



2024 Investor Guide





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BIG, BOLD, RESOURCEFUL GRANDE PRAIRIE.



Grande Prairie is one of the fastest growing places in North America, nearly doubling over the past 20 years to almost 85,000 people.



The hub for 2/3 of Canada's oil and gas operations



\$729 million in forestry related exports 2021



Skilled workforce with average age of 34 years



Retail trade zone of almost 300,000 people

INVEST
GRANDE PRAIRIE

GRANDE
prairie

Are you ready for grander possibilities?

We're ready to help you find them.

Grande Prairie offers some of the lowest costs of doing business anywhere in Canada, enabling businesses to attract a robust workforce of skilled talent looking for good wages and affordable living. During a time when other communities struggled with workforce shortages, our city's workforce grew by nearly 1,400 people in just five years.

Grande Prairie City Council has a very positive, pro-business attitude. Our streamlined planning and permitting process enables fast turnaround times for greenfield development applications. The City offers low commercial property tax rates and planning charges, and great financial incentives for new developments and expansions.

We recently approved more than 10,000 acres of newly annexed land for industrial, commercial and residential development, adding to our inventory of buildings and shovel-ready sites around the city.

This investment guide includes information about our workforce, leading sectors and infrastructure, but nothing can take the place of seeing our vibrant and beautiful city in person.

As both the Mayor and a longtime resident of Grande Prairie, I extend my warmest welcome and invite you to come for a visit to meet with our team and look at potential investment locations.

**Grander possibilities —
Come find them in Grande Prairie.**

Mayor Jackie Clayton



WHY GRANDE PRAIRIE

**TEN GOOD
REASONS WHY
YOU SHOULD
CHOOSE THIS
CITY FOR YOUR
NEXT BUSINESS
LOCATION**



1. QUALITY OF LIFE

Grande Prairie offers “big city amenities” without the heavy traffic or long commutes. World-class recreational facilities, 1,600 acres of parks and trails, affordable housing options, a vibrant arts and culture scene, and an abundance of shopping and international dining options all add to the city’s unique urban-rural lifestyle.

2. ROBUST WORKFORCE

With more than 36,400 skilled workers and competitive wages, Grande Prairie has a reputation as a place to build a great career. The city has attracted more than 4,500 new residents between 2016 and 2022.

3. LOWER COSTS

Compared to other major cities in Alberta, Grande Prairie businesses enjoy low real estate prices and low municipal tax rates. Development charges are also low in Grande Prairie, at just \$550 base fee plus \$75 per \$100,000 of project cost.

4. SPEEDY APPROVALS

With some of the fastest turnaround times for greenfield development in Alberta, the City’s streamlined planning and permitting process can be completed in as little as three weeks.

5. ACCESS TO MARKETS

Grande Prairie is Alberta’s closest location to west coast container shipping ports, getting product to Asian markets faster than from anywhere else in Alberta. Major highways, including the CANAMEX trade route, and high load capacity rail lines connect Grande Prairie to all major cities in the USA and Mexico.

6. GREAT INCENTIVES

The City’s **New Business Development Grant** is a 10-year annual rebate equal to 100% of the general municipal tax portion of the incremental assessed value of the property in the first year, decreasing by 10% annually for nine years, for new large scale developments with a taxable assessment increase of more than \$25 million.

7. SPECIALIZED SECTORS

Oil and Gas Extraction. Forestry and Agriculture. These powerful economic engines are turbo-charged in Grande Prairie, home to a remarkably large concentration of international forestry companies and major oil and gas firms, along with dozens of companies in upstream and downstream service supply chains.

8. ABUNDANT ACREAGE

More than 4,192 hectares (10,355 acres) of industrial, commercial and residential land is available for development in the Hughes Lake, Bear Creek North and Northern Lights development areas. Buildings and development-ready land are also available on more than twenty sites throughout the city for commercial and retail investment.

9. UTILITY SERVICING

Grande Prairie’s *Industrial Attraction Strategy* is in place to ensure that sufficient servicing is available in priority expansion areas. The City is exploring geothermal options to provide low-cost utilities and low-emissions clean energy.

10. GROWING DEMAND

With a regional trade zone of almost 300,000 people, commercial retail demand exceeds the city’s current inventory by more than a million square feet.



STRATEGIC DISTRIBUTION INFRASTRUCTURE

Three major highways (43, 40, 2) connect Grande Prairie to the rest of Alberta and Canada, with direct connections to Edmonton, British Columbia, and the Northwest Territories.

Grande Prairie is served by Canadian National Railway. High load capacity rail lines connect to CN's main line and run directly to the ports of Vancouver and Prince Rupert, offering the most cost-effective way of shipping bulk goods into export markets. Strategically-located facilities provide rail reload and transportation services and manage broad inventories.

Side Group Rail provides rail reload and transportation services with seven facilities in the Peace Country region. Managing broad inventories, Side Group Rail directs the movement of \$500 million of goods annually from their Grande Prairie operations.

Distance and transit times to ports and major cities

ROAD to PORT	
Prince Rupert, BC	1,250 km/less than 14 hours
Vancouver, BC	1,280 km/less than 15 hours
Seattle, WA	1,300 km/14 hours
Houston, TX	4,100 km/7 days
RAIL to PORT	
Prince Rupert BC	Less than 1 day
Vancouver BC	Less than 1 day
Houston, TX	4 days
Seattle, WA	1 day
ROAD	
Dawson Creek, BC	130 km/1.5 hours
Fort St. John, AB	200 km/2.25 hours
Edmonton, AB	450 km/4 hours
Fort McMurray, AB	750 km/7.5 hours
Calgary, AB	790 km/7.5 hours
RAIL	
Calgary, AB	14 hours
Saskatoon, SK	1 day
Toronto, ON	3 days
Chicago, IL	3 days

Product shipped from Grande Prairie reaches Asian markets faster than from anywhere else in Alberta.



Grande Prairie is Alberta's closest location to container shipping ports.



Grande Prairie is connected to all North American rail networks.



