

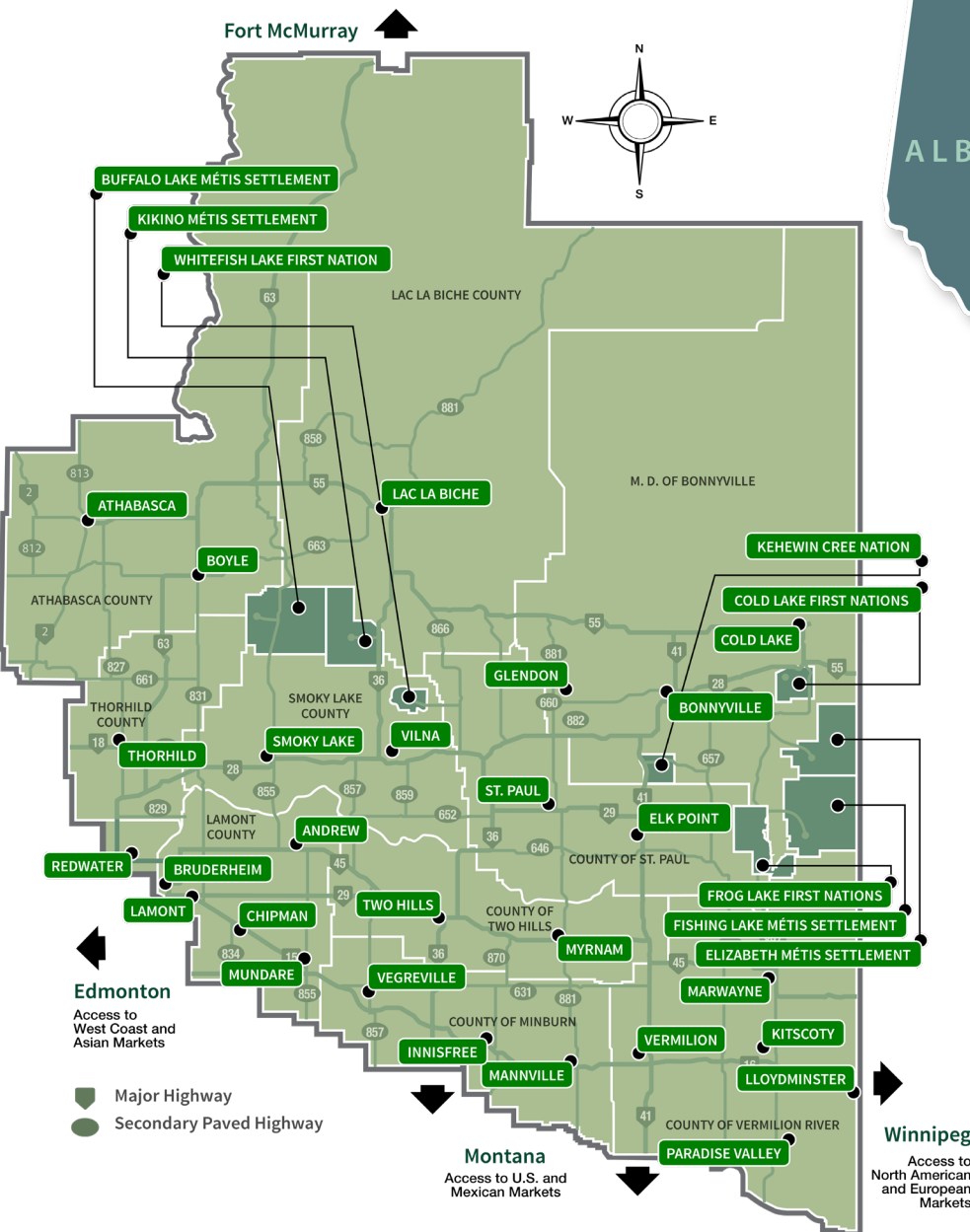
# Invest

in the Alberta HUB Region



**Alberta HUB**  
Where opportunity comes to life

The Northeastern Alberta Information HUB, also known as Alberta HUB, is your connection to creating your first or next business success story. As the regional economic development organization for enabling and assisting business investment in the Alberta HUB region, we provide guidance and information to businesses and site selectors making investment decisions.



