



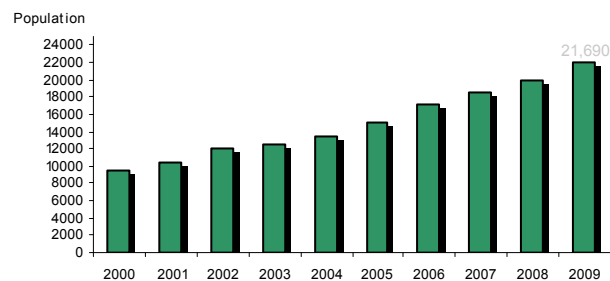
Location

Okotoks is nestled in the Sheep River Valley of the Alberta Foothills, 20 kms south of Calgary on Highway 2/2A. Okotoks has centrally-located access to a number of destinations, including downtown Calgary or the Calgary International Airport (40 minutes), Banff National Park (2 hours), Lethbridge (2 hours), Radium/Invermere (3 hours), and Waterton National Park (2.5 hours).



Population

- Second highest population growth rate of Alberta's towns (46.7%) from 2001 to 2006. ~8% population growth in 2007 and 2008.
- Fastest population growth for mid-size urban centres in Canada from 2001 to 2006.
- The 1998 Municipal Development Plan established growth targets linked to infrastructure development limitations. The anticipated population at 'build-out' will be approximately 30,000 people.



Trade Area

Okotoks is the regional centre of commercial activity with a trade area of approximately 85,000. This includes Okotoks, High River, Black Diamond, Turner Valley, Vulcan, Nanton and rural areas encompassing approximately 2,000 square kms. Trade area for tourism, industrial, selected retail and professional services businesses extends as far as Calgary (trade area: 1,000,000).

Transportation

Road: Highway 2A (to High River)
Highway 2 (Calgary - Lethbridge)
Highway 7 & 22 (to Turner Valley/B.C.)
Air: Okotoks Air Park - 3000 ft. lighted runway
Rail: CP Main Rail Line (limited spur access)
Bus: Scheduled Greyhound Service

Employment Base

Agriculture, education, construction, transport, trade, professional services, retail, home-based business.

Light Industrial/Commercial Lands

Approximately 300 acres of developable industrial/commercial land in several locations are in varying stages of planning approvals and infrastructure servicing. Contact Economic Development for more information at 403.938.8907 or 403.938.8052 www.okotoks.ca (Business pages)

Utilities

Electricity/Natural Gas are deregulated in Alberta

- The Alberta government provides a Web site to provide information to assist consumers to choose the appropriate provider for their residence or business. To learn more about electrical or natural gas providers visit www.ucahelps.gov.ab.ca

Electricity: EPCOR (regulated): 403.310.4300 or www.epcor.ca
Natural Gas: Direct Energy (regulated): 1.866.420.3174 or www.directenergyregulatedservices.com

Municipal Rates (2009):

Water - \$11.49 bi-monthly + \$5.04/1000 gallons (first 5000 gallons), \$6.16/1000 gallons (5000 to 15,000 gallons), \$7.00/1000 gallons (over 15,000 gallons)
Sewage - \$11.89 bi-monthly + \$6.69/1000 gallons
Refuse Flat Fee (residential) - \$18.17 bi-monthly
Recycling - Residential, Multi-Family and Commercial \$7.37 bi-monthly

Okotoks operates an award-winning recycling/composting facility.

Communications

Newspapers Okotoks Western Wheel (weekly) www.westernwheel.com
Gateway Gazette www.gateway.skylinedesign.ca
Radio The Eagle 100.9 FM www.discoverfoothills.com
Sun Country 99.7 www.sun99radio.com
AM 1140 (High River)
Telephone TELUS: 403.310.2255 (residential), 403.310.3100 (business), or www.telus.com, Shaw: 403.716.6000
TV Shaw: 403.716.6000 or www.shaw.ca
Internet High speed Internet service is available through TELUS, Shaw, or Platinum Communications (www.platinum.ca)

Note: Shaw and TELUS both offer phone, TV, and Internet services. Platinum offers phone over Internet (VoIP) service.