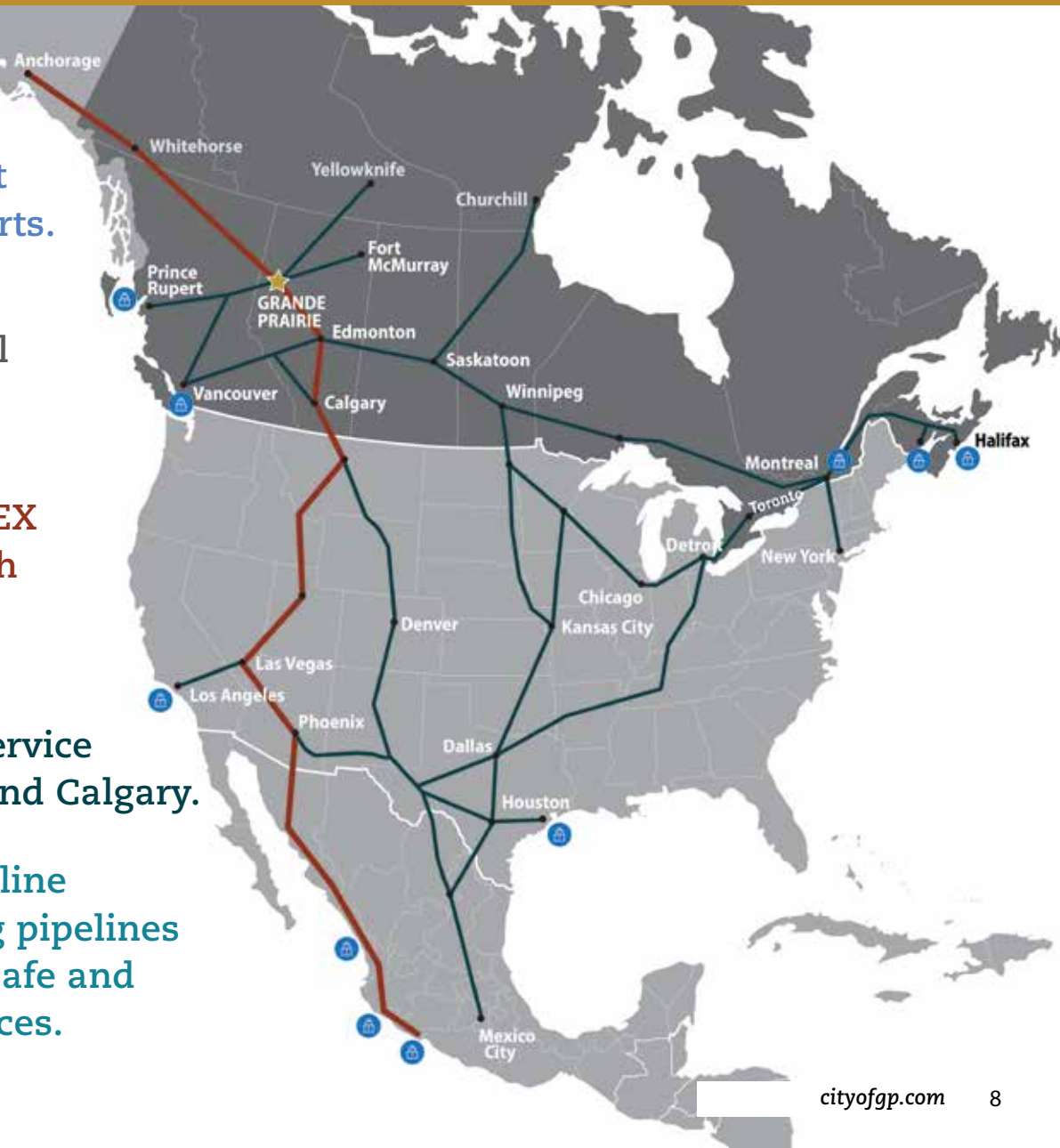
Grande Prairie is on the **CANAMEX Corridor**, connecting Canada with the United States and Mexico.



The Grande Prairie Airport provides cargo and passenger service with daily flights to Edmonton and Calgary.



An extensive high-capacity pipeline network includes both gathering pipelines and transmission pipelines for safe and reliable transportation of resources.



MAJOR REGIONAL CAPITAL PROJECTS AND INFRASTRUCTURE

*More than \$9 billion investment
in planned and recent projects*

Cerilon Inc. ultra-low sulphur diesel and jet fuel
manufacturing facility - \$2.8 billion

Northern Petrochemical ammonia and methanol plant -
\$2.5 billion

Peace Pipeline Expansion Phases 7 & 8 - \$1.2 billion

Highway 40 Twinning - \$106 million

Alberta No. 1 Geothermal Power Plant - \$90 million

Harry Balfour School Replacement - \$29 million

Sunrise House Youth Shelter Expansion - \$5.5 million

Key Access Pipeline System (KAPS) - \$2.0 billion

2023 North Corridor System Expansion - \$632 million

Siemens Energy waste heat-to-power plant - \$45.6 million

MAXIM Power Corp. Milner 2 Combined Cycle Gas Turbine
Power Project - \$155 million

Interprovincial Fuel Solutions Ltd. synthetic low-carbon
gasoline facility - \$600 million

Sources include majorprojects.alberta.ca



Grande Prairie Airport

Daily cargo flights to Edmonton and Calgary are provided by WestJet and Air Canada. The airport has a designated cargo apron area and a cargo facility with storage areas, loading docks and handling capabilities for perishable and non-perishable goods.

In addition to commercial passenger flights to Edmonton and Calgary, private charter services can connect business travellers to other regional airports.



KEY SECTORS



RESOURCEFUL GRANDE PRAIRIE

With two-thirds of Canada's active oil and gas rigs operating in the region and four of Canada's largest and most competitive forestry businesses located in the City of Grande Prairie, a ready and abundant supply of feedstock is available for manufacturers of petrochemical and wood products. Alberta's focus on innovation in agriculture also presents opportunities for agri-tech businesses to develop and commercialize new technologies for smart agriculture, autonomous farming, and greenhouse and vertical agriculture.

Energy & Petrochemical

\$1.6 billion PETROCHEMICAL SECTOR ANNUAL EXPORTS - MAINLY FROM OIL AND GAS EXTRACTION

TWO-THIRDS OF CANADA'S ACTIVE OIL AND GAS RIGS ARE OPERATING IN THE GRANDE PRAIRIE REGION



JOB IN SUPPORT ACTIVITIES FOR MINING AND OIL AND GAS EXTRACTION WILL LEAD GROWTH AT A RATE OF 12% BY 2031.

Forestry & Wood Products and Agri-Tech & Food

\$729 million TOTAL SECTOR EXPORTS — MAINLY FROM PULP, PAPER AND PAPERBOARD MILLS; AND SAWMILL AND WOOD PRESERVATION

PROJECTED JOB GROWTH BY 2031 **13%**



JOB IN PULP, PAPER AND PAPERBOARD MILLS WILL LEAD GROWTH AT A RATE OF 35% BY 2031.

Energy & Petrochemical Industries

With two-thirds of active rigs in Canada operating in the Grande Prairie region, the oil and gas sector provides tremendous opportunities for companies involved in the extraction and processing of energy resources, as well as for supporting companies in transportation, business management, engineering, consulting, information technology, communications, and manufacturing sectors.

Petrochemical industries in the region made purchases valued at more than \$1.8 billion during 2021, with about 69% of purchases originating outside of the broader Grande Prairie area. Opportunities to meet local demand are strongest in chemical manufacturing, equipment rental and leasing, and specialized freight trucking.

As a regional service hub, Grande Prairie is home to many major oil and gas regional headquarters and oilfield service companies supporting oil and natural gas activities in northwestern Alberta, northeastern British Columbia and into the Northwest Territories.

The Greenview Industrial Gateway, 30 minutes south of the city, has been identified for large-scale industrial processes such as a gas field or large-scale straddle plant, sulphur processing, hydrogen and helium production, with potential spin-off opportunities for Grande Prairie, including those using methanol, urea/ammonia and formaldehyde.

SUPPLY NETWORK OPPORTUNITIES

- Low-carbon petrochemical products, such as blue methanol and blue hydrogen
- CO₂ capture, aggregation and sequestration
- Conventional chemical products
- Manufacture plastics and other industrial and consumer materials
- Support activities for oil and gas extraction (including equipment)

MAJOR PRODUCERS

- Arc Resources Ltd.
- Canadian Natural Resources Limited
- Nuvista Energy Ltd.
- Ovintiv Canada ULC
- Birchcliff Energy Ltd.

