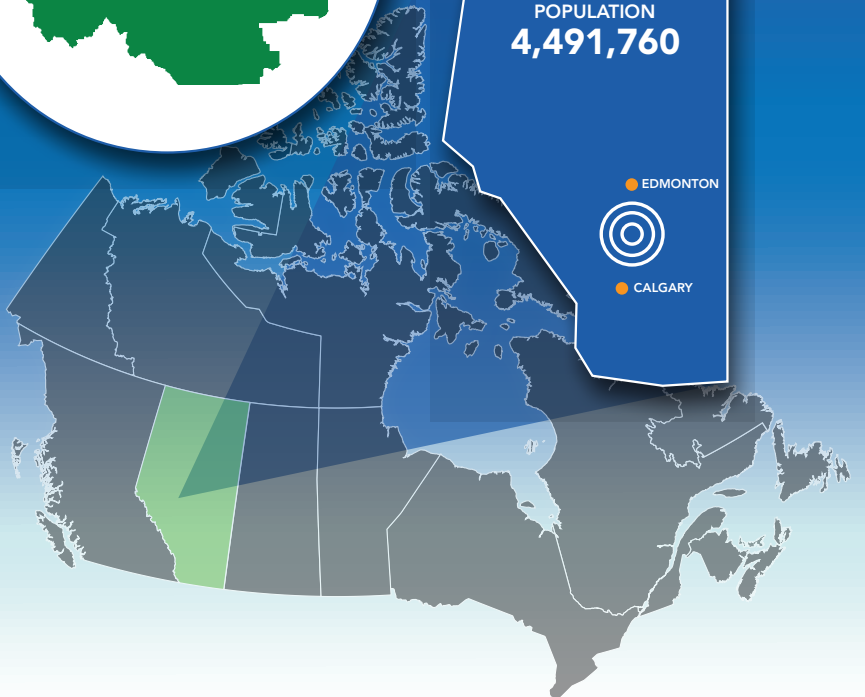




# INVESTOR PROFILE

Clearwater County is a municipal district in west central Alberta, comprising a land area of 18,691.65 km<sup>2</sup>. Developers and businesses move to Clearwater County to take advantage of a growing rural-urban community which is located along the southeastern slopes of the Rockies.



# A Strong Quality of Life

The value of houses in Clearwater County is higher than the rest of Alberta both in terms of average value (\$515,107 compared to \$506,749) and median value (\$525,834 compared to \$443,139). However, median and average shelter costs are lower for both owned and rented dwellings compared to provincial figures, suggesting a lower cost of living.

**12,226**

Population 2022

**12,720**

Estimated  
Population 2032

**3.7%**

Estimated  
Population Growth

**46**

Median Age

**17%**

Aged 0-14

**62%**

Aged 15-64

**21%**

Aged 65+



Clearwater County is home to **Rocky Mountain House Regional Airport**, and is near 2 international airports – **Edmonton International Airport**, and **Calgary International Airport**, both approximately 1.5 hours away.

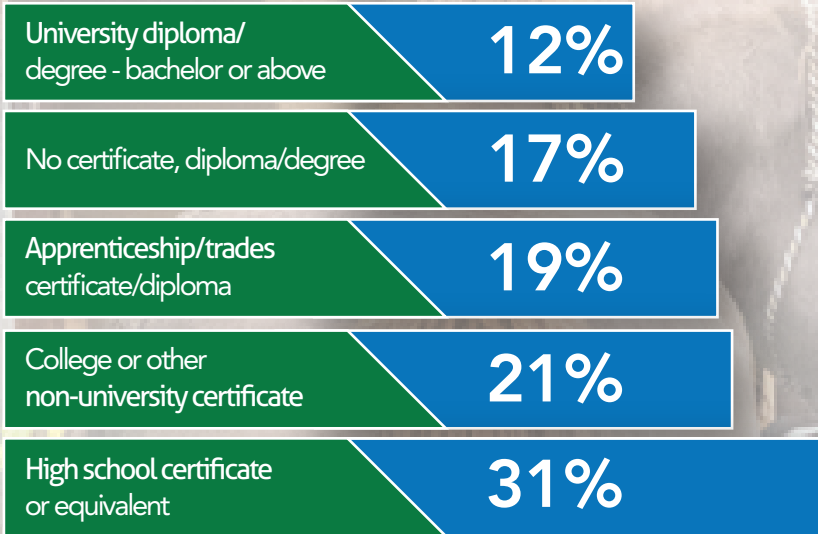
Clearwater County is strategically located along the CANAMEX trade route, a direct trade corridor from Alaska to Mexico City. The **CANAMEX Corridor** was established under the North American Free Trade Agreement (NAFTA) and is a system of highways, telecommunications, and railroad infrastructure directly linking the three NAFTA countries. Annually, pre-pandemic, approximately 98,000 trucks and 145,000 passenger vehicles traveled through this corridor and Alberta exported goods valued at \$4.46 billion to Mexico and the United States.

