



# INVESTMENT PROFILE

Wetaskiwin: WE WIN

  
**Wetaskiwin**  
THE CITY WE SHARE.

# VALUE PROPOSITION

Feeding and fueling the world, Wetaskiwin's rich agricultural sector and robust manufacturing industry drive the local economy and combine to create a wide range of opportunities for continued investment and growth in both sectors.

Supported by strong connectivity via road, rail, and air to both domestic and international markets, Wetaskiwin's competitive land prices, administrative ease, and real estate affordability all contribute to create an ideal location for business development and investment.

## KEY CONTACTS

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**Economic Development Officer**

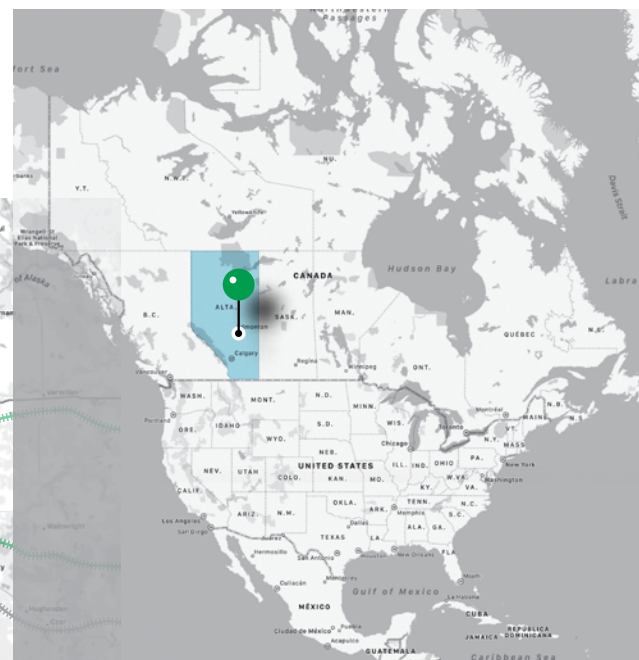
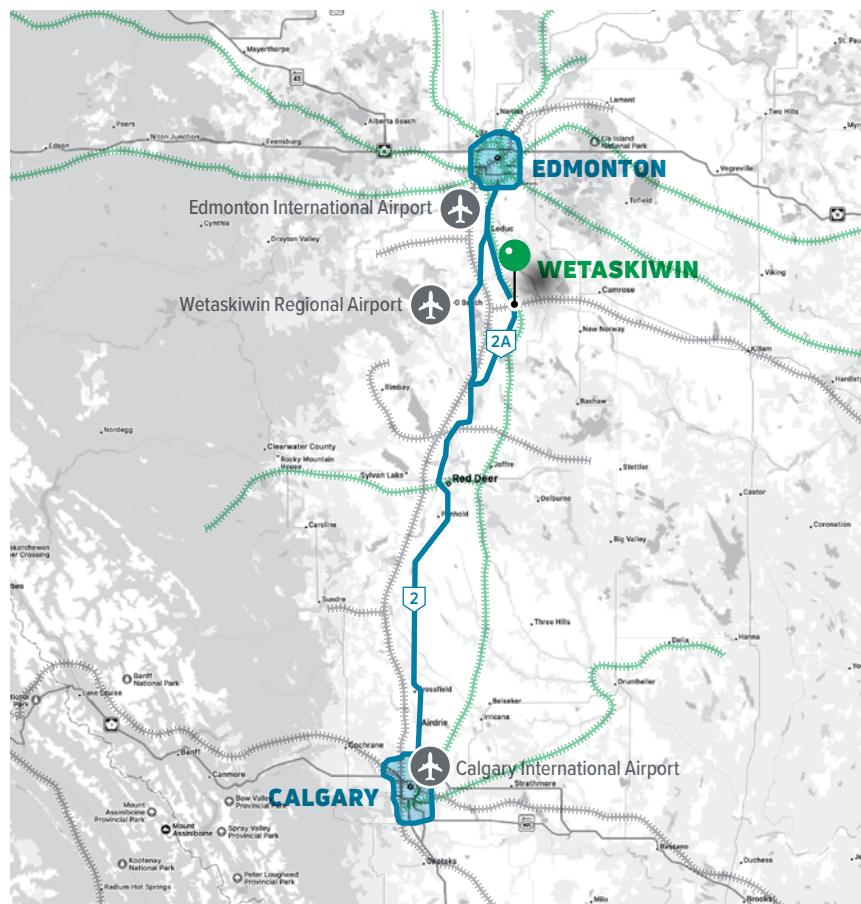
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# WETASKIWIN

## ALBERTA, CANADA



==== CN RAILWAY  
==== CP RAILWAY

### OUR GEOGRAPHIC ADVANTAGE

- We are located 35 minutes from the Edmonton International Airport and are home to regional air service locally via the Wetaskiwin Regional Airport.
- Wetaskiwin serves as a junction point for the Canadian Pacific Railway allowing for direct connection to seaport at Vancouver.
- We are 10 minutes from the Queen Elizabeth Highway which serves as the transportation backbone of the Alberta economy.
- Wetaskiwin is located adjacent to the Canamex Trade Corridor linking Canada, the United States and Mexico by road.

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# INVESTING IN CANADA



## CANADA IS THE BEST COUNTRY FOR GLOBAL INVESTMENT. PERIOD.

### Why Invest in Canada Now

In 2026, Canada offers investors:

Unmatched market access through deep, diversified trade agreements connecting to major global economies.

Strong FDI appeal, with rising investment stocks and a welcoming policy environment for international capital.

Stable economic fundamentals, including controlled inflation, competitive labor markets, and a gateway position between the Americas, Europe, and Asia.

Whether expanding exports, establishing a regional hub, or seeking long-term growth, Canada's strategic position in the global economy makes it a compelling choice for investors in 2026 and beyond.

