

FACT SHEET

ABOUT OKOTOKS

Okotoks is a beautiful community located 15 minutes from South of Calgary Alberta, in a thriving trade zone with a market of approximately 250,000. Okotoks' trade area extends from South Calgary to as far as south-east British Columbia. Our close proximity to the largest city in the province ensures viable and ready access to over one million residents. While boasting a fast growing population and growing business sector, Okotoks retains the small-town lifestyle that employees are looking for.

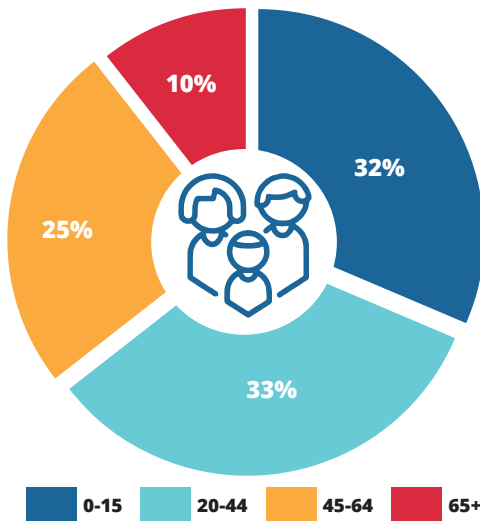
Okotoks has a well-deserved reputation for being a leader in creating an environmentally sustainable community where people and businesses can thrive. Many town facilities are built to LEED standards with a focus on reducing green house gas emissions and lessening our environmental footprint.

Incorporating green space and increasing pedestrian-friendly urban design are key components of our new Municipal Development Plan. Our rewritten Land Use Bylaw, which will be finalized in 2021, focuses on streamlining land zoning to support Okotoks' growth and development, and to meet the needs, values and expectations of residents and businesses in the future.

POPULATION

Home to over 28,000 residents, Okotoks has experienced an impressive level of growth in recent years and boasts a **population increase of nearly 30% since 2008**. The average Okotokian is roughly 36.5 years of age, and lives in a single detached dwelling, with two - three other household members. He or she is well educated, employed in either professional services, business and finance, or the trades, boasting an average combined household income in excess of \$116,000.

Population Age Structure



AGE	OKOTOKS
0-15	9100
20-44	9525
45-64	7225
65+	2985
Total	28835

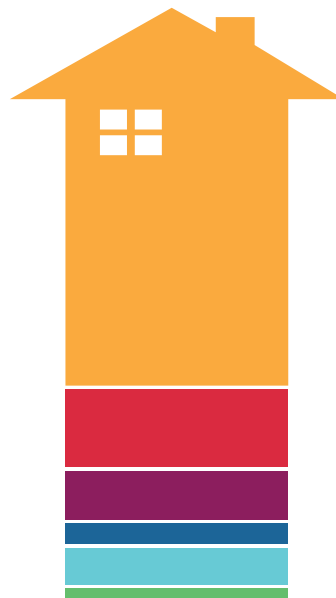
Source: Statistics Canada 2016
Source: Alberta Regional Dashboard

HOUSEHOLD INCOME

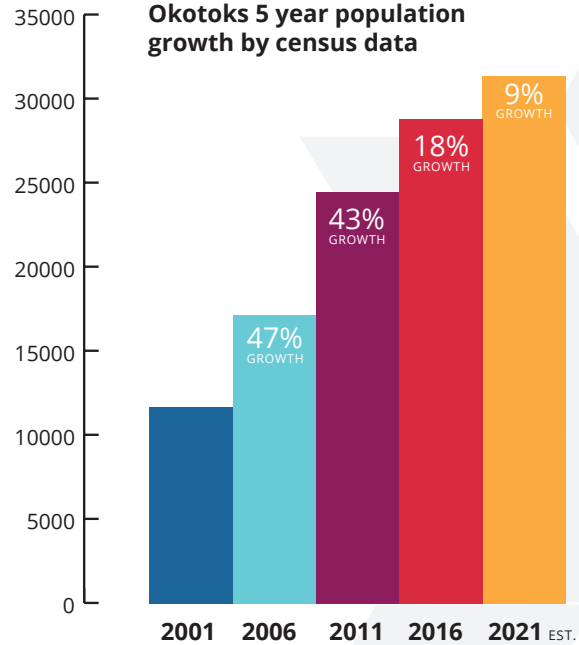
With a population of 28,881 people, most inhabitants of Okotoks, AB earn more than the 2016 national median income of \$116,163 per year.