TOTAL EMPLOYMENT

>3,150 jobs in the Petrochemical sector



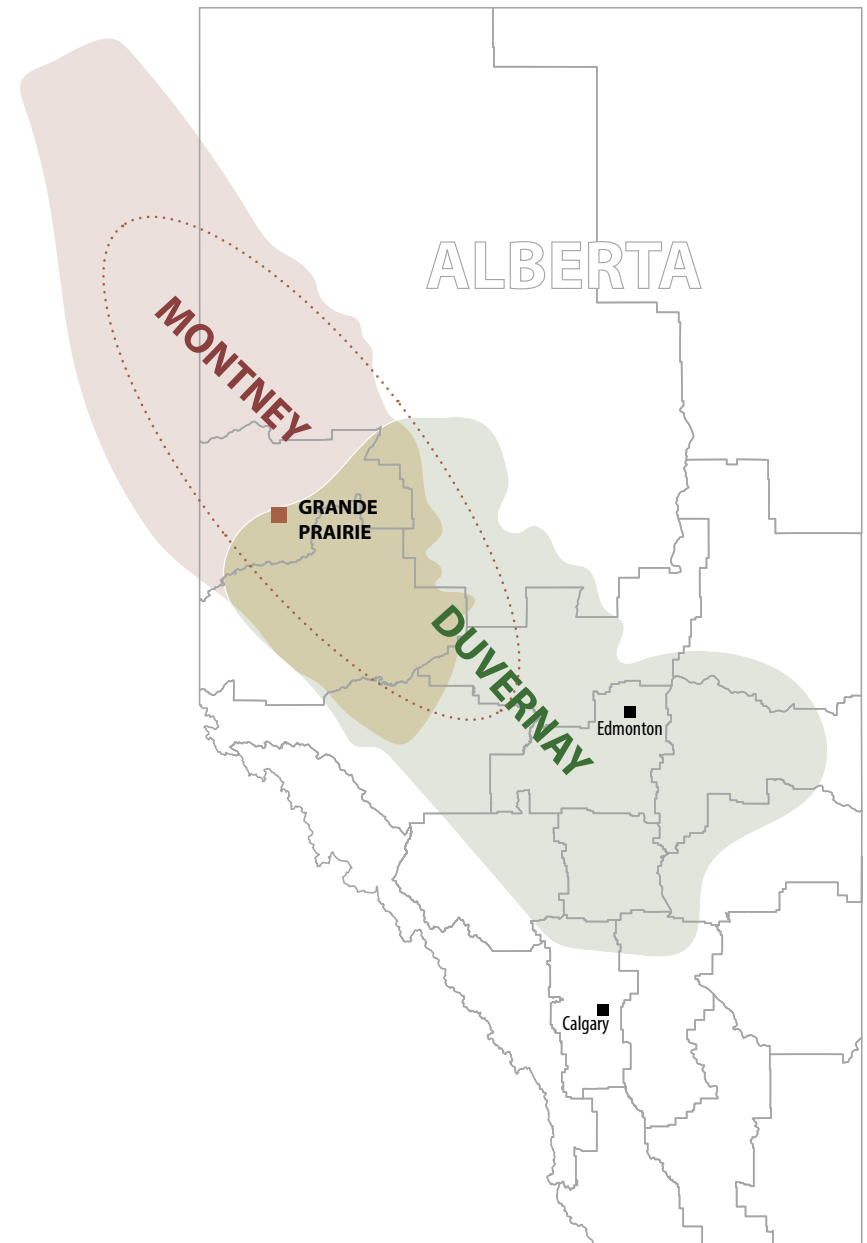
Grande Prairie is in the centre of major liquid-rich natural gas plays, the Montney and Duvernay, two of the most significant plays in North America.

MONTNEY FORMATION

The 130,000 km² Montney Formation has the potential to produce 449 Tcf (trillion cubic feet) of natural gas, making it one of the biggest gas resources in North America.

DUVERNAY SHALE

Canada's National Energy Board estimates that Alberta's Duvernay Shale has the potential to produce 3.4 billion barrels of marketable crude oil, 76.6 Tcf (trillion cubic feet) of marketable natural gas, and 6.3 billion barrels of marketable natural gas liquids (NGLs).



Forestry & Wood Products and Agri-Tech & Food

Grande Prairie's forestry industry is one of the most important economic engines in the region, with four large operators: Weyerhaeuser, International Paper, Canfor and Norbord. While it is unusual to see such a concentration of major operators in a city of Grande Prairie's size, these operations are among the most competitive in Canada and the region's top industrial employers, employing more than 1,100 people.

Northwestern Alberta produces 40% of Alberta's pulp, 64% of its panel board and 50% of its timber. Aspen, Tamarack, Lodgepole Pine and Black Spruce make up the boreal forest to the south and west of Grande Prairie, serving as a supply for the local pulp and paper industry.

Alberta's emphasis on smart agriculture opens up prospects for companies engaged in the research, development, and manufacturing of farming technologies. Substantial agricultural output in the area supports food and beverage processing companies with a readily available supply of canola, wheat, barley, oats, cattle, hogs, and poultry.

Greenhouse operators benefit from Grande Prairie's access to low-cost natural gas and an abundance of sunlight – averaging 314 days with measurable sunshine and more than 2,200 hours of bright sunshine each year.

SUPPLY NETWORK OPPORTUNITIES

- Modular construction
- Mass timber manufacturing
- Manufactured wood products
- Prefabrication and modular construction
- Small-scale manufacturing
- Greenhouse and vertical agriculture
- Food and beverage processing
- Smart agriculture and autonomous farming

MAJOR EMPLOYERS

- Weyerhaeuser
- Canfor
- International Paper
- West Fraser Timber Co.

TOTAL EMPLOYMENT

>1,350 jobs in the Forestry and Agri-tech sector



Forestry-related exports accounted for more than \$729 million in 2021, growing 122% over 2016 (\$473 million).

Forestry and Agri-tech industries in the region purchase more than \$1.8 billion in goods and services.

In 2021, approximately 42% of purchases made by this sector were from within the region, while the remaining 58% were imported from locations outside the broader Grande Prairie area, creating supply chain opportunities for incoming businesses.

Key sectors and percentage of imported purchases

Commercial and industrial machinery and equipment rental and leasing	36.4%
Other specialty trade contractors	40.8%
Electronic and precision equipment repair and maintenance	49.6%
Plastic product manufacturing	58.0%





AGRICULTURE AND FOOD PRODUCTION



Grande Prairie's \$47.2 million food and beverage manufacturing sector is led by meat product manufacturing (\$18.9 million), and bakeries and tortilla manufacturing (\$18.7 million). With significant agricultural production in the region, food and beverage processing businesses have a ready supply of canola, wheat, barley, oats, cattle, hogs, and poultry.

Northwestern Polytechnic's advanced microbiology and genetics laboratory has the tools and resources to support research and diagnostics for a variety of industries across the agriculture and forestry sector (e.g., animal nutrition and forage quality, crop and animal residues, pest entomology, and bioremediation).

The nearby National Bee Diagnostic Centre (NBDC) is Canada's first laboratory to provide a full array of diagnostic services for honeybee and native bee related pests, pathogens and parasites.

SUPPLY NETWORK OPPORTUNITIES

- Value-added agricultural processing
- Autonomous systems for farming
- Greenhouse and vertical agriculture
- Oilseed and pulse processing
- Beverage manufacturing
- Meat product manufacturing
- Grain, fruit and vegetable processing
- Bakery manufacturing
- Pasta manufacturing





SUPPLY NETWORK OPPORTUNITIES

- Innovative technology
- Transportation support
- Specialized freight trucking (petrochemical)

TOTAL EMPLOYMENT

>1,430 jobs in the Transportation sector

TRANSPORTATION AND LOGISTICS

From serving a domestic market with total retail spending of \$5.1 billion to delivering goods to export markets, Grande Prairie's transportation and logistics capabilities are well established and expected to maintain a strong position as goods-producing sectors grow.

The city's intermodal infrastructure also connects Grande Prairie to the Canadian National Railway (CN) for cost-effective access to major markets in Canada and the United States. High load capacity rail lines connect with the CN mainline at Hinton, linking the region to the ports of Vancouver, Prince Rupert and the rest of North America. A regional airport offers cargo service to Edmonton and Calgary, with easy transfer to reach global markets quickly.

CONSTRUCTION AND SUPPLY CHAIN

The construction sector will be an enabling sector for industrial, commercial, transportation, and residential infrastructure development in the city and surrounding region. It is estimated to have exported more than \$270 million in goods and services during 2021.

The city also serves as a supply chain hub for the north, with more than \$210 million in wholesale trade exports in 2021. With technology enhancements and continued population growth, opportunities for investment continue to emerge. Grande Prairie is well positioned to serve northwestern Alberta and northeastern British Columbia, while meeting high demand for goods and services within the immediate region.