## Our Services

- ✓ Answer enquires on regional investment and economic development
- ✓ Provide access to industry, community and economic data
- ✓ Facilitate interactions with sector experts and all three levels of government
- ✓ Connect investors to qualified business and service professionals
- ✓ Business support services



## Invest in the Alberta HUB Region

Alberta HUB is the Regional Economic Development Alliance of Northeast Alberta consisting of municipalities, First Nations, Metis Settlements, Post-Secondary Educational Institutions, business, and industry working together to promote our region as the place to live, play and invest. There are numerous opportunities and we invite you to visit [www.albertahub.com](http://www.albertahub.com) to find out more. Key reasons to invest in our region include:

### MARKET ACCESS

The Alberta HUB region is part of the Eastern Alberta Trade Corridor (EATC), a major North-South corridor connecting to U.S. and Mexican markets. Highway 16, a 4-lane East-West corridor runs through the region connecting to West coast ports accessing Asian markets.

### WORLD CLASS TALENT

The Alberta HUB region has a well-educated labour force, with a top-notch education system producing hundreds of graduates with higher qualification levels in many areas compared to the rest of the province.

### QUALITY OF LIFE

The Alberta HUB region is a very attractive place to live, work and play. Our safe communities have strong infrastructure in health care, utilities, telecommunications and transportation. There are also a variety of housing options, modern amenities and countless recreational opportunities to appeal to individuals and families.

### COMPETITIVENESS

Lower land and transportation costs and one of the lowest overall tax systems in Canada, significantly reduces your investment costs of doing business in the Alberta HUB region. You can further reduce your costs by exploring partnerships with our region's First Nations and Metis Settlements.

### INDUSTRY LEADER

The strong Energy industry has brought prosperity to the region and created an explosion of support industry growth, opening up demand for countless investment opportunities.

## Easing Your Site Selection Decision

Alberta HUB makes it easy for you to access investment information. We understand that your time and money is valuable; therefore, we have outlined key "need-to-know" facts to address your top site selection priorities.

### REGION QUICK FACTS

Total Population	140,000
Participation Rate	67%
Employment Rate	60%
Number of Businesses	4,184
Building Permit Value	\$1B Cumulative (4yr) / \$4.2B (8yr)
Major Project Investments	\$19.8 Billion
Industrial Land Prices	Starting at \$50,000 (fully serviced) Starting at \$10,000 (not serviced) (subject to location)
Leading Industries	Energy   Agriculture   Manufacturing   Transportation   Tourism   Education & Applied Research
Emerging Industries	Aerospace & Defence   Unmanned Vehicle   Renewable Energy   Cannabis   Industrial Hemp

Based on most recent estimates from federal and locally gathered sources.

### ACCESS TO MARKETS / TRANSPORTATION

#### Major East-West Corridors:

- Highway 16 (Yellowhead-Trans-Canada) is a major 4 lane highway that connects you to the west-coast ports of Prince Rupert, the shortest route to Asian markets, and Port Vancouver.
- Highway 28 is a major route connecting to the Cold Lake oil sands region and CFB 4 Wing Cold Lake. Other major East-West highways for easy market access include 45, 29, 15 and 18.

#### Major North-South corridors:

- Highways 36 and 41 are key North-South corridors that run from the Alberta HUB region into the U.S. and Mexican markets. Known as the Eastern Alberta Trade Corridor, investing along these highways can lower your transportation costs.
- Highway 63, a 4-lane corridor, connects you to the major oil sands regions and Highway 2 that links you to central and north-western Alberta.



## Invest in the Alberta HUB Region

Airports	Charter	Cargo	Runway
Bonnyville Regional Airport	●		4,400 ft
Athabasca Regional Airport	●		4,000 ft
Cold Lake Regional Airport	●	●	3,000 ft
Elk Point Airport	●		4,400 ft
Lac La Biche Airport	●		5,800 ft
Lloydminster Airport	●	●	5,579 ft
St. Paul Airport	●		3,500 ft
Two Hills Airport	●		2,900 ft
Vegreville Airport	●		4,000 ft
Vermilion Municipal Airport	●		3,300 ft

### Air Service

- The Lloydminster Airport offers daily flights to Calgary.
- Close proximity to Edmonton and Calgary International Airports offer daily flights to major Canadian, American, and international cities.