### GLOBAL MARKET ACCESS

Canada is the only G7 country that offers investors preferential market access to over 1.5 billion consumers in 51 countries. Key trade agreements include:

#### **CUSMA**

THE CANADA – UNITED STATES – MEXICO AGREEMENT

#### **CETA**

THE CANADA – EUROPEAN UNION COMPREHENSIVE ECONOMIC AND TRADE AGREEMENT

#### **CPTPP**

THE COMPREHENSIVE AND PROGRESSIVE AGREEMENT FOR TRANS-PACIFIC PARTNERSHIP



## TRANSPORT INFRASTRUCTURE

Canada is well placed to serve as a central hub for global trade. Our air transport infrastructure is the best in the world and our coastal ports provide direct maritime access to Asia, Europe, and South America.

Combined with secure trade corridors and gateways, our infrastructure facilitates continual supply chain and business operations.



**26 AIRPORTS**



**17 SEAPORTS**



**117 BORDER CROSSINGS TO USA**

## LOWER COST. LOWER RISKS.

Canada has the lowest overall tax rate on new business investment and the lowest business costs in advanced manufacturing and corporate services among G7 nations. Canada also has the lowest business costs in the digital and Research & Development (R&D) sectors.

## INNOVATION AND TECHNOLOGY

Canada's largest R&D tax credit program provides billions in tax credits and incentives to businesses conducting R&D in Canada.

The Strategic Innovation Fund bolsters business investments in Canada's most dynamic and innovative sectors by supporting business activities such as R&D projects, firm expansion, and attraction of large-scale investments.

The Innovation Superclusters initiative connects businesses, academic institutions, and not-for-profit organizations to generate bold ideas, drive economic growth, attract top talent, advance innovation, and transform regional ecosystems. These are focused on five key areas:



**1. DIGITAL TECHNOLOGIES**



**2. PLANT-BASED PROTEIN**



**3. ADVANCED MANUFACTURING**



**4. SCALE.AI**

(Supply Chains Logistics Excellence  
Artificial Intelligence)



**5. OCEAN**

## HIGHLY SKILLED TALENT



**MOST ATTRACTIVE COUNTRY  
FOR ENTREPRENEURS**

Source: OECD Talent Attractiveness Indicators, 2019



**MOST ATTRACTIVE COUNTRY  
FOR HIGHLY SKILLED TALENT**

Source: OECD Talent Attractiveness Indicators, 2019

## QUALITY OF LIFE

Searching for the best quality of life? You found it. Home to some of the world's most impressive scenery and vibrant cities, Canada offers the perfect space to live, work, and play.

Settle in and find out for yourself. There's no better place to be.



**BEST QUALITY OF LIFE**

Source: Y&R, BAV Group and Wharton  
School of Business, 2019



**BEST COUNTRY FOR HUMAN FREEDOM**

Source: CATO Institute, 2018



**CANADA IS HOME TO THREE OF THE  
WORLD'S MOST LIVABLE CITIES**

Source: The Economist Intelligence Unit, 2018

## CANADA VS. U.S.

Canada's labour costs are the lowest among the G7 countries. With competitive salary levels and lower health care costs, companies based in Canada benefit from total labour costs that are **31.2% lower** than equivalent costs in the U.S.

Progressive reductions in both federal and provincial taxes creates a significant advantage for companies operating in Canada. According to KPMG, the effective income tax rate in Canada is 17.9%, or 11.9 percentage points below that of the U.S.



**INVESTINCANADA.CA**

# INVESTING IN ALBERTA

## FORGE YOUR OWN PATH FORWARD

With some of the world's most livable cities, the great outdoors, a diverse entrepreneurial community, and the most business-friendly policies in North America, you really can have it all in Alberta.