*Source: Government of Alberta - Economic Corridor Development*



## EDUCATIONAL ATTAINMENT

Highest Educational Attainment for Region Residents, aged 25-64, 2022



**31%**  
Secondary

**52%**  
Post-secondary

## LABOUR FORCE

Clearwater County

### PARTICIPATION RATE

ALBERTA  
70%

**68%**

### EMPLOYMENT RATE

ALBERTA  
62%

**60%**

### UNEMPLOYMENT RATE

ALBERTA  
11%

**12%**

## TOP 5 SECTORS BY INDUSTRY\*



Mining and oil and gas extraction  
(14%)



Agriculture, forestry, fishing and hunting  
(14%)



Construction  
(12%)



Retail trade  
(8%)



Health care and social assistance  
(7%)

## TOP 5 SECTORS BY OCCUPATION\*



Trades, transport and equipment operators  
(23%)



Management  
(17%)



Business, finance and administration  
(15%)



Sales and service  
(12%)



Natural resources, agriculture and related production  
(9%)

\*By labour force employment.

All data sourced from Manifold SuperDemographics 2022, unless otherwise specified.

# TARGET SECTORS

## Wood Product & Paper Manufacturing

The wood product and paper manufacturing cluster is comprised of core industries ranging from logging and sawmills to different types of wood manufacturing. Logging and sawmills are represented within the core industries of the regional economy.

The regional economy has seen a rise in logging jobs, exports, and total sales and has a competitive advantage in logging, support activities for forestry, and sawmills and wood preservation. There is also an ample supply of skills within the region, attained through trades and certificates of apprenticeships, which could be transferable/useful in furniture and pulp/paper product manufacturing.

Natural advantages within Clearwater County exist as well – the Wood Pulp Mills industry in Canada is a heavy consumer of energy and water, making locations with access to low-cost utilities and natural resources ideal.

## Food & Beverage Production

The food production cluster contains supply chain components ranging from agribusiness, transportation and distribution, and final consumption such as supermarkets and restaurants. The region has historical roots in agriculture, which means there is traditional knowledge that has been passed down through generations about farming practices in the region.

The regional economy has a significant population involved in farming and employed by restaurants, but the link between these two industries (food production) is completely missing from the regional economy. Currently, the region imports pretty much all foods. Given that there are available commercial kitchens, and several farming operations, there is an opportunity to create a local food and beverage production industry. Current skills, historical roots in agriculture, and access to key transportation corridors all suggest that there is a clear opportunity to leverage local assets to generate greater levels of food production, reduce imports and drive local food consumption.



## Machine Manufacturing

The industries in this cluster support manufacturers in a wide range of general-purpose machinery and related products, including power-driven hand tools, welding and soldering equipment, packaging machinery, industrial-process furnaces and ovens, fluid-power cylinders and actuators, fluid-power pumps and motors, scales and balances and a myriad of other miscellaneous general-purpose machinery.

Advanced manufacturing will utilize cutting-edge technology, innovative applications, and best practices to improve processes and deliver more complex and highly functional products. These technologies boost machine capabilities within manufacturing, logistics and transportation, mining operations and more. As the regional oil and gas extraction industries continue to evolve towards automation and computing, the region will require new skills in engineering, computing and mathematics skills to better support the industry.



**DAVID  
THOMPSON  
COUNTRY**  
CHALLENGE YOUR  
INNER EXPLORER

## Tourism

The David Thompson alliance represents an effort by the region to coordinate, promote and develop tourism assets and events. Travel and accommodation businesses have traditionally been well supported by oil and gas workers without much effort to market the local establishments.

The tourism industry in the region has a plethora of outdoor activities to offer but a limited supply of organized experiential tourism products. Clearwater County is home to hundreds of tourist attractions, including hiking, swimming, fishing, off-road vehicles, mountain biking, paddling, boat and canoe rentals, agricultural tours, mountain climbing, geocaching, golfing, museums, historic sites, and so much more!