### Rail

- Alberta HUB region is serviced by Canadian National (CN) and Canadian Pacific (CP) Railway, both with intermodal yards in Edmonton and major ocean ports. Lamont County is served by both carriers and is home to CC&L and its partner, Alpenglow Rail, a rail logistics centre located west of the Town of Lamont and off CN's secondary mainline between Edmonton and Winnipeg. CN's main North-South track runs through Thorhild County and Lac La Biche County, connecting south in Edmonton and north in Fort McMurray.

### **Closest Main U.S. Ports of Entry:**

- Coutts, Alberta / Sweetgrass, Montana
- Wild Horse Pass, Montana

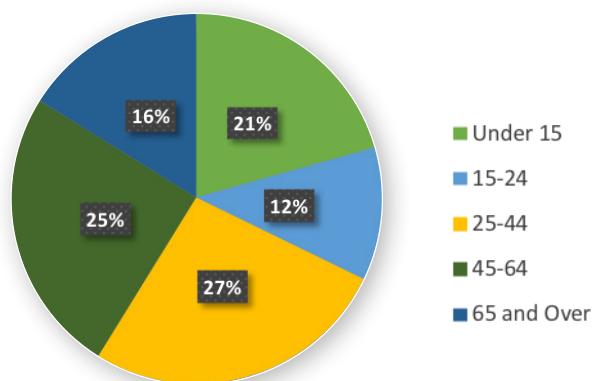
### Commercial Shipping Ports

- Strategically located to two of Canada's ocean ports, the Port of Vancouver and Port of Prince Rupert, for moving goods to the Pacific Rim.

### DEMOGRAPHICS AND LABOUR FORCE

The Alberta HUB region's population is estimated at 140,000 in 2021.

#### 2021 Population by Age Group



Source: Statistics Canada

The region boasts a high participation and employment rate compared to the rest of Canada.

**Participation Rate (15+): 67%**

**Employment Rate (15+): 60%**

Alberta HUB region has a strong Aboriginal population and a growing, well-educated labour force. Investors can feel confident that the region is building its next generation of qualified, local talent. Here are some areas that Alberta HUB graduates boast higher qualification levels than the rest of the province:

- Agricultural and veterinary sciences/services/operations and related fields
- Health; parks; recreation and fitness
- Personal, protective and transportation services
- Culinary, entertainment, and personal services
- Military science, leadership and operational art



## Invest in the Alberta HUB Region

### Leader in Applied Research

Alberta Hub is home to strong research facilities that include InnoTech Alberta (Vegreville), Lakeland College (Vermilion/Lloydminster) and the Lakeland Agriculture Research Association (LARA).

InnoTech Alberta enables value generation and accelerates commercial development by providing access to [world-class expertise](#) and [industrial scale facilities](#) needed to transition technologies to innovations. The industrial-scale research infrastructure, equipment, and demonstration facilities are distributed across locations in Alberta including Vegreville where the majority of Industrial Hemp fibre research takes place.

Lakeland College's research team expanded in 2021, resulting in more research expertise, opportunities to collaborate and a broader range of projects that support producer-led research priorities. Lakeland's tactical focus for applied research activity is to advance real-world agricultural productivity and sustainability in key commercial crop and livestock sectors.

### INFRASTRUCTURE

The Alberta HUB region has excellent infrastructure establishing a positive business environment. Our region is supported with utilities (electricity/natural gas), connectivity, water and environmentally-friendly waste facilities.

### AVAILABLE LAND

There is a wide choice of highly accessible and reasonably priced retail, commercial and industrial land available. When you choose to invest in the Alberta HUB region, our lower tax

system and land costs help you better manage your overall business costs. Depending on the location within the region, the cost per acre of unserviced land starts at \$10,000 (unserviced) and \$50,000 (fully serviced). For more information on land prices by location, call us at the Alberta HUB.

### COMPETITIVE TAX ENVIRONMENT

The combined federal/provincial corporate income tax rate in Alberta is 23% (15% federal and 8% provincial - current) for businesses with revenues over \$500,000. The low provincial tax is accompanied by business attraction incentives ([www.alberta.ca/recovery-plan.aspx](http://www.alberta.ca/recovery-plan.aspx)).