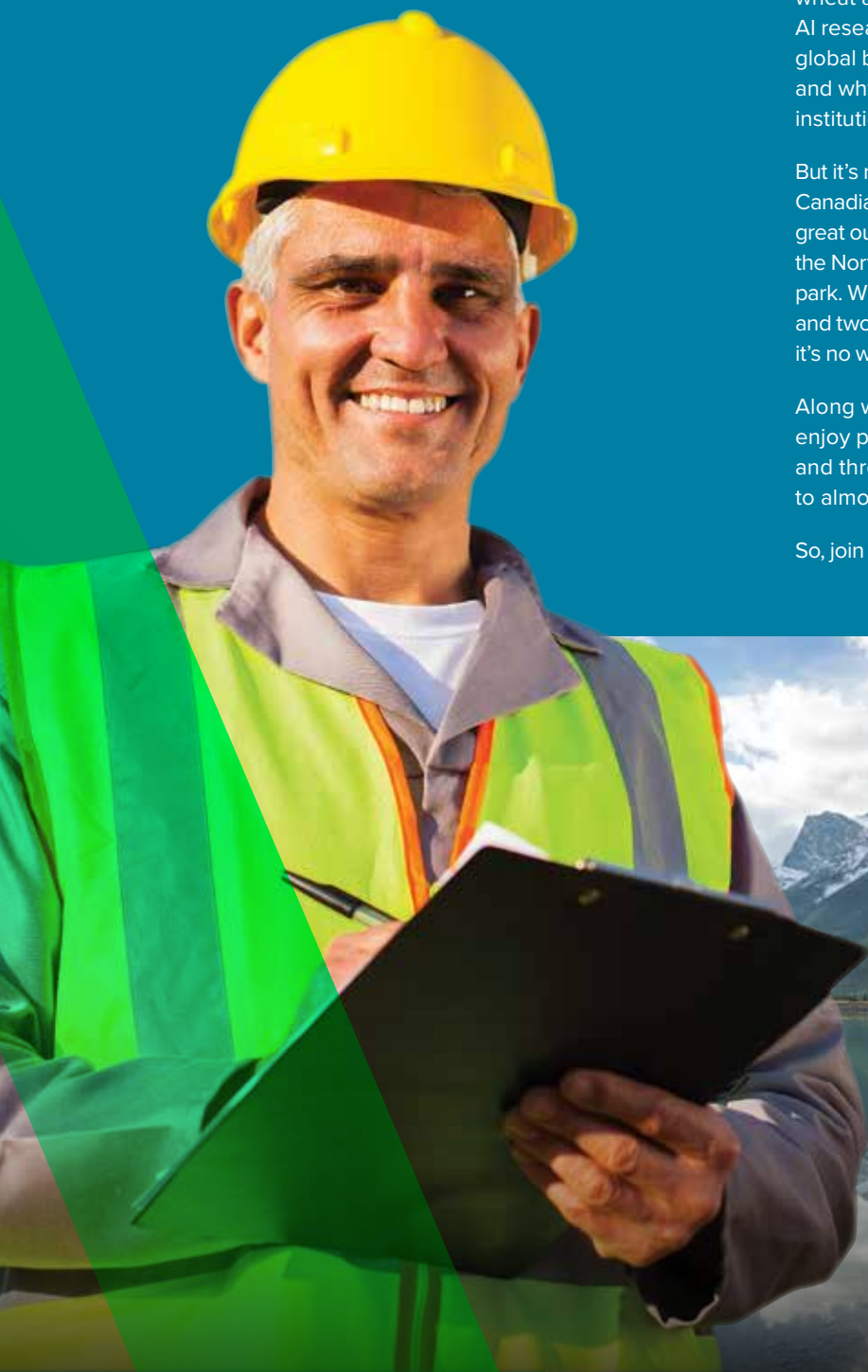
## WHY ALBERTA

In Alberta, we've always challenged the status quo with innovative ways to do business—from earlier-maturing wheat at the turn of the 19th century to today's cutting edge AI research. Our relentless pursuit of new ideas is why many global brands have already located their offices in Alberta and why our universities work closely with research institutions from all around the world.

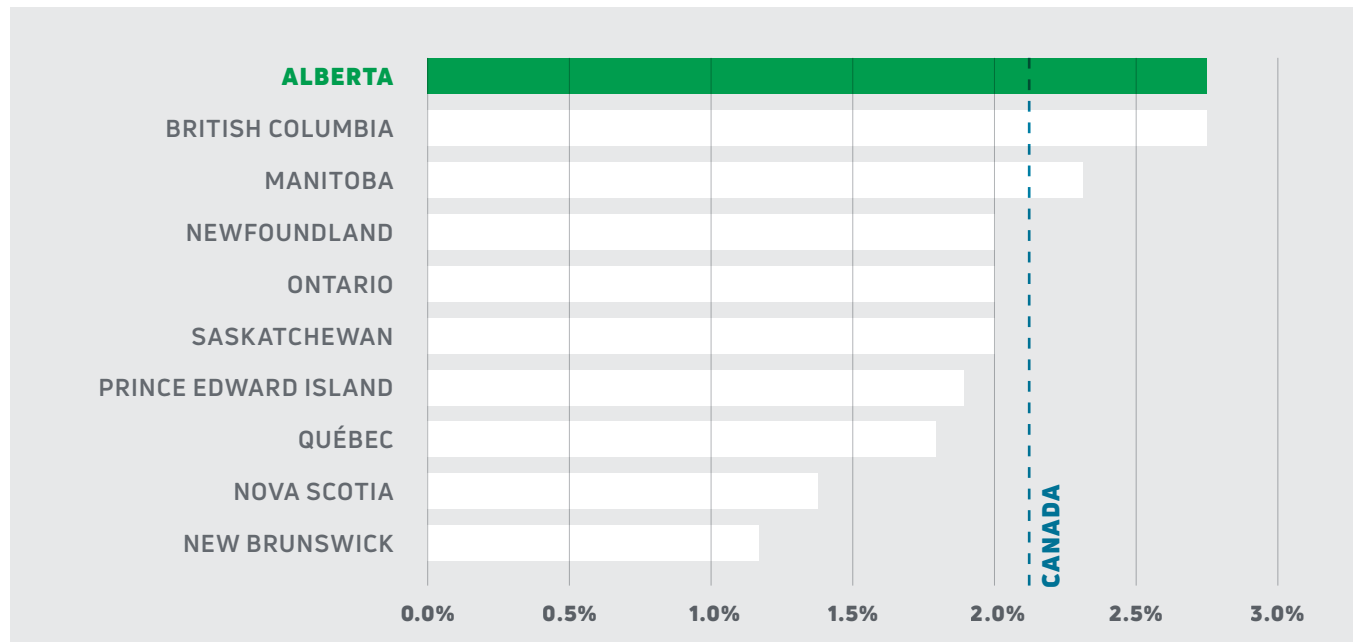
But it's not all work here. Set against the backdrop of the Canadian Rockies and seemingly endless prairie skies, the great outdoors is at your doorstep. You can catch a glimpse of the Northern Lights or cycle through the country's largest urban park. With stunning mountain destinations, legendary festivals, and two of North America's most liveable and affordable cities, it's no wonder Alberta is truly a great place to live.

Along with access to world-class amenities, Albertans also enjoy public healthcare, a quality public education system, and three international airports connecting the province to almost every major city in the world.

So, join us here in Alberta and make your ambitions a reality.



## HIGHEST ANNUAL GDP GROWTH IN CANADA (1999 – 2018)



## KEY SECTORS IN ALBERTA



**AGRICULTURE**



**AVIATION & LOGISTICS**



**ENERGY & CLEAN TECH**



**FINANCIAL SERVICES**



**PETROCHEMICALS**



**TECHNOLOGY & INNOVATION**



**TOURISM**

Whatever your investment or business goals are, you can achieve them in Alberta. Whether it's leading the world to clean tech or developing sustainable food, let's make it happen together.