Emergency Services

Okotoks has a fully integrated police, fire, ambulance and emergency response service (911) Municipal Enforcement: 403.938.8913
Police – RCMP Detachment in Okotoks: 403.938.4202

Education

- 3 nursery schools
- 5 Early Childhood Service (ECS) and elementary schools
- 2 junior high schools
- 2 regional high schools
- 2 private schools

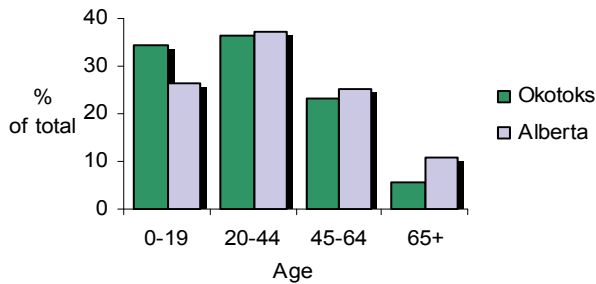
Medical

- High River Hospital – 15 minutes south
- Black Diamond Hospital – 15 minutes west
- Okotoks Health and Wellness Centre: 403.995.2600 Urgent Care Hrs: 7am-10pm
- Full range of medical service clinics

Future Growth Sectors

Professional and commercial retail/services, local and regional industrial growth (high tech, 'green', warehousing, transportation, manufacturing), home-based businesses, tele-commuters, Calgary commuters, seniors/retirees, relocations motivated by lifestyle choice.

Population Age Structure (2006)

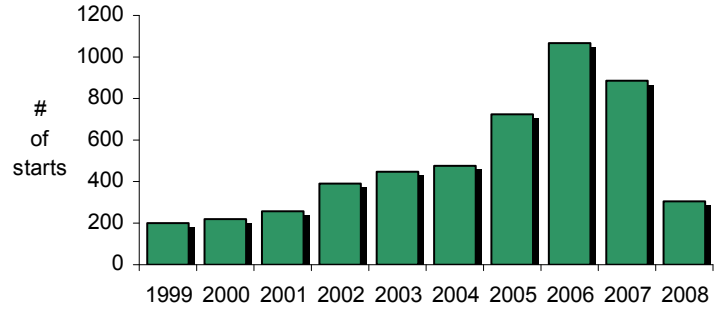


Okotoks is younger, more prosperous, and more educated than provincial and national averages:

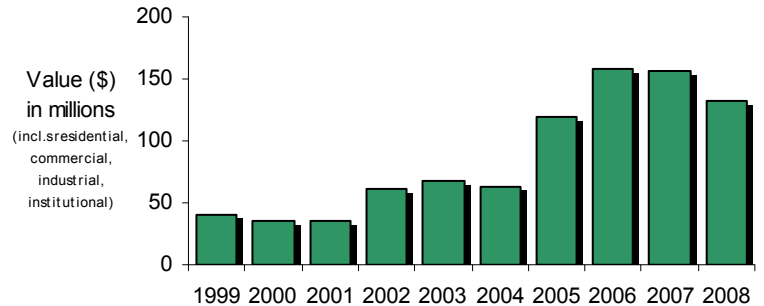
- Okotoks is the second youngest mid-sized urban centre in Canada and the youngest community in Alberta (2006). 72% of the population is under age 45 (75% in 2001).
- Median age (2006) - 32.4 – 6.4 years younger than Canadian average, 3.6 years younger than Alberta average.
- Average number of people per household (2006) - 3 (Alberta - 2.6).

Home-based businesses account for 37% (498 licenses as of July 28/09) of all business licenses issued in Okotoks. There are 1,350 active business licenses in Okotoks (as of July 28/09). Approximately 50% of the workforce is employed in Calgary, and 50% in Okotoks and/or the Foothills Region.