INCOME	NO.	%
\$100000 +	5705	59%
\$70000-100000	1540	16%
\$50000-70000	965	10%
\$40000-50000	730	8%
\$40000-50000	400	4%
\$20000 or less	295	3%

Source: Statistics Canada 2016
Source: Alberta Regional Dashboard



Okotoks 5 year population growth by census data

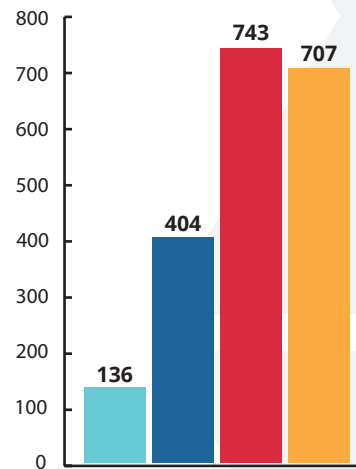


Median Age

2016 Median Age Okotoks 36.2
2016 Median Age Alberta 36.7

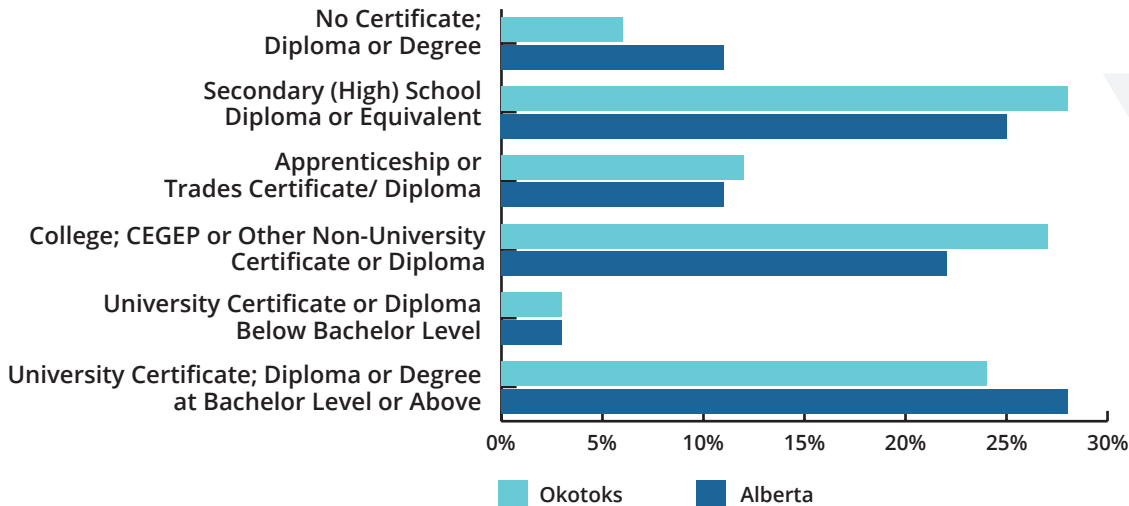
Source: Statistics Canada 2016

BUSINESS LICENSES



- Home based businesses
- Storefronts
- Nonresident business licenses (mostly from Calgary, excluding the County/MD)
- Nonresident business license (located in the Foothills County/MD)

OKOTOKS EDUCATION LEVELS



Information based on Statistics Canada census from 2016.

TAX RATES

RESIDENTIAL - The residential tax rate for 2020 was 0.8902%. As of 2016, the average price for a home in Okotoks was \$472,212, equating to an average tax bill of \$3820.