**INVESTALBERTA.CA**

# SKILLED, DIVERSE WORKFORCE

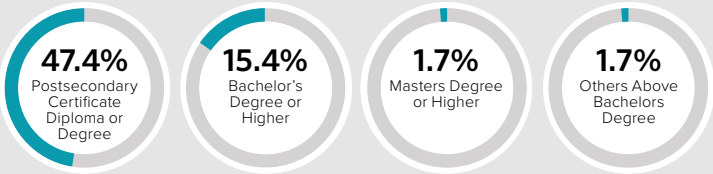
## CITY OF WETASKIWIN

### POPULATION DEMOGRAPHICS

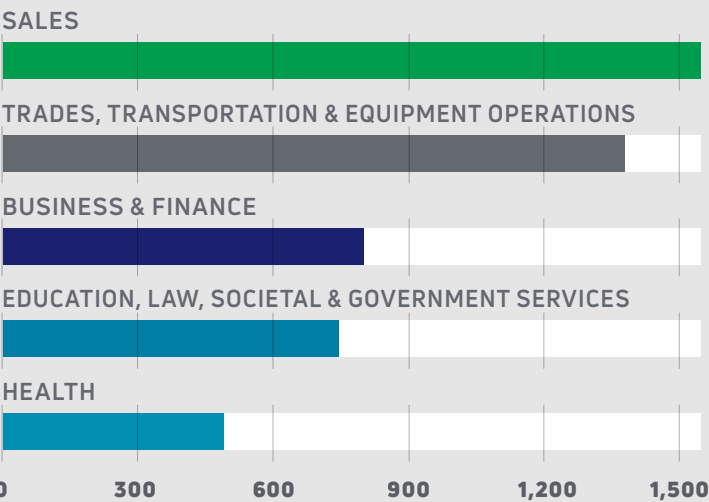
|                         | WETASKIWIN  | ALBERTA      |
|-------------------------|-------------|--------------|
| Population              | 13,409*     | 4,888,723    |
| Median Age              | 42.4        | 38.1         |
| In the Labour Force     | 7,058       | 2,800,000    |
| Median Household Income | \$75K-\$85K | \$95K-\$105K |

\*(2025 Census)

### EDUCATION LEVELS



### LABOUR FORCE BY INDUSTRY



**3.6%** POPULATION GROWTH  
2024-2025

# WORKFORCE DEVELOPMENT



## NORQUEST COLLEGE

With campuses in both Edmonton and Wetaskiwin, NorQuest College serves 12,573 full-time and part-time credit students and 7,894 non-credit or continuing education students. With 39 post-secondary credentials and six foundational programs, NorQuest uniquely serves the increasing demands of the economy. NorQuest College offers nimble, responsive, and flexible solutions for emerging market trends and creates new programming in response to communicated workforce needs. In addition to well-established programs in health, business, and foundational learning, the College is also adapting to new opportunities in the green economy and other new technologies, including the use of artificial intelligence. Currently, the College is adapting to the needs of industry with the introduction of microcredentials, including one in Aviation.



## POST-SECONDARY SCHOOLS IN THE REGION

|                                                                                                         |                                                                                       |        |
|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------|
| <b>UNIVERSITY OF ALBERTA</b>                                                                            |                                                                                       |        |
|  Edmonton            |  | 37,830 |
| <b>NORTHERN ALBERTA INSTITUTE OF TECHNOLOGY</b>                                                         |                                                                                       |        |
|  Edmonton            |  | 22,500 |
| <b>NORQUEST COLLEGE</b>                                                                                 |                                                                                       |        |
|  Edmonton/Wetaskiwin |  | 20,467 |
| <b>MACEWAN UNIVERSITY</b>                                                                               |                                                                                       |        |
|  Edmonton            |  | 19,606 |
| <b>RED DEER POLYTECHNIC</b>                                                                             |                                                                                       |        |
|  Red Deer            |  | 7,500  |
| <b>CONCORDIA UNIVERSITY OF EDMONTON</b>                                                                 |                                                                                       |        |
|  Edmonton            |  | 2,333  |
| <b>KING'S UNIVERSITY</b>                                                                                |                                                                                       |        |
|  Edmonton            |  | 910    |
| <b>BURMAN UNIVERSITY</b>                                                                                |                                                                                       |        |
|  Lacombe             |  | 479    |

# KEY SECTORS

## MANUFACTURING

Wetaskiwin has been a location of choice for manufacturers since the 1950s. Our location is attractive for this industry not only due to our geographic positioning and access to road, rail, and air for both domestic and international export of products, but also the competitive tax structure that supports the ongoing development of this sector.

The City of Wetaskiwin offers a three-year industrial tax incentive for new development (year one: 75%, year two: 50%, year three: 25%). Additionally, Wetaskiwin does not recognize a machinery and equipment tax as implemented by other jurisdictions.

