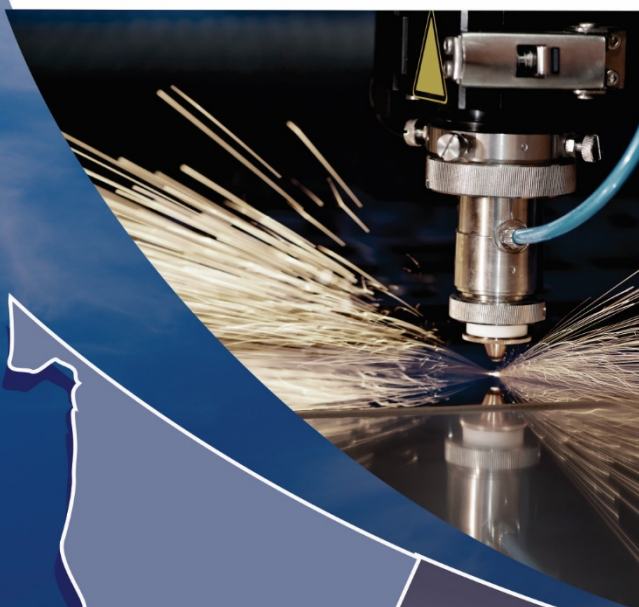


READY FOR BUSINESS





Welcome to the Town of Westlock

Westlock is an agricultural community with a strong commercial base and a variety of amenities. Aside from being the agricultural hub, the local economy has business services, retail, government administration and manufacturing. We serve a trading area of approximately 22,000 population.

Westlock is proud that the **world's first articulated liquefied natural gas refueler** was manufactured here in the town by one of our manufacturers. We have excellent transportation connections and a high-evolved technological infrastructure. Our urban amenities and small town lifestyle has attracted a well-educated and skilled workforce.

Economic Indicators

Agriculture

The area around Westlock is primarily agricultural, hence the Town has a number of agricultural related services and employers. Westlock was primarily a centre for grain trade and storage. Westlock Terminals maintains this presence; it is the province's first new generation co-operative (NGC) grain company. Westlock Terminals is a jointly owned commercial operation with over 270 shareholders. It has developed new ways of adding value to customers and shareholders through innovative services such as commercial trucking and adding a canola cleaning line.

Value-added production services include Hi-Pro Feeds Nutreco Canada Inc. and the Westlock Seed Cleaning Coop Ltd. The Westlock Seed Cleaning Coop is one of the most modern, up-to-date plants in Alberta. They source the most different varieties of seed and have one of the highest volumes of treated seed and pedigree seed compared to other plants in the province.





Westlock is home to three chick hatcheries: Sunrise Hatchery Inc, Miller Hatcheries Ltd., and Rochester Hatchery.

The Rochester Hatchery is a family owned and run facility. This federally “AAA” rating registered hatchery is the only hatchery in Canada that produces exotic chickens.

Miller Hatcheries Ltd. has been in business for over 100 years!



Two farm implement dealerships are located in Westlock: Martin Deerline and Rocky Mountain Equipment. A number of agriculture retailers and service providers such as United Farmers of Alberta Co-operatives Ltd (UFA), Peavey Mart, Cropmaxx Inc., Nutrien Ag Solutions, and Westlock Veterinary Centre are located in Westlock.

Agriculture & Agri-Food Canada has an office in Westlock. Agriculture Financial Services (AFSC), a provincial crown corporation that provides Alberta's agricultural producers, agribusinesses and other small businesses with loans, crop insurance and farm income disaster assistance, has a branch in Westlock.

The JVJ Westlock Auction Mart holds weekly livestock auctions every Thursday morning.



Manufacturing

Westlock has a vibrant manufacturing sector. Copper headers for plumbing, precision water systems, silage and grain storage, culverts, truck accessories for Ford, GM and Chrysler, trailers, and tanker trucks are just some of the items manufactured in Westlock.