NON-RESIDENTIAL - The Non-residential tax rate for 2020 was 1.1912%. Based on this rate, a commercial or industrial property assessed at \$500,000 would pay approximately \$5,956 in tax. More information can be found at okotoks.ca/whyokotoks

BUSINESS TAX - The Town of Okotoks proudly requires no additional business tax from its businesses.

UTILITIES

Water & Sewer Water is currently provided by the Sheep River, which has impacted Okotoks' long-term growth. This has been addressed in 2020, when Okotoks and Foothills County formally agreed to the working terms for a regional supplemental water supply project.

Detailed water rates are available at okotoks.ca/utilities

Electricity and Natural Gas are deregulated in Alberta. To choose a provider, visit ucahelps.gov.ab.ca

Internet - Fibre optic internet is available throughout the entire community of Okotoks. All of the major providers offer access to this service offering speeds up to 300 mb/s.



AWARDS

Recognized for its entrepreneurial spirit and the ease of running a business, Okotoks was awarded the sixth spot on the list of Canada's Most Entrepreneurial Cities in 2015 by the Canadian Federation of Independent Business. Annexation in 2017 has positioned our community for a projected population of 80,000 over the next 50 years.

The Town of Okotoks has been recognized for its fiscally responsible spending, that ensures the community receives high quality services while controlling tax levels. According to a 2020 report from the Canadian Federation of Independent Businesses, Okotoks continues to have one of the lowest spending per capita rates in the province, ranking fifth for medium-sized municipalities.

TRANSPORTATION

Road: Highway 2 connecting Okotoks North and South to the US (Sweetgrass, Montana) 99 Miles (159 km). Average Annual Daily Traffic Counts 27,020.

Highway 2A entering North of Okotoks from Highway 2: Annual Daily Traffic Counts 26,230

Highway 2A to High River, exiting south of Okotoks: Annual Daily Traffic Counts 10060

Air: 56 km from Calgary International Airport

Rail: CP Main Rail Line (future spur access available)

Bus: On-it Regional Transit (to/from High River, Turner Valley, Black Diamond and Calgary), Weekdays, (scheduled times)

In Town: Our On-Demand Transit service is a shared ride, curb-to-curb public transit service.