### OPERATING LOCALLY IN THIS SECTOR

**A.C. DANDY**

⚙️ Electrical Enclosure & Power Systems

**ALBERTA BOX CENTRE**

⚙️ Metal Fabrication

**ANNUGAS**

⚙️ Oil & Gas Compression Solutions

**G&B RUBBER PRODUCTS**

⚙️ Industrial Rubber Manufacturing

**IRIZAR HEAVY INDUSTRIES**

⚙️ Manufacturing & Fabrication

**KAMPAROO CAMPERS**

⚙️ Trailer Manufacturing

**KIMTO MANUFACTURING**

⚙️ Structural Steel Company

**MANLUK MANUFACTURING**

⚙️ Manufacturing/Machining

**MASCO CRANE & HOIST**

⚙️ Industrial Crane and Hoist Manufacturing

**NUCOR VULCRAFT**

⚙️ Steel Grate Fabrication

**SUPREME INTERNATIONAL**

⚙️ Agricultural Equipment Manufacturing

**WOOD ART INDUSTRIES LTD.**

⚙️ Cabinet Making



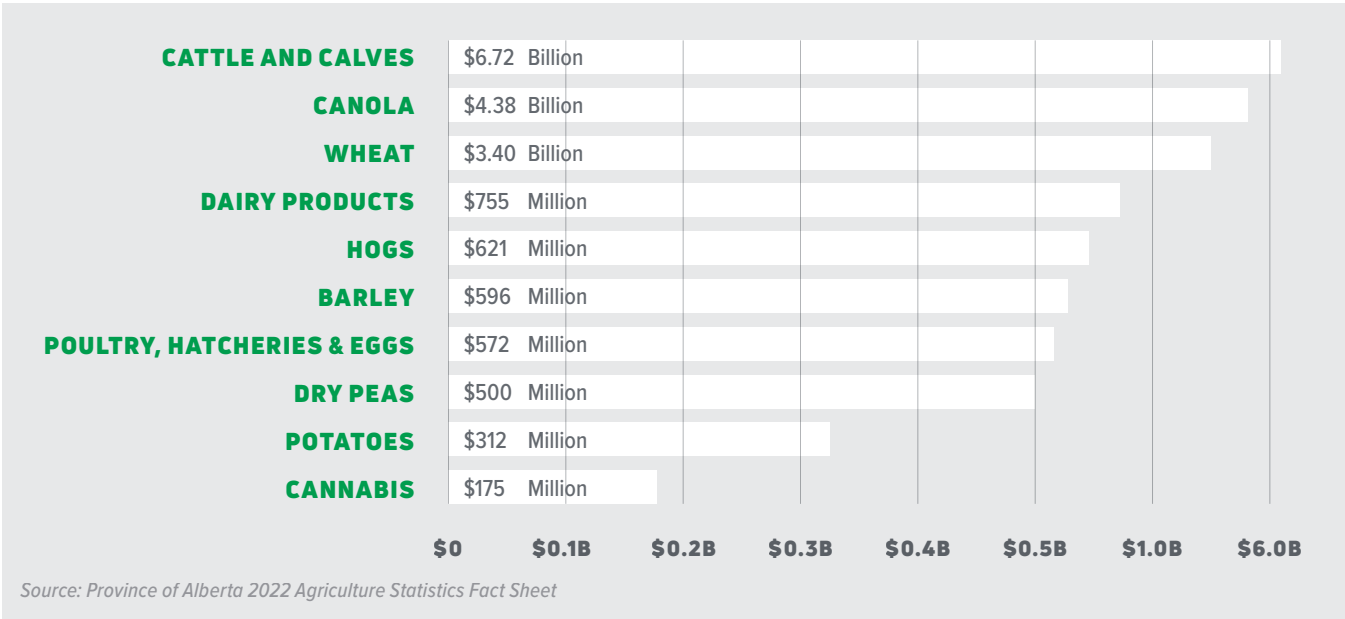
# AGRICULTURE



Alberta’s agriculture sector is a \$15.4 billion industry reflecting both livestock and crop production across the province. In 2020, Alberta’s total agri-food exports amounted to \$12.4 billion with increases in both exports of primary commodities (animals and crops) and exports of processed products (value-added).

Wetaskiwin’s history is rooted in agriculture. The creation of the Wetaskiwin Co-op in 1917 by a group of local agricultural producers has ensured value-added agriculture in the city for over a hundred years. The Wetaskiwin region is home to over 821,000 acres (332,246 hectares) of fertile farmland.

## TOP 10 ALBERTA AGRICULTURAL PRODUCTION (BY ANNUAL FARM CASH RECEIPTS)



## AVIATION

Since the establishment of the Wetaskiwin Regional Airport in 1974, Wetaskiwin has been home to a growing aviation sector, offering opportunities for a variety of industries that support the aviation industry. A certified airport with no landing or runway fees, the airport features a newly paved taxiway, apron and Certified AGN II runway (3,888' x 100').

### SKYPORT PROPERTIES

SKYPORT has opened up a world of possibilities in the aviation market. This development offers 90 free hold lots to be developed in three phases on Wetaskiwin's airport for aviation-related uses. SKYPORT presents unique opportunities for your personal and business needs.

[skyportproperties.com](http://skyportproperties.com)

### OPERATING LOCALLY IN THIS SECTOR

#### GENERAL LEE AVIATION

✈ Flight School/Charters/Rentals

#### CENTRAL AVIATION

✈ 100LL Fuel Self Service System

#### GS AEROSPORT PRODUCTS LTD.

✈ Ultralight Parts & Sales

#### J&H AVIATION

✈ Aircraft Maintenance

#### PEACE HILLS AVIATION

✈ Aircraft Avionics

#### SKYVIEW ENTERPRISES LTD.

✈ Aerial Photography

#### WETASKIWIN AERIAL APPLICATORS LTD.

✈ Aerial Agriculture Products & Services

#### CGAS

✈ Aircraft Maintenance & Restoration

#### OWNER ASSISTED AVIATION LTD.

✈ Aircraft Maintenance



## LOGISTICS



Wetaskiwin's access to strong road, rail, and air travel connections serve to create a strong foundation for businesses looking to establish warehousing and distribution to service supply chains across Canada and internationally. In addition to the geographic advantages identified in this document, the affordability of both land and labour serve to create a winning combination for business development and growth.

### OPERATING LOCALLY IN THIS SECTOR

The Home Hardware Distribution Centre—one of only four distribution centres in Canada supporting close to 1,100 stores across the country—has been located in Wetaskiwin since 1985 and has grown from an initial footprint of 460,000 square feet to 716,000 square feet today. This location employs 400.

# PRESENT OPPORTUNITIES

Wetaskiwin offers some of the most competitive land pricing in the area, with low development costs and a new tax incentive to drive industrial growth. With more than 300 acres of land available for development, we can offer flexibility to ensure the right home for your project.