Manufacturer	Major Products	Exports	Employee Size
I ACCP Custom Plumbing & Parts, ULC	Copper Headers	Y – US	30 FT
Atlantic Industries	Culverts	Y – US	7 FT
Hi-Pro Feeds Nutreco Canada Inc.	Animal Feed	N	
Precision Design & Manufacturing	Sheet Metal Design & Manufacturing	Y – US / International	40 FT, 4 PT
SWS Truck Box & Hoist	Trailers, Grain & Gravel Boxes	Y – US	16 FT, 4 PT
Wabash Manufacturing, Inc.	Oilfield Truck Tanks, Tanker Tanks	Y - International	115 FT
Water Pure & Simple	Purified Bottled Water	N	5 FT



Wabash Mfg. Inc. was founded in 1981. It is a well-known manufacturer of quality fluid hauling tanks, trailers and mining support equipment. Wabash Manufacturing, in partnership with Caterpillar OEM Solutions, developed the **world's first articulating LNG refueler**. LNG is becoming an attractive alternative fuel source for the mining industry where fuel is one of their largest costs.



Health Care

The Westlock Health Care Centre draws people from all over the province. This is due in large part to a very successful orthopaedic surgery program. This program was launched in 2004 as a means to decentralize services in Alberta to reduce the backlog within its major urban centres. Westlock has two orthopaedic surgeons and one anaesthesiologist.

The Town also has 12 general practitioners. The Town of Westlock, along with Westlock County and the Village of Clyde, have a successful physician recruitment program.

Westlock has two medical clinics, four pharmacies, three dental clinics, an optometrist, a chiropractor clinic, massage therapists and more. Along with a good supply of seniors housing alternatives, Westlock is an attractive community for retirees.

Recent Investments and Projects

Value of Building Permits

Year	Number of Permits Issued	Total Permit Value	Residential Value	Commercial Value	Industrial Value	Institutional Value
2020	47	\$1,991,284	\$1,482,284	\$329,000	\$0	\$0
2019	49	\$2,852,200	\$451,000	\$2,401,200	\$0	\$0
2018	88	\$8,590,001	\$1,947,500	\$1,463,501	\$565,000	\$107,300
2017	75	\$11,285,152	\$1,263,250	\$3,592,176	\$10,000	\$331,250
2016	67	\$7,139,800	\$1,615,100	\$2,568,500	\$2,700,600	\$255,600
2015	68	\$6,776,343	\$150,000	\$1,559,743	\$4,517,000	\$371,600
2014	98	\$5,918,822	\$2,978,500	\$2,260,472	\$439,750	\$0

Look who is investing in Westlock!

Recent developments include:

- A new Dairy Queen opened along Highway 44
- The Brick constructed a new 7,000 square foot building along Highway 18
- Westlock Collision Centre recently opened a new building along Highway 18
- Westgate Developments has plans to build a commercial area south of the Westlock Healthcare centre along with a residential subdivision east of the Rotary Spirit Centre

Did you know?

Kiewit Construction Canada, a subsidiary of Fortune 500 Company Kiewit Corporation, has their laydown yard and an administrative site in Westlock.

Kiewit services the oil and gas industry, as well as commercial, industrial and private construction, from this 30-acre space at the Armitage Business Park.



Available Land and Property

Westgate Business Park

Westlock’s new premiere land development, Westgate Business Park, includes commercial office, industrial multi-use and retail opportunities. Great location and highway exposure. Westgate Developments is looking to partner with Commercial Builders for this development.



R-3	Proposed Land Use: High Density Residential	CMP	Proposed Land Use: Commercial Multi-Purpose
IL	Proposed Land Use: Industrial Light	CH	Proposed Land Use: Highway Commercial

Greenfield Estates

Westlock’s next residential community is Greenfield Estates. This new community, provided by Westgate Developments, will be home to multi family living, larger lot options and senior living all while maintaining optimal green space and water features. Westgate Developments is looking for Residential Builders to partner with for this new development.