### SPOTLIGHT

The Nordegg Heritage Centre is run by Clearwater and is housed in the hamlet's old yellow school on the main street. It is also home to the Nordegg Miners Café and Coliseum Gift Shop.

## Clean-tech & Clean Energy

Currently, investment in natural goods extraction accounts for approximately 45% of total investment in the region. With immense economic potential, the government of Canada has prioritized clean technology innovation which will support research, development and demonstration activities. Technologies being developed will be integrated into energy systems including, but not restricted to, automated buildings, energy storage, smart grids, waste heat recovery, electric vehicle sharing, clean energy solutions, geothermal systems, and the development of energy efficiency programs.

Access to a highly skilled workforce in trades and engineering services is available in the region and offers sufficient human capital to support some activities in this cluster. Moreover, Clearwater's position within the Canamex Corridor provides is a strong positive, as large engineering and construction companies are most successful in international markets for Cleantech as they can offer fully integrated solutions to transportation and utilities (e.g. energy storage, energy and power substitution, renewable natural gas, water technologies, methane reduction technologies, carbon capture, etc.).

# COMPETITIVE LAND ANALYSIS

## METALDOG INDUSTRIAL SUBDIVISION

Metaldog Industrial Subdivision is located on the east side of Range Road 72 (Airport Road), 6 km north of Rocky Mountain House and is ready for development.

### Land Use

- Zoning is Light Industrial (LI).

### Site Linkages

- Situated on a ban-free road and located within a mile of Alberta's High Load Corridor (Highway 11), 2.5 kilometres from Highway 22 and Highway 11.
- 1 km south of the Rocky Mountain House Airport.

### Site Location Advantages

- 12 parcels in total with 6 parcels ready to go, serviced with 3 Phase power and natural gas to property lines.
- Lots surveyed and range in size from in 2.52 acres to 8.73 acres.
- Internal road network is completed and paved.
- Owned by a single owner, Metaldog Machines.
- Sites are listed and for sale at \$249,000 for 2.00 acres.
- Firepond located within the subdivision.
- Currently vacant and ready for development.

## GATEWAY INDUSTRIAL SUBDIVISION

The Gateway Industrial Subdivision is south of Rocky Mountain House and is located just off of Highway 11, a high load corridor. It has electricity and natural gas. The Subdivision is currently completely occupied.

### Land Use

- Zoning is

### Site Linkages

- Located just off Highway 11, allowing for international access.
- Close to Rocky Mountain House Airport.

### Site Location Advantages

- Electricity and natural gas hookups.

## NORDEGG INDUSTRIAL PARK

The Nordegg Industrial Park is located on the gravel Forestry Truck Road and is 3 km off of Highway 11 in a relatively rural area. There is electricity to the property line and the internal road network is a gravel surface. There are no other services available in the industrial park.

### Land Use

- Zoning is Industrial.

### Site Linkages

- Situated on gravel Forestry Truck Road.
- 3 km off Highway 11 and adjacent to Highway 734 SW of Hamlet of Nordegg.
- Within an hour of Rocky Mountain House Airport.

### Site Location Advantages

- Lots surveyed and range in size from 1.5 acres to 5.14 acres.
- Variety of available uses: examples include the rental, sales or storage of industrial equipment; heavy industry contractors; construction camps; manufacturing facilities; and warehouses.
- Overall Storm Water Management Master Plan is in place for Industrial Park.
- Rural location in West Country.

## CAROLINE INDUSTRIAL PARK

### Land Use

- Zoning is

### Site Linkages

- Within the Village of Caroline.

### Site Location Advantages

- Electricity and natural gas hookups.
- Paved road access.
- Electricity hookups (Lacking water/sewer currently).
- Within the Village of Caroline boundaries, enhancing Quality of Life for potential employees.

## Macleans Fact

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad ipsum dolor sit amet, consectetur

For information on taxes and utilities, development-related fees, business support programs, and more information on local developments and bylaws, please visit [www.clearwatercounty.ca](http://www.clearwatercounty.ca)

**Jerry Pratt**  
Economic Development Officer

**Clearwater County**  
4340 -47 Avenue  
P.O. Box 550  
Rocky Mountain House, AB  
T4T 1A4

**P:** 403-845-4444

**E:** [jpratt@clearwatercounty.ca](mailto:jpratt@clearwatercounty.ca)