## WETASKIWIN REGIONAL AIRPORT ▼

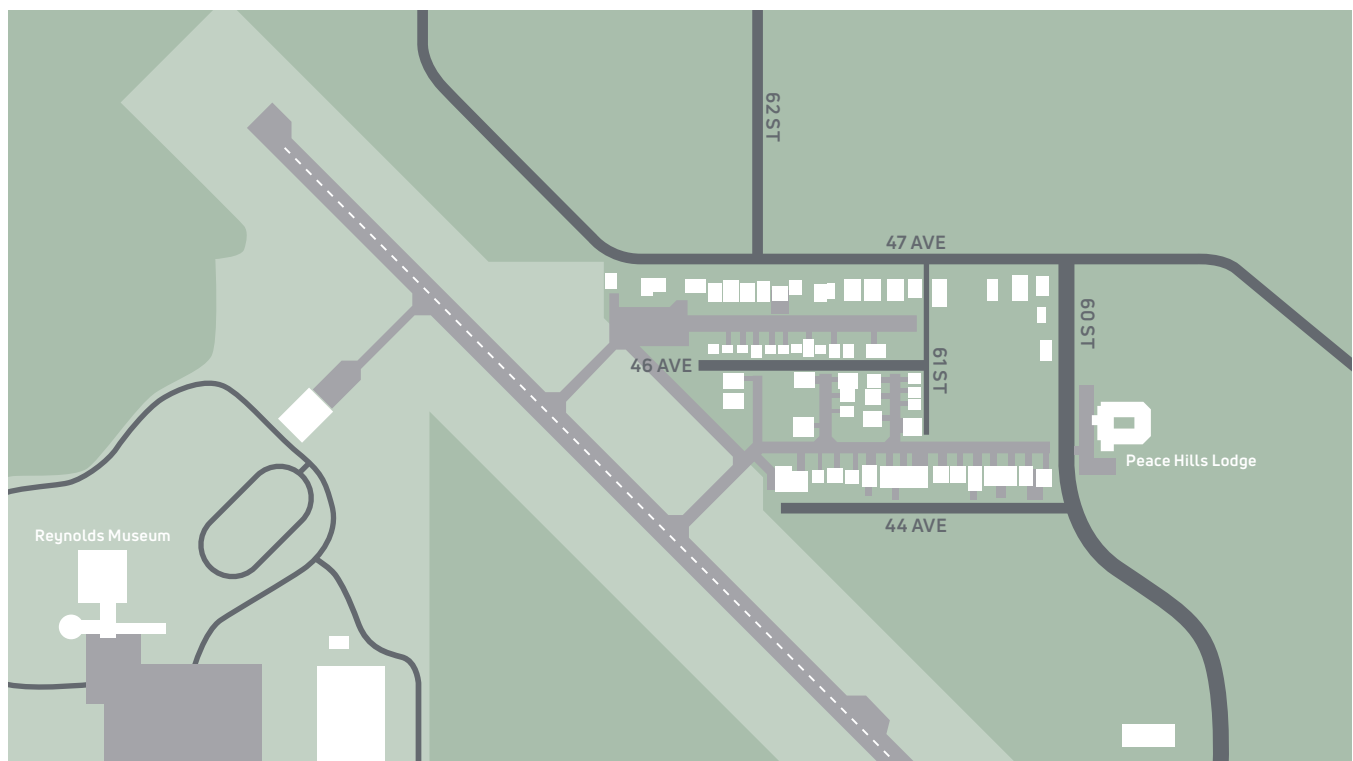
- 170 acres
- Light industrial, airport industrial, direct control

### CITY OF WETASKIWIN ECONOMIC DEVELOPMENT

Vern May, Manager, of Economic Development

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[vern.may@wetaskiwin.ca](mailto:vern.may@wetaskiwin.ca)

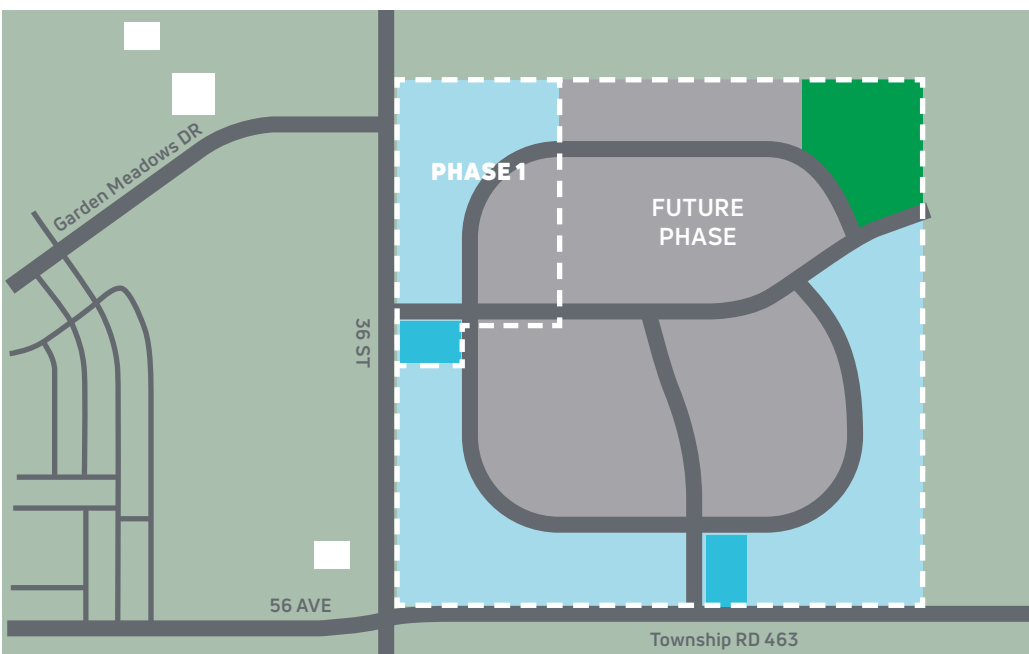
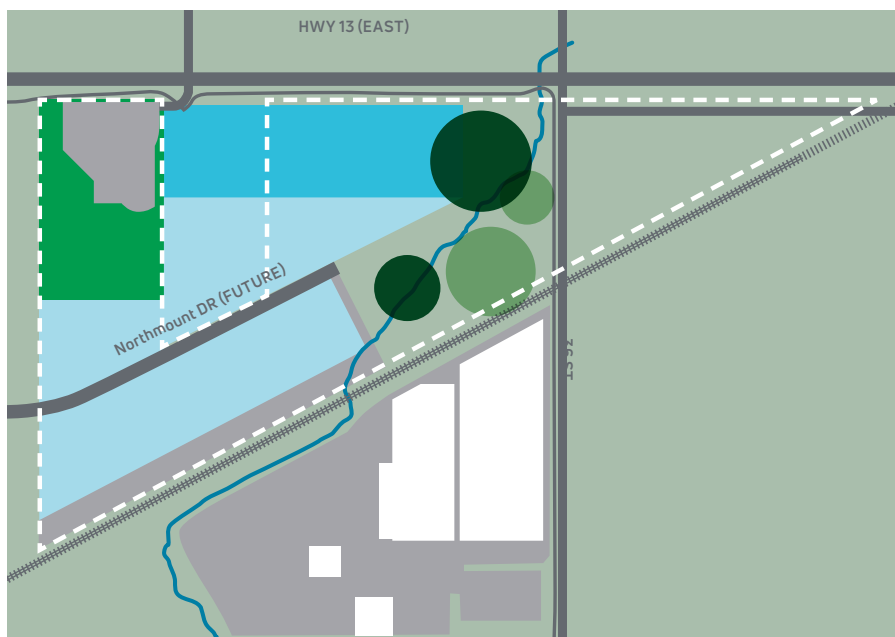