Key Demographics

Population Demographics (2016)	Town of Westlock
Population	5,101
Annual population growth rate (2011-16 trend)	5.8%
Workforce population (age 15-64)	2,845
School population (age 5-17)	788
Senior Population (age 65+)	1,390
Number of dwellings	2,142

Statistics Canada. 2016 Census



Population Demographics (2016)	Town of Westlock	Province of Alberta
Median age	45.4	36.7
Average individual employment income	\$44,595	\$59,343
Median household income	\$57,651	\$93,835

Statistics Canada. 2016 Census

Household Information

Family Type	Number of Families
Married couples	855
Common-Law couples	210
Single Female Parent	210
Single Male Parent	45

Statistics Canada. 2016 Census

Westlock has a higher proportion of one person households (87.6%) compared to the provincial average (81.1%), plus a higher proportion of widows/widowers (12.6%) than the provincial average (4.3%) indicative of its attractiveness as a retirement community.



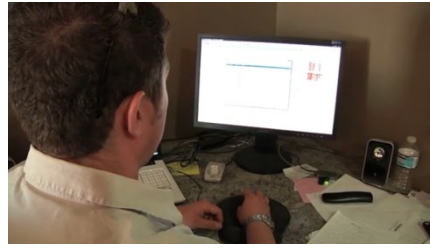
Type of Housing	Number of Occupied Family Dwellings
Single-detached house	1440
Movable dwelling	150
Semi-detached house	95
Row house	50
Apartment building	400

Statistics Canada. 2016 Census



Major Employers

Sector	Businesses
Health Care and Education	<ul style="list-style-type: none"> • Westlock Health Care Centre • Pembina Hills Public Schools • Westlock Elementary School • R.F. Staples Secondary School • Evergreen Catholic Schools • St. Mary's School
Agriculture and Wholesale Service	<ul style="list-style-type: none"> • Martin Deerline • Rocky Mountain Equipment • Cropmaxx Inc. • Nutrien Ag Solutions • Westlock Terminals • Westlock Seed Cleaning
Manufacturing	<ul style="list-style-type: none"> • Wabash Manufacturing, Inc. • Precision Design & Manufacturing
Financial Services	<ul style="list-style-type: none"> • AFSC • ATB Financial • Bank of Montreal • Bank of Nova Scotia • Royal Bank • Servus Credit Union • Toronto Dominion Bank
Retail	<ul style="list-style-type: none"> • Westlock Ford Ltd. • Brown's Chrysler Ltd. • Westlock Motors • Sobeys Westlock • Gottfried's Your Independent Grocer
Accommodations	<ul style="list-style-type: none"> • Ramada Hotel • Westlock Inn • Quality Inn & Suites



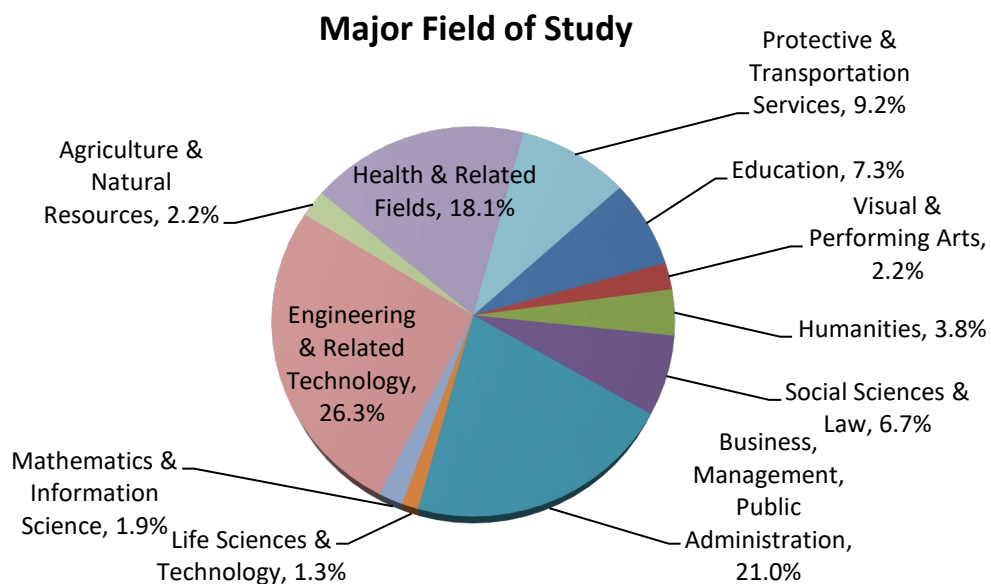
Workforce



Close to one third of Westlock's population aged 15 and higher has a university certificate; diploma or degree at bachelor level or above.

