversification is a top priority for Fort Macleod, as outlined in the Town's Strategic Plan. The town seeks to balance economic growth with environmental sustainability and the preservation of the local culture

Major Employers in Fort Macleod are:

- Structural Truss Systems – Construction
- Frans Feyter Construction – Construction
- Bouvry Exports – Meat Exports
- Fort Macleod Auction Market – Auction Services
- O'Sullivan Construction – Cement
- John's Construction – New Home
- Falcan Industries – Trailer manufacturer
- Puppy Love – Pet Food Manufacturer
- Mountain View Pre-Cast Concrete – Concrete Building Manufacturer
- Westco Construction – Construction
- Volker Stevin – Roadworks
- McNally Transport – Roadworks/Transportation
- VanEE Trucking – Transportation

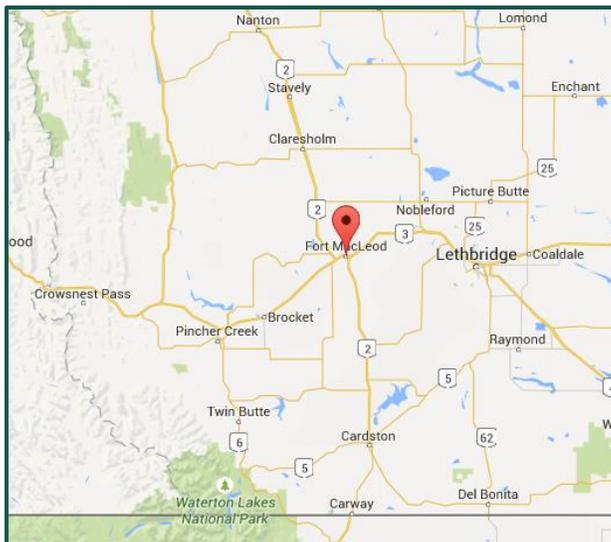
Market Accessibility

Fort Macleod has all the infrastructure and logistics support necessary to be an efficient industrial hub. The Town is situated on the intersection of Highway 2 and Highway 3. Highway 2 runs north to the major cities of Calgary and Edmonton, and south to the Carway border crossing into the United States. Highway 3 runs east to British Columbia and west to Medicine Hat, which then links to the eastern Canadian provinces via the TransCanada Highway. Highway 3 also intersects with Highway 6 and connects to the CANAMEX trade corridor.

One of Canadian Pacific Railway's main lines runs east-west through Fort Macleod and connects to CPR's vast network that transports goods all over Canada and into the Eastern United States. Fort Macleod also has a local airstrip with a 914m runway. The nearest commercial and air-freight services are located only 48km away in Lethbridge. Calgary International Airport is located north of Calgary off Highway 2, 184 kilometers from Fort Macleod. The nearest seaports are located in Vancouver and Prince Rupert, British Columbia.

Distances and Times to Major Centres					
Lethbridge	Calgary	Edmonton	Red Deer	Carway (US Land Crossing)	Vancouver (Seaport)
49 km	171 km	464 km	312 km	87 km	1141km
0.5 hour	2 hours	4.5 hours	3 hours	1 hour	12 hours

Fort Macleod Regional Map



View the Fort Macleod Regional Map [Online](#).

INDUSTRY SECTORS

Film

With the presence of impressive heritage buildings from the late 19th century, and an iconic Historic Main Street, Fort Macleod is a prime backdrop for your next movie or TV series shoot. It takes little effort to transform the unique buildings into a portrayal of the “Wild West” or a turn-of-the-century street scene set in any mid-western city.

With welcoming residents that are accustomed to film crews and production sets, and policies and pricing structures already in place, it is extremely easy to settle in and get the tape rolling. A wealth of strategically placed parking lots and empty spaces make large sets very accessible to store and access. As the perfect backdrop for a movie, Fort Macleod is ready for your next film or TV shoot.

Fort Macleod hosts the annual Justice Film Festival, which showcases films that encourage responsible global citizenship by focusing on issues relating to human rights and the environment. Films are screened at the Empress Theatre, Alberta’s oldest theatre.