SUPPLY NETWORK OPPORTUNITIES

- Modular construction
- Building equipment contractors
- Utility system construction
- Commercial and industrial machinery and equipment repair and maintenance
- Distribution Centres

TOTAL EMPLOYMENT

>3,750 jobs in the Construction sector





HEALTHCARE AND LIFE SCIENCES

As the urban center and regional hub for health and medical services in Northwestern Alberta, Grande Prairie is home to Grande Prairie Regional Hospital (GPRH), a new \$850-million, award-winning facility that provides 24-hour emergency, cancer treatment with two radiation vaults, surgery, mental health, intensive care, obstetrics and pediatrics.

GPRH partners with Northwestern Polytechnic to provide a health education centre within the hospital for nurses and other healthcare professionals. The 4,000 sq. ft. Evaskavich Centre for Health Research and Innovation includes classroom space, a nursing laboratory and a high fidelity simulation space.

The healthcare sector is growing, with a projected 33% increase in jobs expected by 2028.

- Deloitte, Regional Workforce Development Research (2023).

ENERGY AND CLEANTECH

Grande Prairie is a leader in Alberta's energy sector, and we continue to see growing energy opportunities. Leveraging the region's skilled labour force will enable diversification within the emerging energy and cleantech industries.

The untapped geothermal potential of the Leduc Formation and the Granite Wash Formation presents opportunities for direct use and power generation for commercial, residential, and agricultural development.

Northwestern Polytechnic's clean technology innovation laboratory aims to develop clean power options in collaboration with industry partners. The laboratory is equipped with a 500W EFOY-Pro methanol fuel cell and a full photovoltaic generation array.



SUPPLY NETWORK OPPORTUNITIES

- Traditional Energy Exploration, Service and Supplies
- Geothermal
- Waste Management and Remediation
- Clean Technology Innovation

TOTAL EMPLOYMENT

>2,900 jobs in the Energy sector





TOURISM

With a growing sports tourism industry, Grande Prairie has become well known for hosting major regional, national and international sporting events thanks to world-class facilities, major airline service, more than 3,000 hotel rooms, and great dining and shopping options.

The Eastlink Centre is one of the largest adventure and fitness aquatic venues in Canada, and the Bonnetts Energy Centre has a seating capacity of 2,939 for sporting events and over 4,500 seats for concerts, hosting the biggest concerts in the Peace Region. The city was host to the 2024 Alberta Winter Games and the 2024 National Aboriginal Hockey Championships. Muskoseepi Park is home to the annual Bear Creek Folk Festival, drawing more than 7,500 people over the three-day event.

FILM AND TV PRODUCTION

Grande Prairie is home to long summer days, aurora borealis, prairie landscapes and space as far as the eye can see. Recent film productions include HBO's acclaimed television series *The Last of Us*, with the final episode of the season filmed in Grande Prairie's former hospital.

Provincial incentives for the media arts industry include the *Film and Television Tax Credit (FTTC)* for eligible production and labour costs and the *Alberta Media Fund* that supports different phases of film production, including script development, production and postproduction. The *Alberta Made Production Grant* helps Alberta producers attract and maintain skilled labour by covering 25% of eligible production costs up to \$125,000.



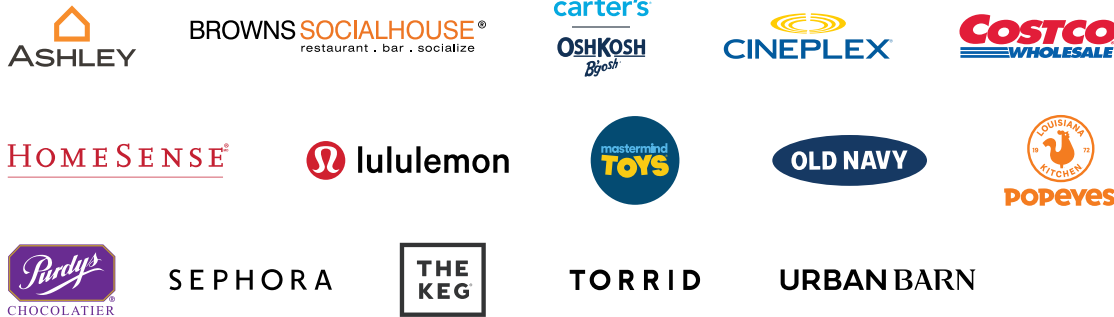


RETAIL AND SERVICES

With a regional trade population of nearly 300,000 people, Grande Prairie has a strong retail and service industry. Annual retail spending in the total trading area is estimated at \$5.1 billion (2022). A retail market and gap analysis completed in 2023 calculated a net inflow of retail sales of \$374 million in 2022, and unmet retail demand of 1.06 million sq. ft.

The Gateway Power Centre District accounts for 1.7 million sq. ft. of commercial space operated by major national retailers, and the recently renovated enclosed Prairie Mall's 100 retailers welcome more than two million customers every year. The Downtown Business District is home to 500 shops and restaurants. New community shopping centres and neighbourhood centres are providing additional opportunities to meet shopping needs for new residential developments.

MAJOR NATIONAL RETAILERS



TOTAL EMPLOYMENT

>2,300 jobs in Retail and Services



RETAIL SECTOR OPPORTUNITIES

- Clothing and footwear
- Full service restaurants
- Entertainment
- Home furniture and decor
- Sporting goods and toys



Regional Trade Area population

295,079



Primary Trade Area population

176,833



Total trade area spending

\$5.1 billion



Retail sales inflow

\$374 million



Median household income

\$120,000



Occupied retail inventory

3.98 million sq. ft.



Residual retail demand

1.06 million sq. ft.

All figures are 2023 actuals (reflecting COVID-19 impact)

Young, skilled **WORKFORCE**



WORKFORCE AT A GLANCE

36.6K

Size of workforce (2021)



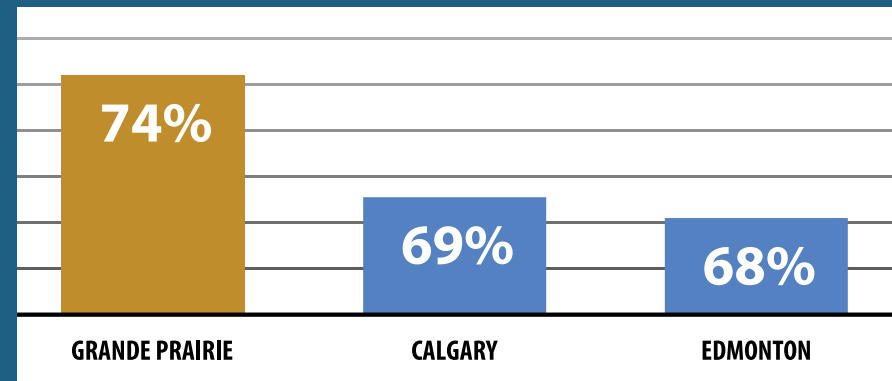
57%

of working age residents (ages 25–64) have a postsecondary education (2021)

34

Average age of workforce (2021)

LABOUR FORCE PARTICIPATION RATE 15 years and older



APPLIED RESEARCH AND INNOVATION

Northwestern Polytechnic's **Office of Applied Research & Innovation** provides a wide range of support services and guidance to faculty, researchers, students, industry and community partners. Areas of research include Agriculture & Ecosystems, Health & Wellbeing, Energy & Environment, and Social Innovation. The school is also working with the University of Alberta to explore opportunities in collaborative planning for delivery of medical education in northwest Alberta.

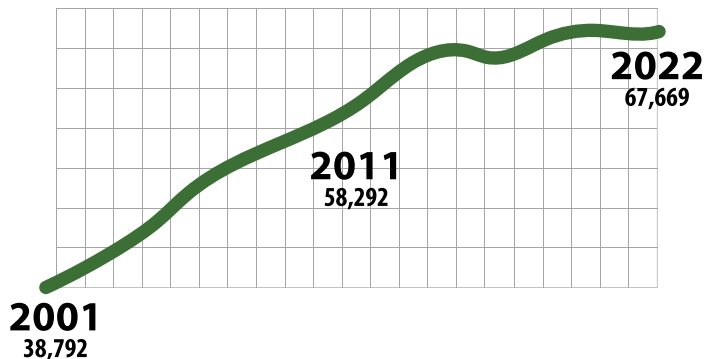


Grande Prairie is one of the youngest and fastest growing communities in North America.