In Alberta, the combined federal/provincial corporate income tax rates are up to 8% lower when compared to many states in the U.S.

## 23% Combined Tax Rate

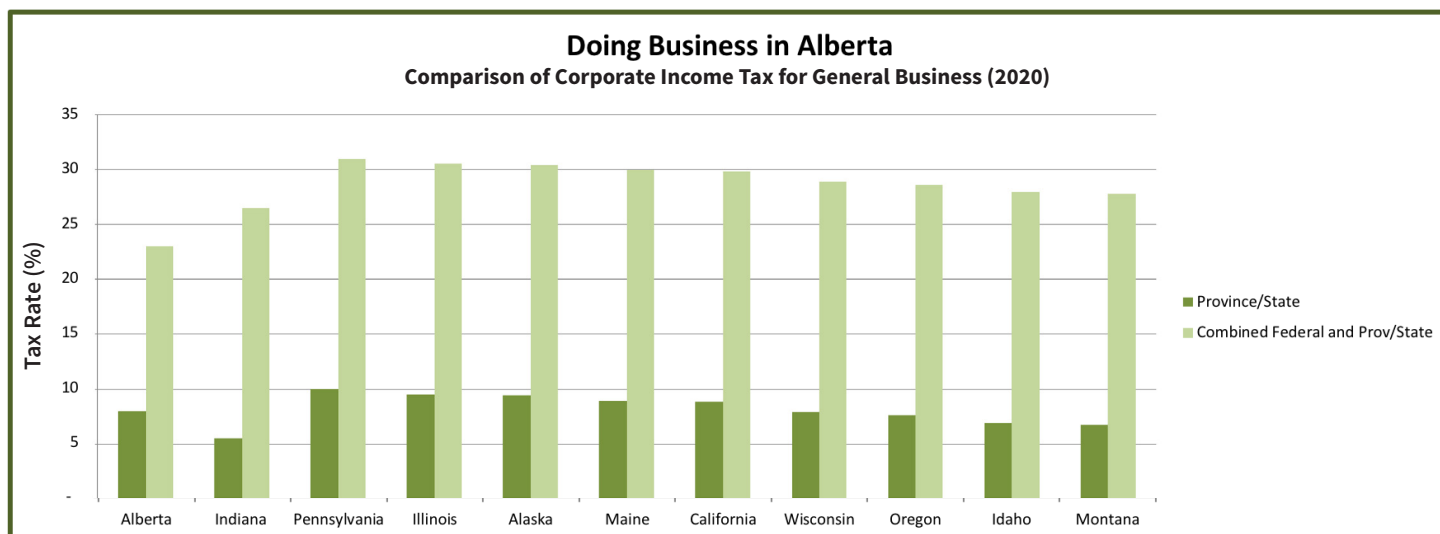
**No Provincial Tax on:**

**Retail Sales  
Capital**

**Payroll  
Manufacturing**

**Provincial Incentives:**

**12% non-refundable tax credit based on eligible capital expenditures to corporations investing \$10 million or more to build or expand agri-processing facilities in the province. [Corporate tax and incentives | Alberta.ca](http://www.alberta.ca)**



Source: Canada Revenue Agency, Alberta Economic Development and Trade, U.S. Tax Foundation, Federation of Tax Administrators





## Invest in the Alberta HUB Region

### ECONOMIC GROWTH

Key economic indicators prove the strength of the Alberta HUB region as a thriving and viable place to invest and grow your business.

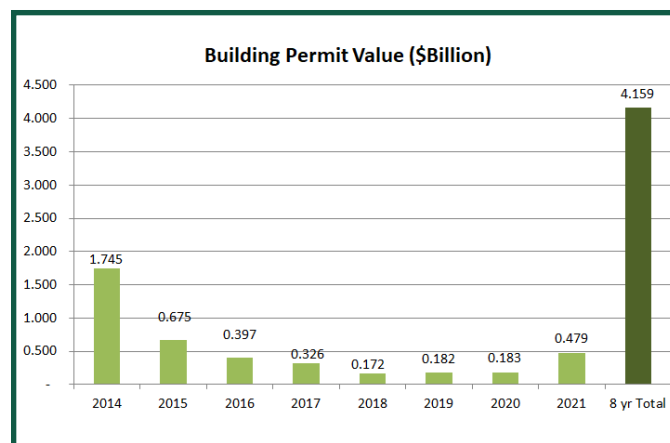
#### Major Projects Investments

Investment into sector development is anticipated to remain very strong into the future as is shown in the over \$19 Billion of active and proposed major projects within the Alberta HUB region.