## WETASKIWIN GATEWAY BUSINESS PARK

- 67 acres
- Close proximity to CP Rail line.
- Light and heavy industrial, commercial

- COMMERCIAL
- LIGHT INDUSTRIAL
- URBAN SERVICE
- DIRECT CONTROL ENVIRONMENTAL MANAGEMENT
- DIRECT CONTROL ENVIRONMENTAL MANAGEMENT STORM WATER AREA

Adil & Ather Quraishi  
780.839.8055  
quraishiadil020@gmail.com



## SIMPSON PARK

- 153 acres
- Light and heavy industrial
- Situated with truck route access on Highways 2A and 13

- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- MUNICIPAL RESERVE

Bob Wescott  
780.361.4450  
bob\_wescott@shaw.ca

## SOUTH EAST INDUSTRIAL PARK

- 22.52 acres
- Light and heavy industrial

Vern May, Manager of Economic Development  
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# TAXATION, UTILITIES, AND DEVELOPMENT

## INDUSTRIAL TAX INCENTIVE

As of July 20, 2020, Wetaskiwin offers non-residential tax incentives for new industrial development and expansions on a sliding scale over a three-year period.

### NON-RESIDENTIAL DEVELOPMENT INCENTIVES

#### Incentive on Municipal Tax Levy (2020)

|        |                        |     |
|--------|------------------------|-----|
| YEAR 1 | <div><div></div></div> | 75% |
| YEAR 2 | <div><div></div></div> | 50% |
| YEAR 3 | <div><div></div></div> | 25% |

Source: Development Tax Incentive Bylaw 1970-2020.

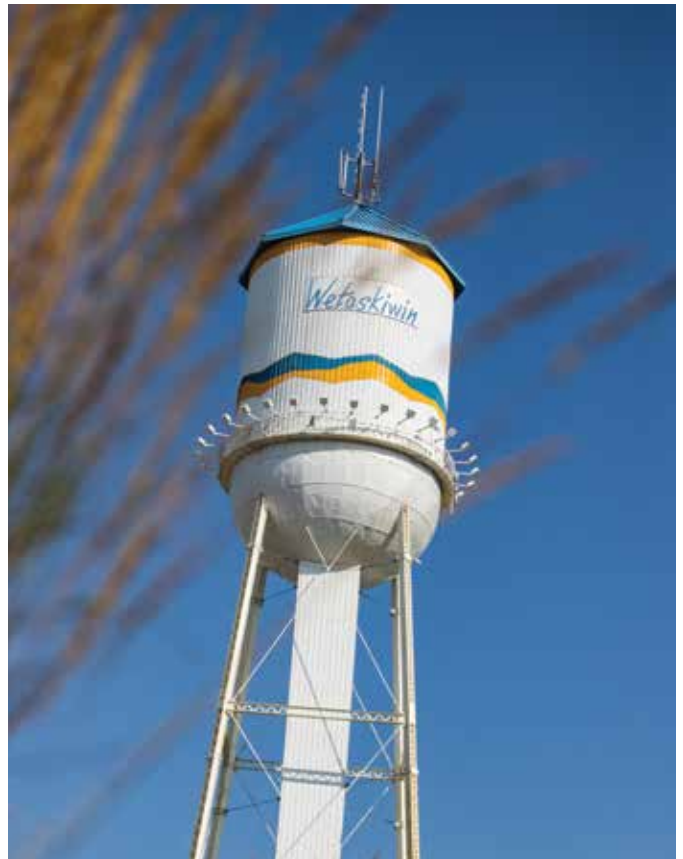
The tax incentive is to be based on the total assessed value at the time of occupancy of the new development.

## WETASKIWIN 2025 TAX RATES

Wetaskiwin maintains competitive municipal and total mill rates across residential, non-residential, and designated industrial property classes.

|                         | RESIDENTIAL      | NON-RESIDENTIAL |
|-------------------------|------------------|-----------------|
| Municipal               | 0.0113409        | 0.0226818       |
| School (Public)         | 0.0026903        | 0.004068        |
| School (Separate)       | 0.0026903        | 0.004068        |
| Wetaskiwin Lodge        | 0.0001983        | 0.0001983       |
| <b>Total (Public)</b>   | <b>0.01423</b>   | <b>0.023287</b> |
| <b>Total (Separate)</b> | <b>0.01423</b>   | <b>0.023287</b> |
|                         | <b>2025 RATE</b> |                 |
| Designated Industrial   | 0.0000701        |                 |

\*Designated Industrial Property (DIP) tax rate only applies to properties identified as DIP through the Province of Alberta.



## TAXATION RATIO

In the City of Wetaskiwin, Commercial and Industrial tax rates are levied at a ratio of 2:1 compared to residential tax rates.