Statistic (2016)	Town of Westlock
Workforce population (age 15-64)	2,845
Workforce participation rate	59.3%
% of Workforce with no diploma or post-secondary	25.4%
% of Workforce with high school diploma or equivalent	34.4%
% of Workforce with post-secondary diploma, certificate, or degree	40.2%

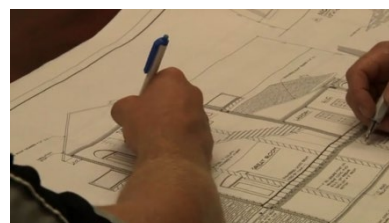
Statistics Canada. 2016 Census



Statistics Canada. 2016 Census

*85% of the population
age 15 and higher has completed a
high school education.*

*10.6% of Westlock's working population
has an apprenticeship or trades
certificate or diploma.*

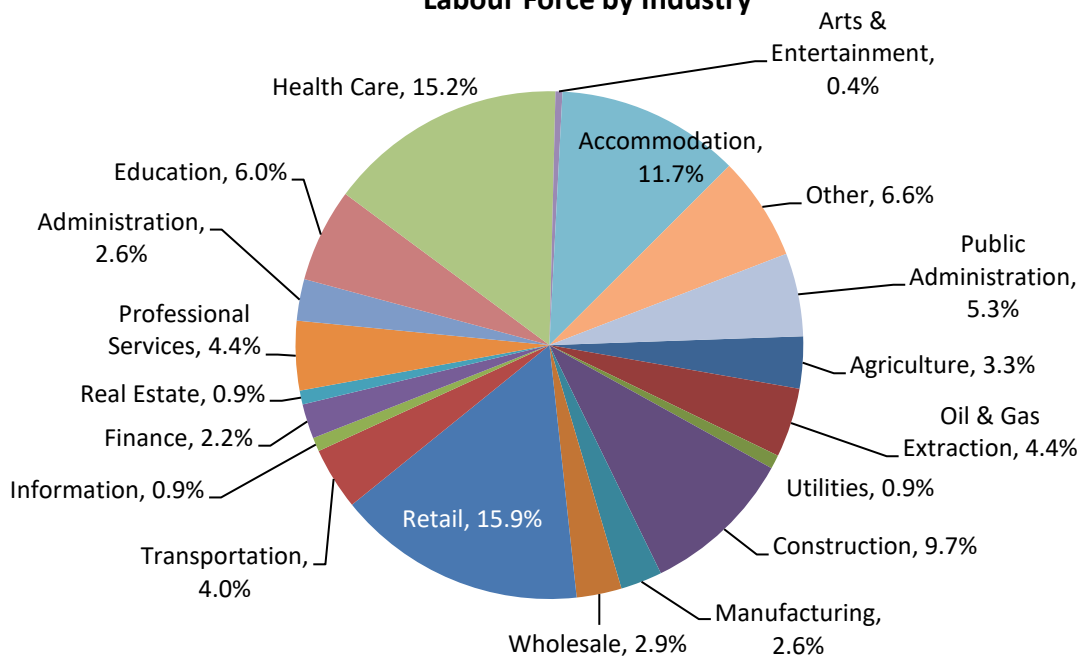


Labour Force by Industry

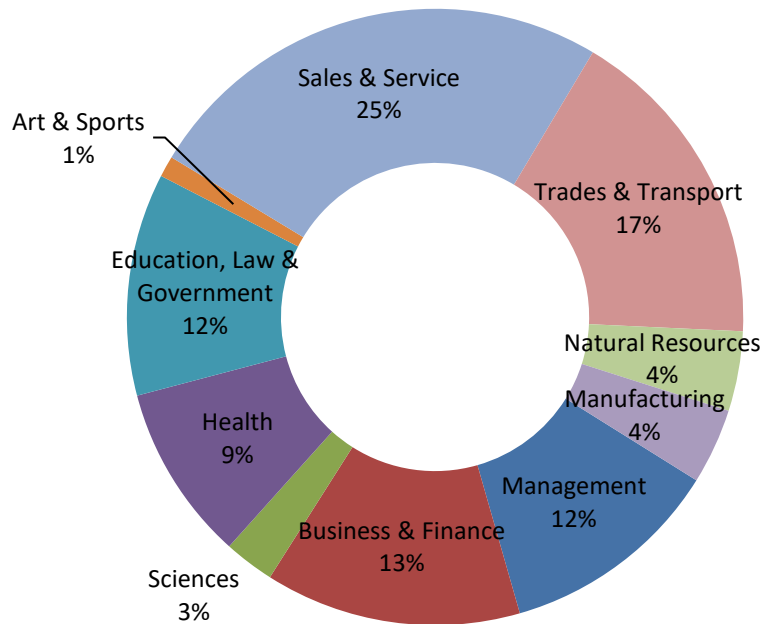
Statistic (2016)	Town of Westlock	GROWTH Alberta Region	Alberta
Retail Trade	15.9%	9.4%	11.0%
Health Care & Social Assistance	15.2%	8.9%	10.9%
Accommodation & Food Services	11.7%	3.9%	6.8%
Construction	9.7%	12.9%	10.4%
Education	6.0%	4.8%	6.5%
Public Administration	5.3%	4.0%	5.4%
Oil & Gas Extraction, Mining	4.4%	7.4%	6.3%
Professional; Scientific, Technical Services	4.4%	3.5%	7.4%
Transportation & Warehousing	4.0%	6.1%	5.1%
Agriculture	3.3%	15.4%	2.8%
Wholesale Trade	2.9%	3.1%	3.6%
Manufacturing	2.6%	6.1%	5.6%
Administrative & support; waste management & remediation services	2.6%	3.6%	3.9%
Finance	2.2%	1.8%	3.1%
Real Estate	0.9%	1.1%	1.8%
Utilities	0.9%	0.9%	1.0%
Information & Cultural Industries	0.9%	0.6%	1.5%
Arts; Entertainment, Recreation	0.4%	1.3%	2.0%
Other	6.6%	5.1%	4.7%