DIVERSE COMMUNITY

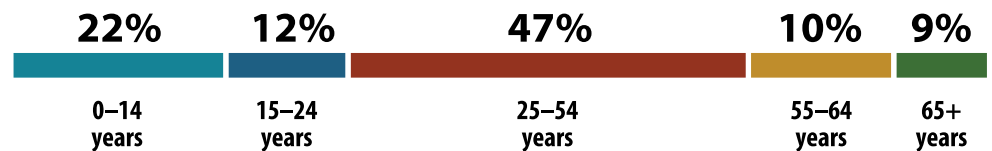
With representation from more than 165 cultural and ethnic groups, Grande Prairie is welcoming newcomers to the community at twice the rate of Canada overall. In 2021, 31% of the city's immigrants said they had moved to Grande Prairie within the previous five years. Faith organizations represent more than 30 Christian denominations, Muslim, Hindu, Sikh, Buddhist, Jewish and Baha'i.

CITY OF GRANDE PRAIRIE POPULATION GROWTH: 2001 – 2022



THE MEDIAN AGE IS 34
THAT'S 3.8 YEARS YOUNGER THAN ALBERTA
AND 7 YEARS YOUNGER THAN CANADA. (2022)

POPULATION DISTRIBUTION BY AGE GROUP



AFFORDABLE COST OF LIVING

Median household income: \$120,000 (2020)

Median single detached house value: \$322,750 (Q2, 2023)

Consumer Price Index: 3.0% in Alberta vs. 3.4% in Canada (2023)

FAST-TRACKED IMMIGRATION

The City of Grande Prairie is a designated community under both the **Rural Renewal Stream** and the **Rural Entrepreneur Stream** of the Alberta Advantage Immigration Program. The program enables candidates interested in Permanent Residency an opportunity to immigrate to Canada as a provincial nominee with formal support of the municipal government, filling local labour gaps by endorsing employers and job seekers to fast-track immigration for eligible candidates.

INDIGENOUS RELATIONS FRAMEWORK

The Beaver, Cree, Dene and Métis people are the original caretakers of these Lands and surrounding areas. We are grateful to live, learn, work and play on Treaty 8 territory within Turtle Island and acknowledge these Lands have been home to diverse and sovereign First Nations and Inuit Nations since time immemorial.

City Council is invested in being a part of fostering positive change for this population and recognizing the importance of Truth and Reconciliation being at the forefront of every municipality in Canada. The City's *Indigenous Relations Framework* outlines the focus areas and actions all departments will take to work toward building respectful relationships between Indigenous and non-Indigenous people. These include fostering opportunities for Indigenous entrepreneurs and for Indigenous artists to celebrate their culture at City events.

EDUCATION

Grande Prairie is served by Alberta's world-class education system with exciting program options for students at any stage. Each of the city's school districts offers unique and specialized possibilities, including French Immersion, Francophone education, distance education, and Montessori programming.

- Public education is offered at 18 schools in the Grande Prairie Public School Division. Grande Prairie Composite High School, a 1,400-student school built in 2022, offers the International Baccalaureate Programme and registered apprenticeship.
- Grande Prairie and District Catholic Schools offer a faith-based education at 10 schools in the city, including St. John Paul II Catholic School, a 100,000 sq. ft. secondary school built in 2018.
- École Nouvelle Frontière offers Alberta Education's curriculum to students from preschool to Grade 12, enhanced by Francophone cultural programming.
- Athletic academies are offered by both the public and Catholic school districts, integrating excellence in education, athletics, and positive character development for students in Grades 4 to 12.
- **Northwestern Polytechnic** offers degree, diploma and certificate programs in Applied Science & Technology, Business, Health, and Skilled Trades and Apprenticeships. Grande Prairie's workforce also benefits from upskilling and continuing education programs. Collaborative degree programs are available for Bachelor of Education and Bachelor of Nursing (University of Alberta) and Bachelor of Social Work (University of Calgary).

LIFE IS GRANDER



As one of the youngest cities in Canada, it's no surprise that Grande Prairie buzzes with activity and entertainment options. Major annual events include the Bear Creek Folk Festival, Children's Festival, Grande North Winter Festival and Stompede, while the local live theatre produces plays, concerts and film festivals.

The city's cultural scene thrives with creative arts classes, galleries and heritage museums. The 105,000 sq. ft. Montrose Cultural Centre is home to the expansive art gallery and modern public library. The vibrant cultural hub hosts exhibits, programs and events, and includes an interactive gallery and studio space for families.

The 1,100 acre Muskoseepi Park runs through the heart of Grande Prairie, offering trout fishing, hiking trails, skating and snowshoeing for year-round recreation. The park hosts horse-drawn wagon rides, DJ skating parties, and maple taffy pulling as part of the Grande North Winter Festival — one of the many ways that Grande Prairie embraces winter!

Dozens of recreation programs for children, teens and adults range from Irish dancing and choral singing to kickboxing and disc golf. The \$110-million Eastlink Centre sports complex includes swimming pools, an adventure river, a water playground, hot tubs, and a surfing simulator. The complex also has a 15,000 sq. ft. fitness centre and facilities for soccer, squash and racquetball.

Travel any direction from the city to hike and camp in provincial parks, and enjoy world-class skiing, hot springs and restaurants at the breathtaking Jasper National Park just four hours away. Sports fans can cheer on the Grande Prairie Storm hockey team and take in major local, national or international sporting events at the Bonnetts Energy Centre. The 4,500 seat event centre also hosts concerts from headliners such as Bryan Adams, Johnny Reid and The Offspring.

Grande Prairie's shopping districts include the West End area's national retailers and Prairie Mall's indoor shopping centre with more than 100 shops and restaurants. Downtown Grande Prairie serves as the financial, commercial, and cultural hub, with more than 500 boutiques, restaurants, and entertainment venues.

FIVE THINGS YOU SHOULD KNOW ABOUT GRANDE PRAIRIE

1. Best place to do business

For more than a decade, Grande Prairie has topped national ranking lists as the best place for entrepreneurs and businesses.

- *Most Small Businesses per Capita (Statistics Canada, 2021)*
- *Canada's Best Place to do Business (Profit - 2016)*
- *Canada's Best Entrepreneurial City (CFIB - 2012, 2011, 2010)*

2. No traffic jams

Most people who work in Grande Prairie enjoy a short daily commute. Less time spent in the car is more time enjoying work-life balance.

3. Adventure calls

The surrounding forests, rivers, and mountains offer unparalleled opportunities for offroading, snowmobiling, hiking, fishing, hunting, horseback riding and skiing.

