



▼ Location

Okotoks is nestled in the Sheep River Valley of the Alberta foothills, 20 kilometres south of Calgary on highway 2/2A. Okotoks has centrally-located access to destinations including downtown Calgary, the Calgary International Airport (40min.), Banff National Park (2hrs.), and Lethbridge (2hrs.). Okotoks also offers convenient access to British Columbia and the American border.

▼ Trade Area

Okotoks is the regional centre of commercial activity with a trade area incorporating approximately **85,000** people. This area includes Okotoks, High River, Black Diamond, Turner Valley, Vulcan, Nanton and rural areas encompassing approximately 2,000 sq. kms. The trade area for tourism, industrial, selected retail and professional service businesses extends as far as South Calgary and southeast British Columbia. (**250,000** people)

▼ Transportation

- Road:** Highway 2A (to High River)
Highway 2 (Calgary-Lethbridge)
Highway 7, 22 (To Turner Valley/B.C.)
- Air:** Okotoks Air Park (3,000 ft. lighted runway)
- Rail:** CP Main Rail Line (limited spur access)
- Bus:** Scheduled Greyhound service, Transit pilot - September 2016

▼ Light Industrial/Commercial Lands

For industrial or commercial use, Okotoks has approximately 200 acres of development land available for sale, lease or build-to-suit. Contact Okotoks Economic Development for more information. Call **403.938.8052** or email ecdev@okotoks.ca.

▼ Utilities

Electricity and natural gas are deregulated in Alberta. To choose a provider for your residence or business visit www.ucahelps.gov.ab.ca.

- Electricity:** EPCOR 403-310-4300 www.epcor.ca
- Natural Gas:** Direct energy (regulated) 1-866-420-3174 www.directenergyregulatedservices.com

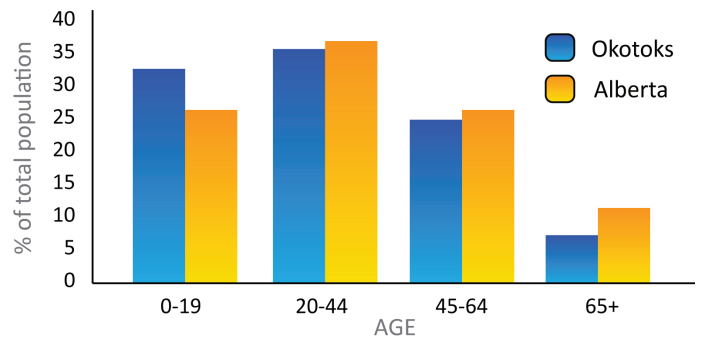
Municipal rates (subject to change)

- Water,** \$13.18 bi-monthly + \$1.35/m³ (first 23m³ consumed)
\$1.66/m³ (23-68m³ consumed) and \$1.84/m³ (>68m³ consumed)
- Sewage,** \$13.70 bi-monthly + \$1.84/m³ consumed
- Storm Sewer Surcharge,** \$11.31 bi-monthly

Resource Recovery

- Refuse, (residential 120l. cart) \$18.00 bi-monthly
- Recycling facility fee, \$6.50 bi-monthly
- Curb-it, \$16.90 bi-monthly
- (optional residential recycling pick-up)

▼ Population Age Structure (2014-2015)



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

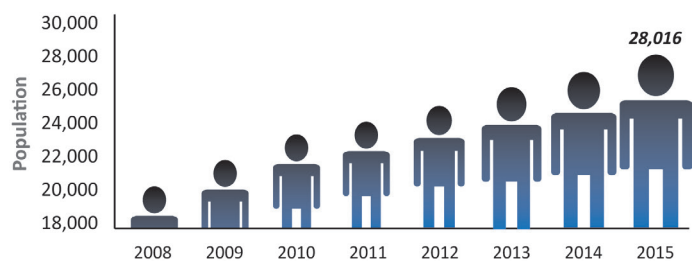
- Okotoks is one of the youngest mid-sized urban centres in Canada and one of the youngest community in Alberta. Population under the age of 45=72%.
- Median age (2011) = 34.1, 6.1 years younger than the Canadian average and 2.4 years younger than the Alberta average.
- Average number of people per household (2011) = 2.9, slightly higher than the Alberta average of 2.6 pph.

Approximately 50% of the Town's workforce is employed in Calgary with the other 50% employed in Okotoks or the Foothills Region.

▼ Population

The current population of 28,016 (2015) is a 2.5% increase over 2014.

A September 2012 resolution of Council adopted a continuous growth model enabled by pursuit of a sub-regional water supply model – thereby lifting a finite growth model established in 1998.



▼ Employment Base

Education, construction, industrial, professional & technical services, retail, commercial and home-based businesses.