Statistics Canada. 2016 Census

Labour Force by Industry



Labour Force by Occupation



Statistics Canada. 2016 Census

Traffic Volumes

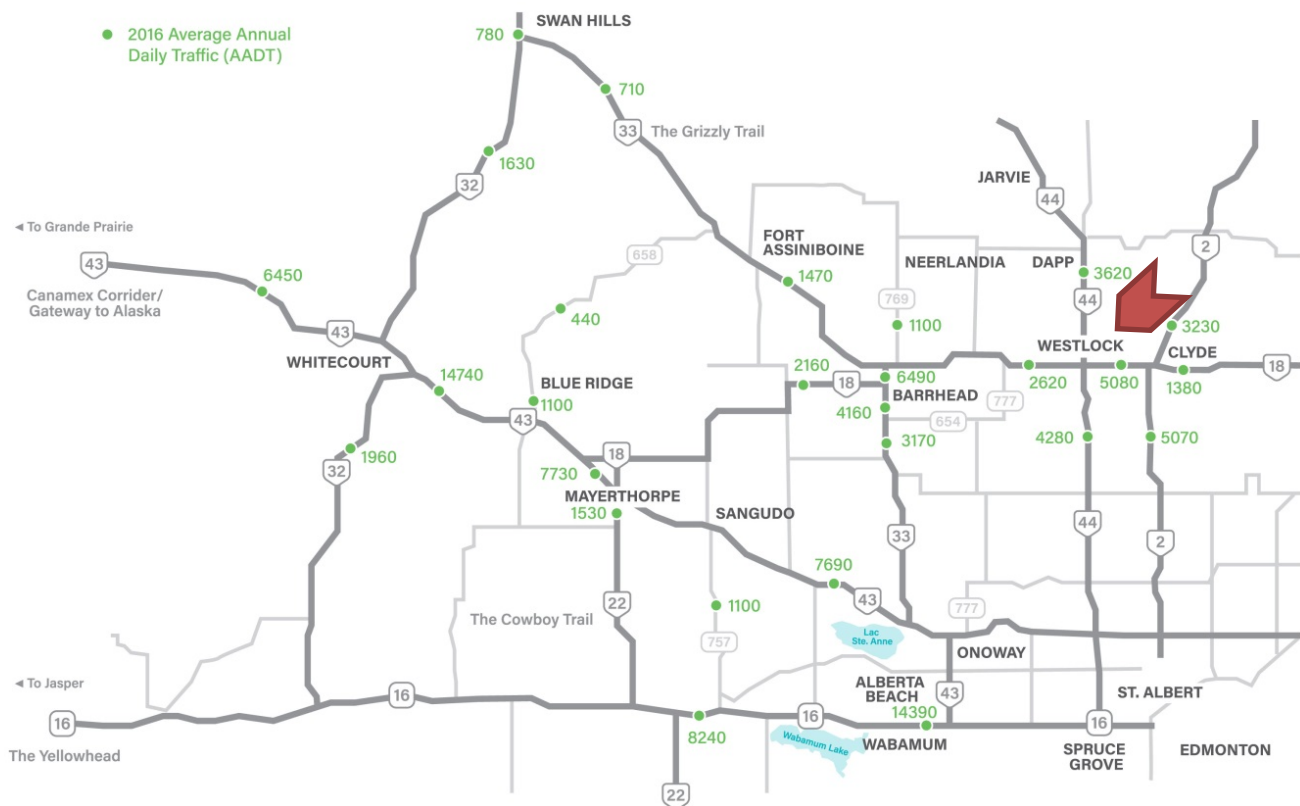
Highway	Location Description	2019 AADT	2020 AADT
18	5.5 km West of 18 & 44 junction, Westlock	3260	2910
18	West of 100 Avenue, Westlock	5840	5250
18	East of 100 Avenue, Westlock	7440	6680
18	West of Highway 44 in Westlock	7500	6740
18	East of Highway 44 in Westlock	9720	8730
18	East of 113 Avenue, Westlock	5130	4560
44	2.6 km South of 18 & 44 junction, Westlock	4830	4260
44	South of Highway 18 in Westlock	8540	7670
44	North of Highway 18 in Westlock	8080	7260
44	North of 107 Street, Westlock	5840	4940
44	South of 107 Street, Westlock	7350	6440
44	7 km North of 18 & 44 junction, Westlock	3960	3520

AADT = Average Annual Daily Traffic

Transportation Infrastructure

Westlock is located at the crossroads of Highway 18 and Highway 44.

Facility	Details
Connecting Highways	Highway 44 Highway 18 Highway 2
Railways	CN Rail, Secondary Main Spur Trackage Intermodal Services: available in Edmonton and Calgary
Municipal Airport	Westlock Municipal Airport (4,500 foot runway) Operated by Westlock County. 3,400 feet long and 75 feet wide runway. Solar powered runway lights. Card lock re-fueling system. Approximately 2,900 annual aircraft movements. Edmonton Skydiving School operates out of here.
International Airport	Edmonton International Airport Serves over 6 million passengers annually. Regularly scheduled flights to all major Canadian cities. Direct flights to more than 50 global destinations. Cargo services that are designed to expedite shipments to all parts of the globe quickly and cost effectively.