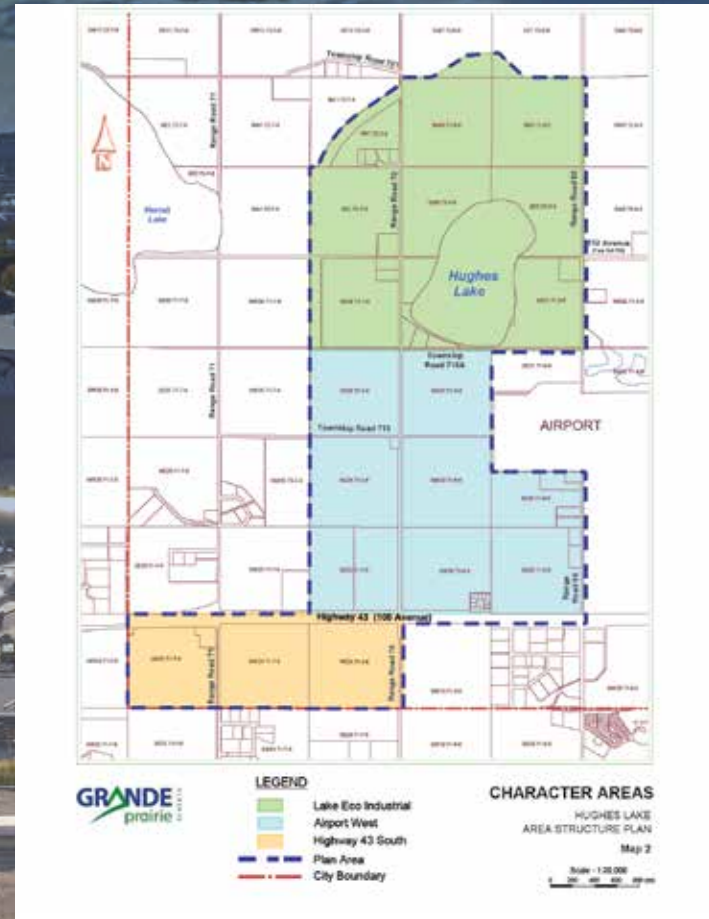
4. Food trucks are hot here

When the food trucks roll up to Grande Prairie's festivals and business events, nobody goes home hungry. From handmade perogies and cabbage rolls to gourmet donuts, the only challenge is deciding what to eat.

5. The weather is quite nice

Grande Prairie enjoys more sunny days than most Canadian cities, averaging 314 days of sunshine every year. Summer temperatures average a comfortable high of 21 to 23° C and winter temperatures average highs of -5 to -8° C.

Industrial and Residential Development Sites



RICHMOND INDUSTRIAL AREA

The Richmond Industrial Area (RIA) is an established development with a wide range of site sizes, and is located in Grande Prairie's centre west area with close proximity to major highway and rail networks for easy access to supply major industries in the region. The City is currently investing in enhancements to streetscaping, public transit, stormwater management, active transportation and street lighting.

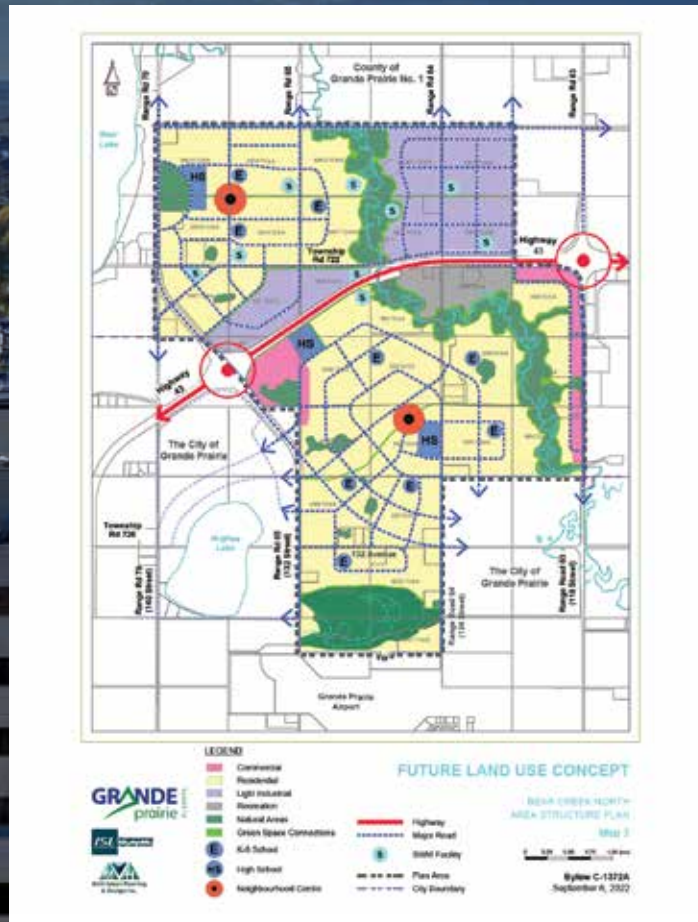
HUGHES LAKE

The 1,200 ha (2,965 acre) Hughes Lake planned area is divided into three character areas. The *Eco-Industrial* character area surrounds Hughes Lake, providing an excellent location for an eco-business park. The *Airport West* sub-area beside the Grande Prairie Airport is well suited for warehousing, freight-transfer, and airport-related businesses. The *Highway 43 South* character area will provide larger and medium industrial site users with almost direct access to Highway 43 and the proposed Highway 43X.



NORTHERN LIGHTS

The Northern Lights planned area includes an approximate total area of 1,028 hectares (2,540 acres). Located along the 132 Avenue arterial road, the area is suitable for commercial development such as hotels, gas stations, car washes, drive-through oil-change services, and fast food restaurants. Light and medium-heavy industrial uses planned for the Northern Lights area include manufacturing, laydown yards, transshipment, oil and gas service companies and other similar uses.



BEAR CREEK NORTH

The Bear Creek North planned area includes an approximate total area of 1,964 hectares (4,850 acres). Divided into two sections intersected by Highway 43, this area is designed for mixed-use “live, work, play, learn” development, with light industrial and commercial uses along the highway, and walkable residential neighbourhoods that include “main street” commercial areas, schools, interconnecting trails, green spaces and natural areas bordering Bear Creek.

Industrial Real Estate Listings



713068 Range Rd 65, Mountview Business Park

Price \$8,550,000

This 38,513 sq.ft. steel framed and concrete block fabrication shop is situated on 5.82 acres. The building offers 26,920 sq. ft. of shop, storage and mechanical space, a ceiling height of 32' in the main warehouse, with four five-ton cranes and 4,304 sq. ft. of immaculate office space.

There is 7,289 sq. ft. of second floor office, boardroom and a training room area which ensures this property provides the space that any large operation would need. The auxiliary building is a functional 3,540 sq. ft. pole frame storage building tucked into the west portion of the graveled and fenced yard.

Zone: Industrial



9602 118 Street - Centre West Business Park

Price \$3,495,000

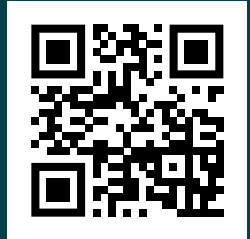
With an industrial shop and office space, this building has four large truck bays at the rear of the building that have 20' concrete aprons off the back, 1,550 sq. ft. of main-floor office space, and an additional 1,590 sq. ft. of mezzanine space on both sides.

The property has 22 paved parking spaces which include heavy-duty asphalt driveways, two handicap parking spaces, a fully landscaped front yard, and an enclosed fenced and graveled rear yard. Half of the building is currently leased, with an additional 6,650 sq. ft. ready for occupancy.

This property is also listed for lease at \$22/sq. ft. plus NNN.

Zone: General Industrial

For a complete list of currently available commercial investment opportunities, see the 2024 Commercial Opportunities Guide at investgrandeprairie.com



65021 Hwy 43 - West End

Price: \$7,200,000

The 21,613 sq. ft. building has six 85-foot bays with twelve 16'W by 18'H overhead doors, and a dedicated wash bay.

Additionally, there is 6,200 sq. ft. of cold storage at the rear of the yard, providing plenty of storage space. The nine-acre yard is fenced and graveled with great drainage, security lights and a hitching rail.

The property can be sold or leased with an additional 4.23 acres that is graveled and fenced to the south.

Zone: Rural Light Industrial

65013 Hwy 43 - Mountview Business Park

Price: \$3,497,750

Situated on two individually titled lots totaling 8.23 acres, this property is well graveled, independently fenced and has great drainage. A large gated approach is located on the northwest end, with a second approach set in the south.

Located in the Mountview Business Park just east of the Highway 43X ring road, this property is well positioned for quick access in every direction. Power is available on the north lot with security lights and hitching rail throughout. It is being offered for sale at \$425,000/acre and is available for immediate possession.