Notable recent films and TV shows that have featured Fort MacLeod include:

- Interstellar (Movie, 2014)
- Fargo S2 (TV Show, 2014)
- Passchendale (Movie, 2007)
- Brokeback Mountain (Movie, 2005)



Tourism

The Fort Museum of the North West Mounted Police

Fort Macleod is home to The Fort Museum, a replica of Western Canada’s first police fort, built nearby in 1874. With a multitude of artifacts and activities, it is a fun destination for all ages.

The Fort Museum is renowned for its “Northwest Mounted Patrol Musical Ride.” It is the only on-site musical ride in the country, demonstrating the intricate ring-



work and superb horsemanship of the North West Mounted Police, The musical ride originated in the town at the NWMP Barracks site in the 1880s. The Fort has won international tourism awards for its “Groom-a-Horse” program and continues to draw travellers from around the world. Information about the schedule and hours of operation can be found [here](#).

Head-Smashed-In Buffalo Jump (HSIBJ)

Located just ten minutes west of Fort Macleod is Head Smashed-In Buffalo Jump. This designated UNESCO World Heritage Site showcases how indigenous tribes once drove buffalo off the side of the cliff to the animals’ slaughter.



This hunting method was used for over 6,000 years and HSIBJ is one of the best preserved sites in the world. There is a museum facility where you can view artifacts from the archaeological site, treks to the jump site, and all manner of cultural demonstrations about the area’s First Nations, including drumming and dancing by some of the world’s best dancers in the field. HSIBJ is easily accessible by established roads and is open to the public year-round. More information about this site can be found [here](#).

Fort Macleod is centrally located and is a great hub to stay in while you enjoy tourism opportunities and activities in the immediate vicinity including:

- Local and regional rodeos
- Western ranch vacations and bed & breakfasts
- Castle Mountain Ski Resort
- UNESCO World Heritage Centre Waterton/Glacier International Peace Park
- Hiking, boating, canoeing and kayaking
- Fly-fishing and seasonal hunting
- Cycling, motocross, off-roading, ATVing
- Skiing (cross-country & downhill) and skidooring
- Several annual regional festivals and sporting events

CURRENT CAPITAL PROJECTS

Fort Macleod is constantly growing and improving its services to the community. The addition of localized fibre optic broadband infrastructure is underway, which will add “always enough” internet connectivity availability for businesses and residents alike.



There are currently infrastructure upgrades in the works for Fort Macleod's public schools, seniors' home and electrical transmission infrastructure (which is Town-owned), as well as several major roadwork projects.

More information on capital projects can be found [here](#).

REGIONAL INDUSTRY SECTORS

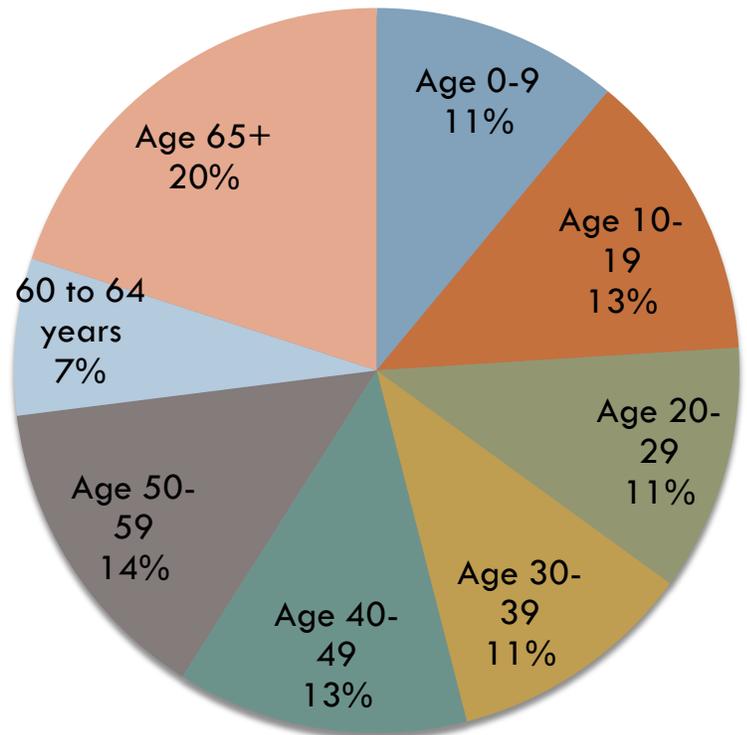
Southwest Alberta has three primary industrial sectors which drive its economic engine. For a detailed description of these industries click to learn more:

- [Agriculture](#)
- [Alternative, Renewable and Bioenergy](#)
- [Tourism](#)

DEMOGRAPHICS

Population: 3,021 (2011)
Median Age: 43.4 Years
% Aged 15+: 81.8%

Mother Tongue Composition
English: 89.0%
French: 1.0%
Other Non-Official: 10.0%
Statistics Canada (2011)



Quick Facts	
Population: 3,117 (2011)	Employment rate (%): 59.2 *
Median age of the population: 43.7 (2011)	Key Economic Sectors: Tourism, Agriculture, Film, and Construction
% of the population aged 15 and over 81.8 (2011)	Average House Price: \$212,894.00 (2015)
Land Area: 23.34 km ²	Participation rate (%): 73.6 *
Trading Area: 181,223 population within its 100 kilometre Trading Area (extended trading area reaches into Crowsnest Pass, the BC interior, Lethbridge and south into Montana)	Utilities: Municipal water, sewage and garbage collection; Electrical – Enmax; Natural gas – Atco; Telecommunications – Telus; Shaw
Number of Businesses: 270 licensed businesses in 2015	Employment: 1,420 persons *
Labour force: 1495 persons *	Time Zone: Mountain Time (-7 UTC)
Unemployment rate (%): 5.0 *	Unemployment: 75 persons *

* 2006 Census, Statistics Canada

English is the dominant mother tongue in the community (89%), with 1% of the population declaring French as their first language and 10% declaring a non-official language. Fort MacLeod has a skilled workforce, with 41% of the population attaining some form of post-secondary education. The labour force participation rate of Fort MacLeod is 73.6%.

A complete table of population statistics for Fort Macleod is provided by [Statistics Canada](#)

Note: National Household Survey Profile data was not released for the Town of Fort MacLeod.

TAXATION AND COST OF LIVING

Alberta boasts one of the most competitive tax environments in North America. There are no capital or payroll taxes in the province. The only sales tax in Fort Macleod is the Federal GST (5%), as no provincial sales taxes are levied in Alberta. The Town of Fort Macleod does not charge business or equipment taxes.

How to calculate property taxes:

$$\text{ASSESSED PROPERTY VALUE} \times \text{MILL RATE}/1000 = \text{TAXES OWED}$$

$$\text{TAXES OWED} + \text{ASFF} + \text{MCF} = \text{TOTAL TAXES TO BE PAID}$$

Property Tax Statistics (2014)				
	Municipal	Education	Seniors Lodge	TOTAL MILL RATE
Residential	5.4513	2.5787	0.2910	8.321
Commercial (Non-Residential)	12.4045	3.6324	0.2910	16.3259

Business Licensing Fee Schedule		
License Type	One Job/Day/Show	Annual Fee
Charitable, Non-Profit		NIL
Home Occupation	a) Principal	\$225.00
	b) Supplementary	\$125.00
Resident Business		\$100.00
Non-Resident Business	\$175.00	\$275.00
Transient Commercial Agent	\$175.00	\$375.00
Transient Contractor	\$175.00	\$275.00
Transient Contractor (Trades)	\$225.00	\$375.00
Transient Exhibitions	\$75.00/day	NA
Transient Professionals		\$275.00