Municipal Tax and Utility Rates

Service	Rate
Property Tax: Residential	9.9592 (2021 mill rate)
Property Tax: Non-Residential – Improved	16.8033 (2021 mill rate)
Property Tax: Non-Residential – Vacant	31.7228 (2021 mill rate)
Property Tax: Farmland	24.1901 (2021 mill rate)
Machinery & Equipment	16.8033 (2021 mill rate)
Residential water	\$17.50 monthly plus \$2.91/m ³
Commercial, industrial water	\$26.00 monthly plus \$2.91/m ³
Institutional water	\$31.00 monthly plus \$2.91/m ³
Bulk water	\$7.25/m ³
Residential sanitary sewer charge	\$4.50 monthly plus 30% of metered water consumption multiplied by the current water rate per cubic meter
Commercial, industrial, institutional sanitary sewer	\$5.00 monthly plus 30% of metered water consumption multiplied by the current water rate per cubic meter
Storm Water Drainage Rates	\$2.00 monthly
Infrastructure Surcharge	\$6.00 monthly
Green Fund Surcharge	\$2.00 monthly
Garbage	\$37.42 monthly
Residential Recycling	\$26.10 / unit monthly plus \$12.55 / unit / month of additional waste or organic roll carts to same residential collection unit.

Utility Providers

Service	Provider
Natural Gas Providers	AltaGas Utilities Inc. Direct Energy Enmax Epcor Just Energy
Electric Power Providers	Epcor Fortis Alberta Just Energy
Water Service Provider	Town of Westlock
Internet Service Providers	Telus Shaw

***Residents of Westlock have direct fibre optic Internet access.
Westlock boasts a symmetric 150/150 Mb/s service on TELUS fibre.***

Water Supply in Westlock

Water Source:	Pembina River
Reservoir Capacity:	4,546 cubic metres or 160,541.99 cubic feet
Design Capacity:	10,080 cubic metres
Sewage Treatment:	4 anaerobic lagoons 2 aerobic lagoons 3 (long-term) storage No provision for disposal of chemicals

Education

Westlock offers both public and separate education opportunities. Pembina Hills School Division provides the following education services:

- École Westlock Elementary School (Kindergarten to Grade 6)
- R.F. Staples Secondary School (Grade 7 to Grade 12)
- Westlock Outreach School (Grade 7 to Grade 12)

Evergreen Catholic Schools' St. Mary School provides Catholic education from junior kindergarten to grade 12.

The Westlock & District Adult Learning Centre Society is an adult education council. The Society identifies supports, promotes and facilitates adult life-long learning opportunities in the Westlock District. They provide computer classes, English as a Second Language (ESL) program, skills and development programs, professional development courses, and much more.

Health Care and Emergency Services

Facility	Details
Police	<ul style="list-style-type: none">• RCMP Detachment.
Fire	<ul style="list-style-type: none">• Volunteer fire department; fire chief.
Ambulance	<ul style="list-style-type: none">• Local ambulance service and 911 services.
Medical Services	<ul style="list-style-type: none">• Westlock Health Care Centre is an acute and continuing care facility with 46 acute care beds and 124 long-term care beds.• Westlock has 12 general practitioners plus two orthopaedic surgeons and one anaesthesiologist. Visiting specialists perform surgeries at the Westlock Health Care Centre.
Medical Clinics	<ul style="list-style-type: none">• Pembina Medical Clinic• Associate Medical Clinic
Dentists	<ul style="list-style-type: none">• Leigh Smile Centre• Westlock Central Family Dental• Westlock Dental Centre
Optometrist	<ul style="list-style-type: none">• Westlock Eye Centre
Chiropractor	<ul style="list-style-type: none">• Aspen Chiropractic Health Centre
Supportive Living Complexes	<ul style="list-style-type: none">• Homeland Housing



Cultural and Recreational Amenities

Westlock has top-notch recreational facilities. These venues have helped Westlock attract activities like provincial curling championships.

In addition to the list below, Westlock has five playgrounds/parks: Belevdere, Eastglen, Whisselville, Polymanth, and Mountie Park Campground.