### WHAT THIS MEANS FOR INVESTORS

Wetaskiwin continues to offer competitive, predictable property taxation, particularly for non-residential development. Even with the 2026 adjustment, overall tax impacts remain modest when compared to larger urban markets, supporting strong operating cost certainty for commercial and industrial investors.

**Note:** Total property taxes include municipal, education, and seniors' housing requisitions. Final mill rates are adopted annually following confirmation of provincial requisitions.

## CORPORATE INCOME TAX RATES

### 2025 ALBERTA CORPORATE TAX STRUCTURE (COMBINED FEDERAL/PROVINCIAL)

**General Corporate Tax Rate:**  
23% (8% provincial + 15% federal)

**Small Business Rate (less than \$500K):**  
11% (2% provincial + 9% federal)

### KEY TAKEAWAYS

**No Additional Taxes:**  
Alberta has no provincial sales tax, payroll tax, or health-care premiums.

**Lowest in Canada:**  
The 8% provincial rate remains the lowest among Canadian provinces.

**Investment Incentives:**  
The province offers specific incentives, such as the Innovation Employment Grant

## NO MACHINERY & EQUIPMENT TAX

The City of Wetaskiwin does not observe a Machinery and Equipment tax. This represents a significant benefit to industrial development in our City.

## NO PROVINCIAL SALES TAX

The Province of Alberta does not recognize a Provincial sales tax, so the only sales tax is the Federal Goods and Services Tax (GST), presently set at 5%

## PERSONAL INCOME TAX

| TAX BRACKET               | TAX RATES |
|---------------------------|-----------|
| Up to \$60,000            | 8.0%      |
| \$60,000.01 to \$151,234  | 10.0%     |
| \$151,234.01 to \$181,481 | 12.0%     |
| \$181,481.01 to \$241,974 | 13.0%     |
| \$241,974.01 to \$362,961 | 14.0%     |
| \$362,961.01 and up       | 15.0%     |





## WATER/WASTEWATER FEES 2026

| METER SIZE                      | MONTHLY RATE                  | CONNECTION FEE |
|---------------------------------|-------------------------------|----------------|
| <19 mm or <3/4"                 | \$39.99                       | \$477.50       |
| 3/4"                            | \$50.85                       | \$525.93       |
| 1"                              | \$61.24                       | \$677.98       |
| 1 1/2"                          | \$114.36                      | \$1143.45      |
| 2"                              | \$139.41                      | \$1465.95      |
| 3"                              | \$167.60                      | \$3735.69      |
| 4"                              | \$219.12                      | \$3914.33      |
| 6"                              | \$481.20                      | \$4461.95      |
| <b>Water Consumption Charge</b> | <b>\$3.46 PER CUBIC METER</b> |                |
| <b>Bulk Water</b>               | <b>\$8.08 PER CUBIC METER</b> |                |

## ELECTRICITY

In the City of Wetaskiwin, ATCO Energy, Direct Energy, EPCOR, and Fortis Alberta are the main providers of electrical infrastructure, but there are numerous retailers that residents may purchase their services from.

Visit [energyrates.ca](http://energyrates.ca) to find out more.

## NATURAL GAS

There are numerous providers offering this service in the City of Wetaskiwin, offering customers a variety of options and plans for their natural gas needs.

Visit [energyrates.ca](http://energyrates.ca) to find out more.

## DEVELOPMENT RELATED FEES 2026

| DEVELOPMENT PERMIT                                                                                 | FEES                              |
|----------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>Business License – Resident</b>                                                                 | <b>\$110</b>                      |
| <b>Business License – Regional Resident</b>                                                        | <b>\$160</b>                      |
| <b>Business License – Non-Resident</b>                                                             | <b>\$330</b>                      |
| <b>Business License – Mobile Vending</b>                                                           | <b>\$30</b>                       |
| <b>Change in Use</b>                                                                               | <b>\$260</b>                      |
| <b>Fire Inspection</b>                                                                             | <b>10% of Building Permit Fee</b> |
| <b>Fire Inspection: Third Non-Compliant Inspection</b>                                             | <b>\$1,000</b>                    |
| <b>Occupancy Load Certificate</b>                                                                  | <b>\$113.55</b>                   |
| <b>SIGNS</b>                                                                                       |                                   |
| <b>Signage - all signs other than billboards &amp; electronic message boards Permitted Use</b>     | <b>\$110</b>                      |
| <b>Signage - all signs other than billboards &amp; electronic message boards Discretionary Use</b> | <b>\$210</b>                      |
| <b>90 Day Portable – For Profit</b>                                                                | <b>\$60</b>                       |

## DEVELOPMENT RELATED FEES

| ITEM                                               | FEES          |
|----------------------------------------------------|---------------|
| New Statutory Plan (ASP, Area Redevelopment, etc.) | <b>\$4080</b> |
| Area Structure Plan Amendments (major)             | <b>\$3060</b> |
| Area Structure Plan Applications                   | <b>\$2040</b> |
| Land Use Bylaw Amendment                           | <b>\$1060</b> |
| Lot Subdivision Base Application                   | <b>\$510</b>  |
| Per Lot                                            | <b>\$310</b>  |

Note: All fees and charges for the City of Wetaskiwin can be found in the Fees & Charges Bylaw.

## WHY WETASKIWIN: QUICK FACTS



POPULATION:  
**13,431**



TRADE  
POPULATION:  
**50,000 +**



AVERAGE  
TRADE AREA  
HOUSEHOLD  
INCOME:  
**\$115,000+**

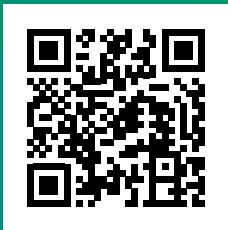


**35 MINUTES**  
TO YEG



**TAX  
INCENTIVES**

**WETASKIWIN**  
IT STARTS WITH WE  
AND ENDS WITH WIN



**INVESTWETASKIWIN.CA**