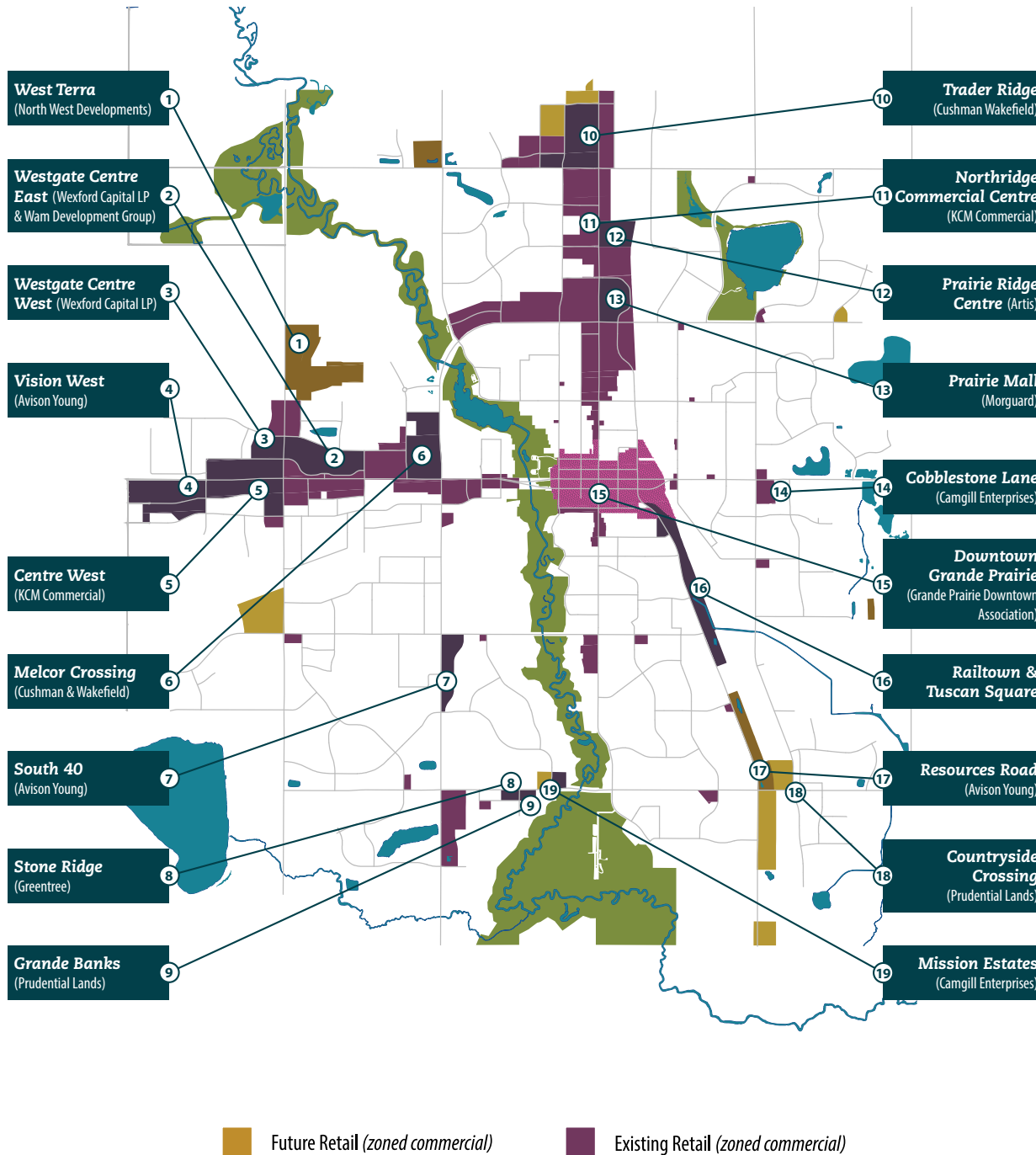
Zone: Rural Light Industrial

Retail and Commercial Development and Leasing

Development opportunities in Grande Prairie's thriving commercial areas range from 4,000 sq. ft. building pads to 16-acre sites in busy power centre districts and near future residential areas. Ready-to-lease space is available from 1,000 sq. ft. to 87,500 sq. ft. in existing and future retail centres.



UTILITIES & SERVICES



Water and Sewer

The City of Grande Prairie is the largest shareholder with Aquatera Utilities Inc., who provides water supply, wastewater disposal, and residential solid waste utility services. Grande Prairie's 2023 non-residential rates are \$2.00/m³ for water and \$2.83/m³ for wastewater.

Electricity and Gas

Several energy retailers serve Grande Prairie, offering a variety of price structures, including fixed rate and floating rate plans. Some providers also offer business plans specially designed to fit the needs of commercial and industrial customers.

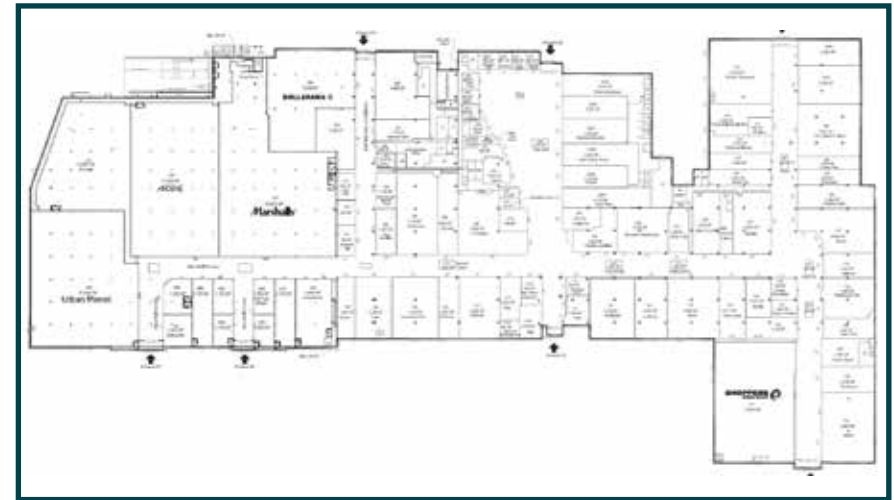
Internet and Telecommunications

Grande Prairie's fiber optic network enables high-speed internet download and upload speeds, low latency, and the ability to handle large amounts of data. Cellular 5G coverage is provided by Bell, Rogers and Telus.

Emergency Services

The Grande Prairie Fire Department provides emergency and medical response services, education resources and programs, 911 services and a unique mobile outreach unit to support our most vulnerable residents. The city is transitioning to a municipal police service. During the transition the police of jurisdiction continues to be the Royal Canadian Mounted Police (RCMP).

Retail and Commercial Real Estate Listings



Trader Ridge and The Shops at Trader Ridge

CRU and pad sites available in Grande Prairie's new 142-acre commercial development with grocery anchor.

Available space:

Phase I - 8 box pads 3,900 - 4,550 sq. ft., and 29,600 sq. ft. CRU

Phase II (flexible) - 5 box pads 5,600 - 21,600 sq. ft., and 38,100 sq. ft. CRU

Tenants: Co-op Grocery, Liquor & Convenience, Windsor Ford

Intersection volume: 34,102 AAWT at Hwy. 43 and 132 Avenue (2020)

Contact:

Allan Matthews, Sitefinders

403-802-5289 amatthews@sitefinders.ca



Prairie Mall

Retail and service space available in the largest indoor shopping centre in Northwestern Alberta.

Available space: 1,093 - 4,848 sq. ft.

Major tenants: Marshalls, Urban Planet, Lululemon, Sephora

Annual pedestrian traffic: 2,500,000

Contact: Katie Bertram

604-602-6435 kbertram@morguard.com





Scan QR Code for access to the Alberta Site Selector Tool to view Grande Prairie's sites.