#### Building Permits

The Alberta HUB region has experienced record levels of investment since 2011 and continues with moderate growth

as investors see opportunities in the Alberta HUB region. Investments in the oil/gas, agriculture, tourism and retail sectors - just to name a few - continue to drive growth.



## Industry Overviews

Great employment and business opportunities are available in the Alberta HUB region. Below are highlights on a few of our region's leading industries. For more information on these and other emerging industries within the region, visit [albertahub.com](http://albertahub.com).

### Agriculture

The Alberta HUB region had total farm receipts close to \$1.8 billion in 2021. The Alberta HUB region contains over 3 million cultivated acres, which is 12% of Alberta's total.

Lakeland College has one of the largest college-operated farms in Canada.

**Over  
5,300  
Farms**

**Over 3M  
Cultivated  
Acres**

2021 Census





## Invest in the Alberta HUB Region

### Invest in Hemp Decortication and Manufacturing

The Alberta HUB region provides the ideal location to invest in decortication and manufacturing of final hemp products (seed, fibre and CBD). The region is emerging as a global leader in growing industrial hemp for seed, fibre and CBD (cannabidiol) production, processing and manufacturing. The climate and extensive farming capacity makes the Alberta HUB region ideal to grow hemp. Alberta HUB is home to Canadian Rockies Hemp Corporation's commercial hemp fibre decorticator facility located in Bruderheim.

With the northern advantage for growing hemp for fibre producing 20-30% higher yields of stalks than in the southern regions, our region is home to InnoTech Alberta where the majority of Hemp research is taking place supporting growers and businesses in this sector.

See more on the Alberta HUB region's Hemp opportunity at [albertahub.com](http://albertahub.com).

### Energy

The Alberta HUB region is located on the second largest oil sands deposit in Alberta (Cold Lake Oil Sands Deposit) and overlaps into the largest, the Athabasca Oil Sands Deposit.



The Alberta HUB region is seeking investors who will diversify their existing service offering or start up new oil and gas support businesses. Many technologies have been developed in the Alberta HUB region with the most notable being Progressing Cavity Pumps (PCP), which can tolerate large amounts of sand and viscous oil.

Numerous opportunities exist for research and development in the oil and gas sector addressing environmental issues of oil and gas and its impact; environmental monitoring with the use of drones to monitor active and 1,000's of shut-in wells; maintenance services to prevent future energy equipment downtime; and product or service development to improve efficiencies and reduce impact on environment.

**\$18.6B in Projects**

**Over 25 Oil & Gas Producers & 500 Oil Service Companies**

### Invest in Environmental Monitoring, Research & Development, Maintenance, Technology and Petrochemicals Companies

Portage College, Boyle campus located 160 km north of Edmonton along Highway 831 offers hands-on training for our Heavy Equipment Operator program. On-site facilities include a classroom, training yard and equipment including grades, dozers and excavators.

Lakeland College's Lloydminster campus is home to the Energy Centre, one of the best equipped and modern steam

labs in Canada. It includes different high pressure boilers including water and fire tube.

An added benefit of the Centre is the inclusion of heavy oil operations. The state-of-the-art once-through steam generator (OTSG) is the only one at a post-secondary institution.

The University nuhelot'jine thaiyots'i nistameyimākanak Blue Quills (UnBQ), in partnership with the Tribal Chiefs Employment and Training Services Association (TCETSA), is pleased to announce the Community Based Environmental Monitoring Training Program (CEMT).

The CEMT is an accredited environmental monitoring training program brokered from Keyano College with an emphasis on Indigenous knowledge and worldviews.