Facility	Details
Westlock Rotary Spirit Centre	State of the art facility includes a standard NHL size arena, walking/running track, fieldhouse, fitness centre, meeting rooms, and tennis courts. The Field House is a multiuse sport and culture venue for volleyball, basketball and badminton tournaments, fitness classes, and drop in leisure activities such as pickle ball, tennis and floor hockey. The fitness centre has modern Life Fitness cardio and resistance training equipment along with a variety of fitness classes including pilates, yoga, and spin biking. A children's play area and indoor playground is available for drop in opportunities and birthday party rentals.
Westlock Aquatic Centre	Full-service centre includes a full indoor six lane, 25m pool with zero depth play area, slides and water spray features, a deep water Tarzan rope, hot tub, steam room, and a rock wall. A complete fitness centre provides a variety of cardio, free standing and stationary weight training equipment, a racquet ball and squash court plus a multi-purpose room for birthday party rentals and other uses. The facility also includes a virtual rec room with a high definition golf simulator and multi-sports capabilities.
Westlock Curling Centre	Located adjacent to the Westlock Rotary Spirit Centre. Includes: 4 sheet ice surface, and upstairs lounge. Can host banquets. Facility is converted in the off season into an indoor training facility for Westlock Minor Ball, and the local hockey camp's shooting school.
Westlock Action Sports Park	Constructed in 2004, the skateboard park offers both skateboard and biking options.
Westlock Rotary Trail	9.1 km designated trail and sidewalk network throughout town.
Altador Park & Keller Field Ball Diamonds	Ball facilities include 4 modern shale diamonds, a senior baseball diamond with grass infield and state of the art dug outs, and a shale school diamond. Various grass diamonds are also available at the local schools.
Tennis Courts	Two full sized Tennis Courts on an asphalt surface, adjacent to the Westlock Rotary Spirit Centre.
Soccer/Football Fields	The Town and Pembina Hills School Division offer two soccer fields at the Westlock Elementary School. One full size field is available for soccer or football.
Outdoor Rink	Located beside the Westlock Elementary School; includes a heated change facility.
Canadian Tractor Museum	<p>Over 100 fully-restored tractors of all makes on display in the main gallery</p> <ul style="list-style-type: none"> • The Museum has kids' activities, including pedal tractors and a rope maker. • A 50 foot tall working weather vane with a 1942 Model D Case on top. The weathervane is the largest in the world and is a great picture opportunity. • The museum also has steam engines, stationary engines and horse drawn equipment. <p>The Museum is open to the public from May to September. Off-season guided tours are available.</p>
Westlock Pioneer Museum	<p>There are four special collections in addition to the museum's general collection:</p> <ul style="list-style-type: none"> • Max and Mary Wiese Aladdin Lamp Collection • Bernard Wiese's collection of Sound Machines, Phonographs and Gramophones • The Trueblood Gun Collection • Mildred Hay Doll Collection <p>The Museum is open from May to September. Guided tours during the off season are available.</p>



Area Attractions

Attraction	Details
Tawatinaw Valley Ski Area	24 downhill runs, a tubing hill, and a terrain park with “hits”, “rails”, and “funboxes”. Over 20 km of scenic cross country ski trails. Lessons/ski school, and rentals.
Westlock Golf Club	This 18-hole championship golf course offers the challenge of a traditional style front nine with tighter fairways and smaller greens. The back nine has large undulating greens and wider fairways. Practice facilities include a two-tiered driving range, chipping and sand practice complex, and putting green.
Edmonton Sky Diving School	Located at Westlock Airport.
Mountie Park Campground	Located at 100 Street and 96 Avenue, this self-registration campsite has 21 sites, most with power, water and sewer. There is access to washrooms, showers, ball diamonds, horseshoe pits, a playground and a half-mile horse race track and rodeo facilities. First come first serve basis. No reservations. Open May long weekend to October.
Westlock Golf Club RV Campsite	Recently renovated, the RV Campsite has 26 sites which include 30 amp power and in-stall water and sewer.
Long Island Lake	36 Campsites Tenting Area Group Camping Area Boat Launch and Parking for Vehicle/Boats Beach with Playground, Volleyball, Horseshoe and Change Room Bathrooms (outhouses only no running water) Day Use Parking and Picnic Sites





For More Information:

Vivian Zittlaw,
Economic Development Officer
10003 – 106 Street
Westlock, AB, Canada T6W 3R5
PH 780.350.2109
vzittlaw@westlock.ca
www.westlock.ca



GROWTH Alberta
Your Business. Our Future.