Commercial Water Usage Rates (2015)			
Water Usage Rates		Waste Water Usage	
Basic Rate (bi-monthly)	\$35.00	Basic Rate (bi-monthly)	\$44.75
1,000 - 4,000 gallons	\$4.10	1,000 - 4,000 gallons	\$4.10
4,001 - 8,000 gallons	\$8.25	4,001 - 8,000 gallons	\$8.25
8,001 - 10,000 gallons	\$9.10	8,001 - 10,000 gallons	\$9.10
10,001 and over	\$10.20	10,001 and over	\$10.20

Direct Energy Electricity Regulated Rate Tariff (2015)			
Rate	Description	Administration Charges	
		Fixed (\$/Day)	Cost of Energy (\$/kWh)
E1	Residential Service	0.285	0.03831
E2	Small General Service	0.313	0.03854
E3	Large General Service	0.585	0.03736

ADMINISTRATION FEES

Application to Municipal Planning Commission (Home Occupations Only)

Permit Fees	
Permit Fee	\$75.00
MPC Fee	\$240.00

More information about business licensing costs can be found [here](#).

MUNICIPALLY OWNED COMMERCIAL LOTS FOR SALE

<http://ab-fortmacleod.civicplus.com/236/MAPS>

To learn more about the [construction permitting process](#), visit the Town of Fort Macleod [website](#). You can also peruse the town's [Land Use By-Laws](#) or the [2011 Municipal Development Plan](#). Other documents related to Fort Macleod's by-laws and policy can be found [here](#).

THE FORT MACLEOD LIFESTYLE

Fort MacLeod residents enjoy a very high quality of life. Residents have access to first-rate education, health care, social services, recreational facilities and community organizations. The average resale home price in Fort MacLeod is \$212,894.00 CAD (2015). The low cost of utilities, land, and real property make Fort MacLeod a very affordable town to live in.

Recreation

Fort Macleod provides a variety of amenities for individuals and families seeking an active lifestyle. The Fort Macleod golf course is a beautiful 9-hole course and the oldest in Western Canada. Fort Macleod also has an outdoor swimming pool, tennis courts, and skate park, a water-park for the kids, ball diamonds, soccer fields, and an equine event complex. The River Valley Wilderness Park consists of over 200 acres of land alongside the Oldman River. The park is great for biking, cross-country skiing, bird watching and flora exclusive to the area. The town also has a first-rate physical fitness centre, which produces an unusually high percentage of global Iron Man participants.

Community Organizations

Fort Macleod has a very strong sense of community, with upwards of 100 different community groups and organizations. These include the Fort Macleod Chamber of Commerce, Rotary Club, Army Cadets, Lions Club, various sports and youth clubs, 4-H

agricultural clubs, Scouts and Guides. There are also a number of churches in Fort Macleod serving a diverse group of denominations.

Education

An elementary (K-6) and a secondary (grades 7-12) public school serve the children of Fort Macleod. Post-secondary institutions in the area include the University of Lethbridge and Lethbridge College. There are also a number of world-class educational options nearby in the cities of Calgary and Edmonton.

Healthcare

Fort Macleod's Health Centre provides 24-hour emergency services, lab and x-ray, renal dialysis, short-term community care, two full service medical clinics, and regional support services including rehabilitation, community care programs, detox programs, health protection and assessments. Long-term care is available at the Extendicare Nursing Home and the Rose Wood Villa Nursing Home.

Additionally, the services of dentists, denturists, optometrists, chiropractors and massage therapists are available to Fort Macleod residents. There are three different assisted living options available for senior citizens who can no longer live in their own homes. Fort Macleod also operates a handi-bus service and a local drop-in centre for the elderly and disabled.

A full list of community resources can be found [here](#).

ONLINE BUSINESS AND INVESTMENT RESOURCES

Community:

- [Town of Fort Macleod](#)
- [Fort Macleod & District Chamber of Commerce](#)
- [Alberta Southwest Regional Economic Development Alliance -](#)
- [Community Futures Alberta Southwest](#)

Provincial:

- Business Link - businesslink.ca

National:

- Invest in Canada - www.investincanada.gc.ca
- Canada Business Network - www.canadabusiness.ca

CONTACT INFORMATION

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