For a complete list of currently available commercial investment opportunities, see the 2024 Commercial Opportunities Guide at investgrandeprairie.com



Monaco Square

New retail space in Grande Prairie's fastest developing commercial area

Available space: 2,280 sq. ft. (3 units), 1,000 sq. ft. (2 units)

Major tenants: Janina's Diamonds and Time, Moore's, Orange Theory Fitness

Intersection volume: 42,282 AAWT at Hwy. 43 and 116th Street (2018)

Contact: Brooks Hoffos, eXp Realty
1-780-831-9499, brooks@hoffosmenzies.ca



Arbour Hills

Eight acres of commercial land in Grande Prairie's northwest corner.

Available land: 2.97 acres, 2.86 acres, 1.78 acres, 2.47 acres

Tenants: Catholic high school, Future multi-family and single family residential, gas and convenience

Intersection volume:
11,717 AAWT at 132nd Avenue and 108th Street (2020)
14,381 AAWT at 132nd Avenue and 102nd Street (2018)

Contact: Scott Pravitz, Prudential Lands
1-780-876-5279, scott@prudentiallands.com



ALBERTA'S TAX ADVANTAGE

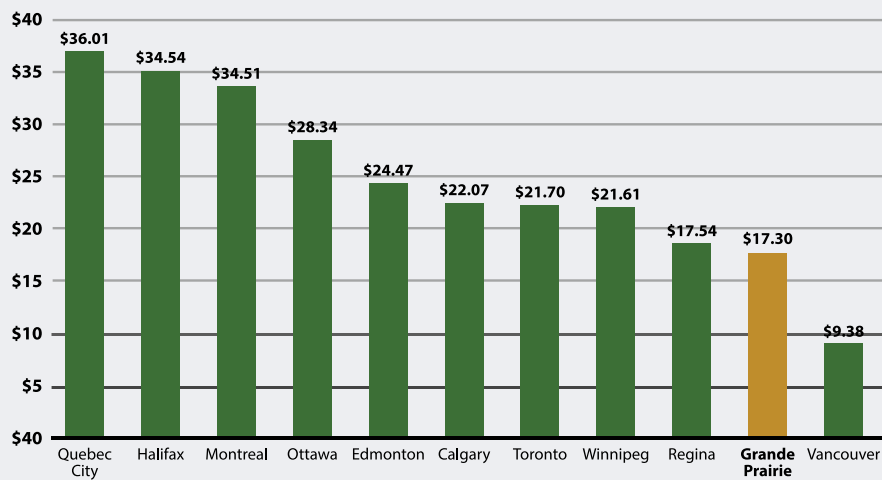
Unlike other provinces in Canada, Alberta has no sales tax, no payroll tax and no health insurance premium.

Alberta's corporate tax rate of 8% is the lowest provincial corporate tax rate in Canada. The combined federal/provincial corporate income tax rate is 23% (15% federal and 8% provincial) for general businesses and 11% (9% federal and 2% provincial) for small businesses.

The Goods and Services Tax (GST) is a federal tax paid on most goods and services sold or provided in Canada. The consumer bears the ultimate tax liability, as businesses that purchase goods and services claim input tax credits.

The City of Grande Prairie's commercial property tax is calculated at 1.73% of property valuation, lower than most major Canadian cities.

2023 Commercial Tax Rates per \$1,000 Value



Source: Altus Group | Canadian Property Tax Rate Benchmark Report 2023

INCENTIVE PROGRAMS

New Business Development Grant

The City of Grande Prairie offers tax rebates for new development or expansions, starting at 100% of the general municipal tax portion for the incremental assessed value of the property in the first year, and decreasing by 10% annually for the next nine years.

Alberta Export Expansion Program

The Alberta Export Expansion Program provides funding support to promote Alberta exports through outbound international business travel and bringing international buyers to Alberta.

Accelerated Investment Incentive

Allows businesses to immediately write off the full cost of machinery and equipment used for the manufacturing or processing of goods and clean energy equipment.

Canada-Alberta Job Grant

Funding for two-thirds of training costs, up to \$15,000 per employee, to a maximum of \$300,000 per employer.

Alberta Innovation Employment Grant

The Innovation Employment Grant encourages economic growth by supporting small and medium-sized businesses that invest in research and development (R&D) with a grant worth up to 20% of qualifying expenditures.

Canadian Strategic Innovation Fund (SIF)

The SIF funds projects with at least \$20 million in total project costs. Current priorities include NetZero accelerators, critical minerals and Biomanufacturing and Life Sciences.

National Research Council of Canada Industrial Research Assistance Program

NRC IRAP provides funding for technology innovation projects and hiring young workers to support research and development projects at various stages of the innovation cycle.

Scientific Research and Experimental Development

Businesses that conduct SR&ED work in Canada may be able to claim a deduction against income or earn an investment tax credit (ITC) that they can apply against income tax payable.

Film and Television Tax Credit (FTTC)

Provincial refundable tax credit on eligible Alberta production and labour costs. Applicants may apply for a 22% or 30% tax credit.

Green Construction Through Wood

The program encourages the use of innovative wood-based building technologies in the construction of tall and low-rise wood buildings and timber bridges and supports projects that reduce GHG emissions, accelerate adoption of innovative building technologies and systems, and provide affordable housing and community infrastructure.

Affordable Housing Innovation Fund

Financial support for the development of innovations that incorporate resource and operating efficiencies and are replicable and scalable.

Agri-Food and Bioindustrial Innovation Program

Alberta businesses and researchers in agri-food and bioindustrial sectors can receive up to \$500,000 to support development of technologies that optimize productivity, reduce production costs, add value to a commodity, or reduce harmful environmental effects.

Alberta Petrochemicals Incentive Program

Provincial grant program covering 12% of eligible capital costs for projects that invest at least \$50 million in new or expanded market-driven petrochemical facilities.

Clean Energy Tax Credits

The Federal government has allocated more than \$17 billion in tax credits from 2023 to 2035 to support the development of clean hydrogen projects in Canada.

Alberta Carbon Capture Incentive Program (ACCIP)

The Alberta Carbon Capture Incentive Program (ACCIP) helps hard-to-abate industries by providing grants of 12% of capital costs for development of new carbon capture, utilization and storage (CCUS) infrastructure.

AgriInnovate Program

This Federal program provides repayable contributions for targeted commercialization, demonstration and/or adoption of commercial-ready innovative technologies and processes that increase agricultural and agri-food sector competitiveness and sustainability benefits.

Agri-Processing Investment Tax Credit

Alberta provides a 12% non-refundable tax credit against eligible capital expenditures for corporations investing \$10 million or more to build or expand agri-processing facilities in the province.

Refer to each program's guidelines for more information on eligibility and application requirements.



INVEST GRANDE PRAIRIE CONCIERGE SERVICES

Our economic development team provides concierge services to help businesses and investors identify the best locations for their investment by providing information on available commercial or industrial properties, land availability, zoning regulations, and infrastructure.

As your partner in finding the right place for your business, our team can guide you through the entire process, including regulatory requirements, permits and licenses.

We connect investors to local business networks, industry associations, and funders. This is done through strategic relationship building with Community Futures, Grande Prairie and District Chamber of Commerce and a variety of government partners and agencies including Invest in Canada, Invest Alberta and Canada's Trade Commissioner Service.

The City of Grande Prairie is focused on economic readiness and innovation. As a member of the Grande Prairie Regional Innovation Network, we're eager to connect innovators and entrepreneurs with the resources, knowledge and connections to develop, validate, manufacture, market and launch innovations into the marketplace.

Invest Grande Prairie
City of Grande Prairie | Economic Development Department
Grande Prairie, Alberta, Canada
1-780-357-4969
ecdevinfo@cityofgp.com

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Data in this document is drawn from Statistics Canada, 2021 Census of Population, Lightcast Datarun 2023.3, The Canadian Real Estate Association and Grande Prairie Association of Realtors.