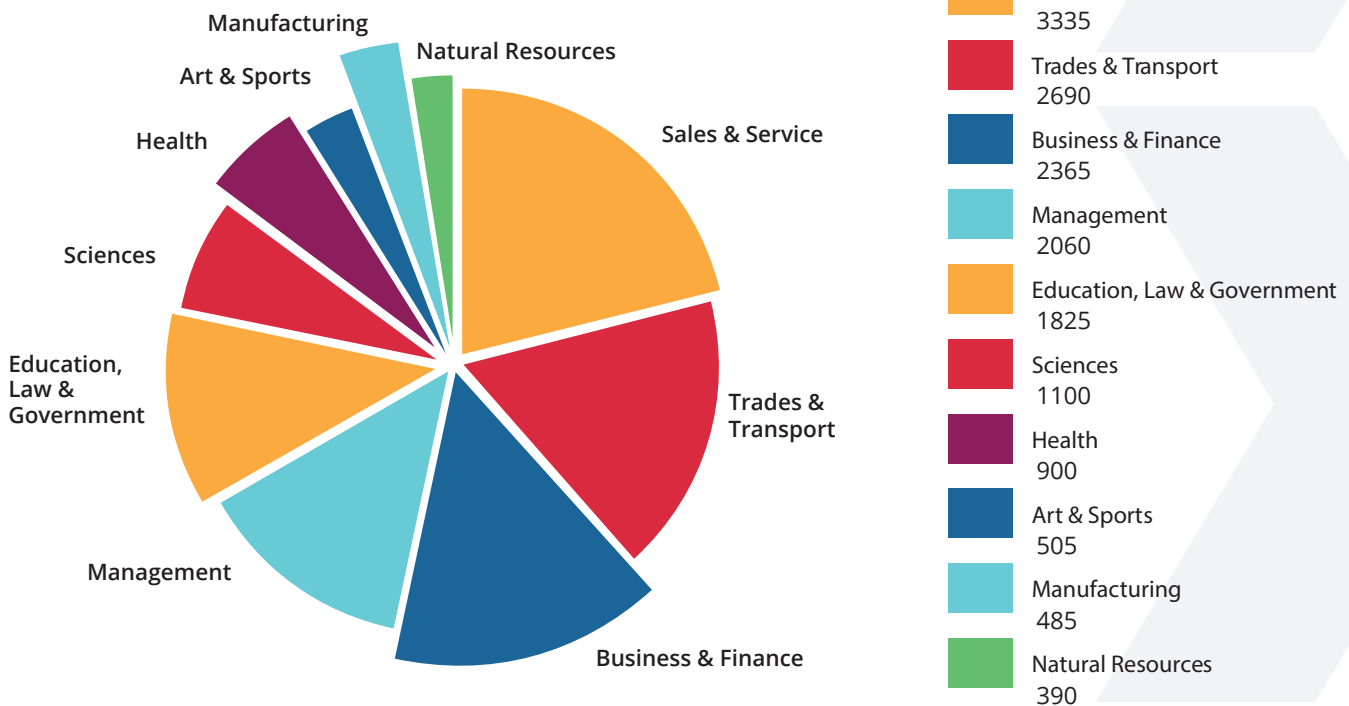


LABOUR

Labour Cost Information

Alberta's biennial survey provides information on wages and salaries for full- and part-time employees by occupation, region, and industry. open.alberta.ca/publications/alberta-wage-and-salary-survey-survey-overview

Okotoks Labour Force by Occupation



TARGETED SECTORS

The Town of Okotoks is actively seeking investment in the following industries. Incentives may be available, please contact Economic Development Okotoks and visit our website for industry specific information okotoks.ca/whyokotoks

Professional, Scientific, & Technical Services

Manufacturing & Environmental Innovation

Technology & Creativity Industries

Agribusiness

FORMAL BUSINESS ORGANIZATIONS

Community Futures Highwood - Provision of skills, financing and resources to businesses. highwood.albertacf.com

Okotoks Chamber of Commerce - Strengthens the business community by providing leadership, advocacy, networking opportunities, services and education to their membership. okotokschamber.ca

MCG Career Group Inc - Career and Employment Services
mcgcareers.com

River District Business Association (RDBA) - This association represents the majority of businesses located along the Sheep River in downtown Okotoks, along Elizabeth and Elma streets. Their mission is to unify the voices and goals of the River District businesses and create excitement within the business district. okotoksriverdistrict.ca



LOCAL MEDIA

Newspapers: Western Wheel
9 McRae St, Okotoks, AB
okotokstoday.ca

Radio: The Eagle 100.9 FM
okotoksonline.com



INDUSTRIAL AND COMMERCIAL SPACE FOR SALE



OKOTOKS TOWN LAND FOR SALE

The Town of Okotoks has municipally serviced (*services within roadway*) I-3 zoned industrial lots for sale.

Contact: Jeff Greene
jgreene@okotoks.ca | 403-995-2793

Check out the augmented reality video on our website to see how your vision could become reality in Okotoks. okotoks.ca/landforsale

PRIVATE LAND FOR SALE

okotoks.ca/private-land-sale

Southbank Business Park

TRISTAR: Industrial parcels are currently available FOR SALE with several lots already subdivided. Private industrial lands owned by TriStar Communities.

Contact: TriStar Communities at 403-640-0708

BURNSWEST: 1.5 to 24 acre lots available, commercial highway (C-Hwy) & industrial sites (I-1S) with flexible use options. Buy, lease and build-to-suit options are available in this high-quality, mixed commercial use development.

Contact: Josh Hagan, Burnswest at 587-832-1108

RECREATION/AMENITIES

Okotoks is a vibrant, youthful community with more than 85 kilometres of pathways connecting all areas of the town. The beautiful Sheep River winding through the centre is a highly prized amenity.

The Town of Okotoks is both a leader in business and entrepreneurship, and also benefits from having a thriving arts and music scene, along with an impressive line-up of recreation facilities, dining and shopping experiences, and year round events.