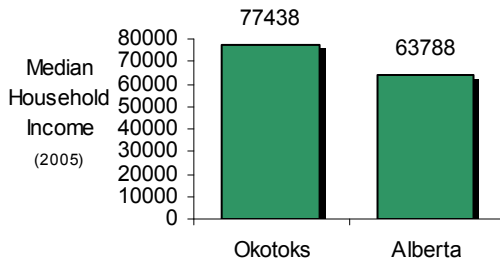
Residential Housing Starts



Construction Values

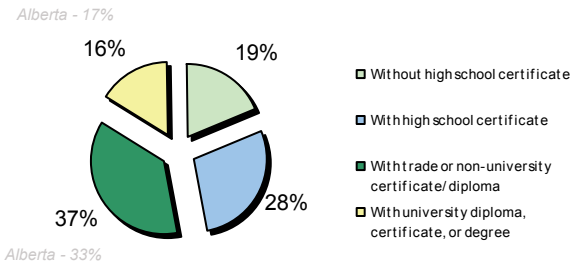


Household Income (2005)



Src: Statistics Canada, 2006 Federal Census

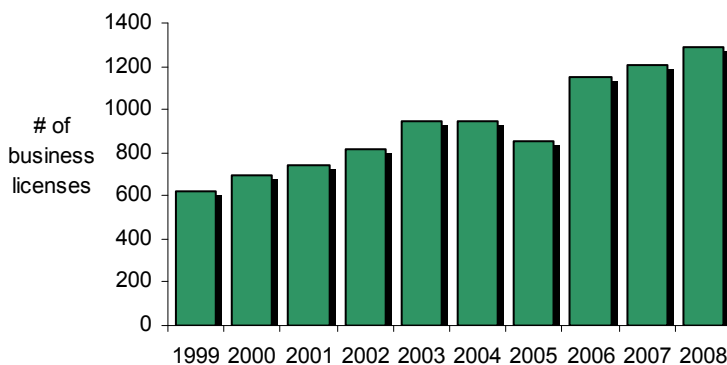
Education (2006)



Alberta - 33%

Src: Statistics Canada, 2006 Federal Census

Business Development



Events Calendar- Visit www.okotoks.ca

- February - Winter Walk Day, Family Day Activities
- March - Earth Hour
- April - Okotoks & District Chamber of Commerce Trade & Lifestyle Show, Birth of a Nation Day, Earth Day
- May - Antique Car Auction, Annual Sheep River Clean-Up
- June - Environment Week, Rotary Soap Box Derby, Okotoks Parade & Youth Festival
- July - Canada Day
- August- Olde Towne Okotoks Collector Car Show & Shine
- September - Okotoks Pro Rodeo, Elks 31 Chili Cook Off, Olde Towne Okotoks Country Fair, Sheep River Road Race, Terry Fox Community Run, Parade of Programs
- November/December - Annual Okotoks Holiday Light Up/Annual Children's New Year's Eve Party

Recreation & Other Amenities

- 18 hole golf course (D'Arcy Ranch)
- 9 hole golf course (Crystalridge)
- 18 hole golf course (River's Edge)
- Recreation Centre with 2 indoor arenas (official size), 6 indoor curling sheets, and newly expanded pool facilities including hot tub/sauna
- 40 + kms of interconnected hiking/biking trails
- 37 playgrounds, 14 ball diamonds, 11 soccer pitches, 3 tennis courts, 9 basketball courts, 2 football fields, 1 BMX track, 1 skateboard park, 4 outdoor skating rinks, 1 track field
- Okotoks Art Gallery at the Station, Public Library, Okotoks Museum & Archives, Okotoks Performing Arts Centre
- Fishing and wading (Sheep River)
- Outdoor ice rink and track and field facility
- Campground (61 sites)
- 1,500 seat indoor Centennial Arena, 2,000 seat Seaman Stadium & Field House

Lodging

- Three hotels, one B&B. Several B&Bs within 20 km radius.

Nearby Facilities & Attractions

- Millarville Fair and Farmer's Market (20 minutes west)
- Kananaskis Country (45 minutes west)
- Spruce Meadows Equestrian Centre (10 minutes north)
- Bar U Ranch National Historic Site (30 minutes south-west)
- Banff National Park (90 minutes north-west)
- Wide array of golf courses/camping/hiking
- The Cowboy Trail (Highway 22) (10 minutes west)
- Calgary Polo Club (5 minutes north)
- Saskatoon Farm (15 minutes east)
- Chinook Honey Farm & Chinook Arch Meadery (5 minutes west)
- Kayben Farms (5 minutes north)

Tax Rates (2009)

Residential - 0.5907%
Non-Residential - 0.7488%

Example: \$300,000 (residential property assessment) x 0.5907% = \$1772.10 (property taxes).