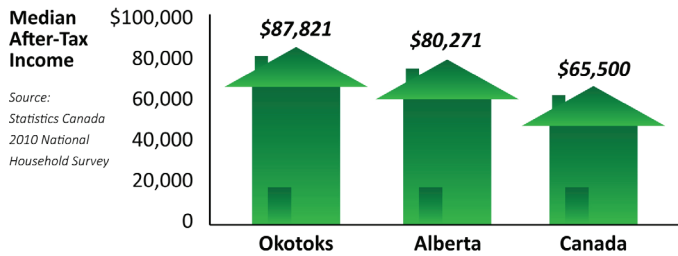
▼ Targeted Sectors

- Professional, Scientific and Technical Services
- Manufacturing and Environmental Innovation
- Home-based Businesses and Tele-commuters
- Tourism Industry and Product Development



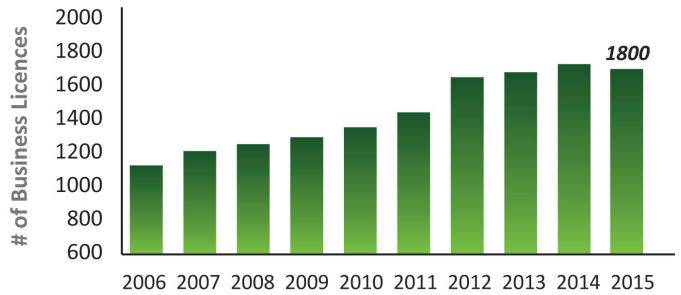


Family Income (2010)

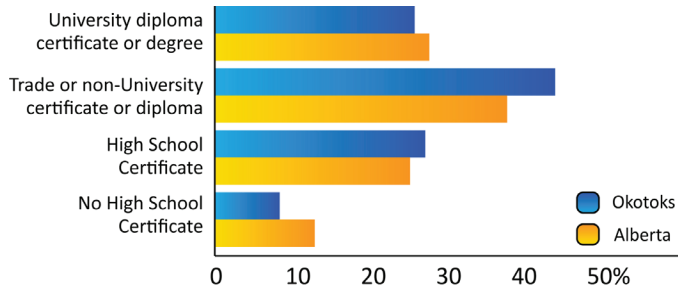


Source: Statistics Canada 2010 National Household Survey

Business Development

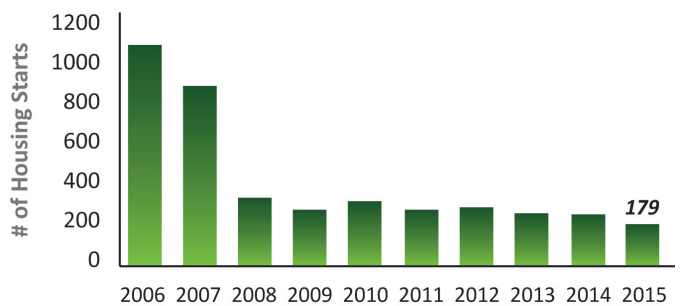


Resident Education



In 2015, 695 home-based businesses were operating in Okotoks. (39% of total business licences)

Residential Housing Starts



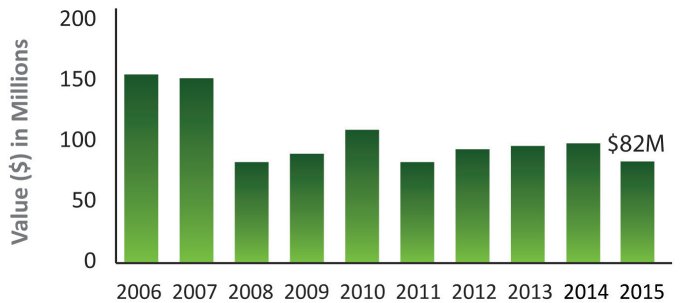
Schools

Okotoks has 13 pre-schools, 5 elementary schools, two junior highschools, two regional high schools, two private schools and one Kindergarten-Grade 9 school.

Local Media

- Okotoks Online:** www.okotoksonline.com
- Newspaper:** Okotoks Western Wheel (weekly) www.westernwheel.com
- Magazine:** Okotoks Living, Source Media Group www.sourcemedia.ca
- Radio:** Am1140 - www.highriveronline.com/radio/am1140
The Eagle 100.9FM - okotoksonline.com/eagle-1009
Sun Country 99.7FM
www.highriveronline.com/radio/sun-country

Construction Values



Emergency Services

Okotoks has a fully integrated police, fire, ambulance and emergency response service (911).

- Police** - Okotoks has an RCMP detachment:
- Complaints:** 403-938-4202; Administration: 403-938-7406
- Okotoks Municipal Enforcement:** 403-938-8913

Tourism and Culture

Okotoks offers exceptional dining, shopping, cultural and recreational opportunities, as well as charming accommodations to extend your day trip into an overnight stay. Check out our extensive pathway system, golf courses, cultural and recreational facilities or partake in the many year round activities Okotoks proudly hosts. Experience concerts, comedy, theatre and entertainment at the Rotary Performing Arts Centre, or exhibits at the Okotoks Art Gallery and the Okotoks Museum & Archives.

Medical

- Okotoks Health & Wellness Centre: 403-995-2600
- Full range of medical clinics and health-care practitioners
- Black Diamond Hospital (15 minutes south)
- High River Hospital (15 minutes west)
- South Health Campus (Calgary, 15 minutes)

Tax Rates (2015)

- Business tax: .0300% (professional services only)
- Residential: 0.7584%
- Non-residential: 1.0630%

Business Tax Calculation Example:
\$1,000,000
(non-residential property assessment)
x 1.0630/100
= \$10,630 (property tax)