## Invest in the Alberta HUB Region



### Tourism

Tourism is prominent in the region with more than 150 lakes and one of the largest inland marinas in western Canada at Cold Lake. The Alberta HUB region mirrors the Tourism area known as [Travel Lakeland](http://www.travellakeland.ca) ([www.travellakeland.ca](http://www.travellakeland.ca)). The region is rich in history and cultural diversity and is also famous for the Giants of the Prairies, a series of roadside attractions.

Numerous tourism opportunities exist to support the growing population: Outdoor Adventures, Aboriginal Tourism opportunities to attract travelers seeking educational and authentic experiences, Organized Tours showcasing the region's tourism assets, and enhanced Recreation and Hospitality Services near the region's 6th and 7th largest lakes - Cold Lake and Lac La Biche.

### Manufacturing

The Alberta HUB region has an innovative manufacturing industry that serves the oil, agriculture and other sectors. These include Ready to Move (RTM) homes, Gas/Oil field equipment, agricultural implements and waste containers. Environmental Metal Works (EMW Group), based in Two Hills, is an innovative manufacturer that can design and build containers to handle all of your waste requirements. There are numerous supply chain investment opportunities ready to serve the Alberta HUB manufacturing sector.

### Education & Applied Research

The Alberta HUB region offers excellent post-secondary education through Lakeland College, Portage College and the University nūhelot'jine thāiyots'j nistameyimākanak Blue Quills (UnBQ), which are spread out across 10 campus locations in the region. In addition to producing qualified graduates,

Lakeland and Portage Colleges are pursuing applied research and innovation opportunities primarily in the agriculture, emergency services, Oil/Gas, renewable energy, environment, and food services sectors.

For more information please visit their websites at: [lakelandcollege.ca](http://lakelandcollege.ca), [portagecollege.ca](http://portagecollege.ca) and [bluequills.ca](http://bluequills.ca). InnoTech Alberta located in Vegreville conducts research that supports numerous industry sectors and is known for its work in industrial hemp.

### AT&D and Unmanned Systems

The Alberta HUB region is uniquely positioned to explore opportunities with the Aerospace Technology & Defence and

**Invest in  
Research,  
UVS Applications,  
Maintenance,  
Remediation/  
Greening,  
Defence Prime  
Partnerships**

Unmanned Systems industries (ATDUS). A driving motivation is the location of the Canadian Forces Base (CFB) Cold Lake 4-Wing, which is the largest and busiest Fighter Base in Canada and one of the region's defining assets.

The region's ATDUS facilities offer advanced commercial and research opportunities

in agriculture, energy, aerospace, environmental sectors.

The colleges and University look forward to partnership opportunities to meet AT&D training needs and leverage their extensive research platforms.

Investment opportunities exist in Maintenance, Development and Remediation including extensive refurbishment and "greening" of the existing Department of National Defence (DND) infrastructure; and defence prime partnerships with OEMs, SME's and post-secondary institutions to clear Industrial and Technological Benefit (ITB) obligations.

Demand for Unmanned Vehicle Systems is growing in the region's top industries for UVS application: agriculture, energy, aerospace, research and environment. Leverage the region's large agricultural land base as new drone friendly zones for Beyond Visual Line of Sight testing and there is potential for a new commercial test facility at CFB Weapons Range.

**See more on the Alberta HUB region's ATDUS opportunity at [albertahub.com](http://albertahub.com).**



Invest in the Alberta HUB Region

## **Business Support - We have you covered.**

As an investor and business owner, you can feel confident that support services are ready to guide you through starting and successful operating a business within the Alberta HUB region.

For a complete service list, visit [albertahub.com](http://albertahub.com).

**Northeast Alberta Information HUB** - [albertahub.com](http://albertahub.com)

**Invest Alberta** - [investalberta.ca](http://investalberta.ca)

**Community Futures Alberta** - [albertacf.com](http://albertacf.com)

**Alberta Small Business Resources** - [smallbusiness.alberta.ca](http://smallbusiness.alberta.ca)

**The Business Link** - [canadabusiness.ab.ca](http://canadabusiness.ab.ca)

**Alberta Economic Dashboard** - [economicdashboard.albertacanada.com](http://economicdashboard.albertacanada.com)

**Apeetogosan (Métis) Development Inc.** - [apeetogosan.com](http://apeetogosan.com)