

GROW YOUR BUSINESS IN SUNDRE



Economy
and industry
spotlight.



MAKE THE MOST OF OUR BENEFITS TO BUSINESS.



93 km

From Calgary, 95 km
from Red Deer and
38 km from Olds

Fast

And easy development
decisions with our
streamlined in-house
process, without the need
for a traditional municipal
planning commission

70

Acres of vacant
undeveloped currently
zoned commercial land

80

Acres of vacant
undeveloped currently
zoned industrial land

Ample

Water resources available
for industrial uses

Incentives

Like grants available
to organizations for
storefront improvements;
low-cost town-owned gas
utility network

7.3M

Average annual daytime
traffic on Highway 27
through town

2,729

Town population

8,000

Trade area population

12,000

Summertime population

ALBERTA'S LITTLE BIG SECRET



Located within Mountain View County – about an hour from both Red Deer and Calgary – Sundre punches above its weight as an economic hub.

Some communities are locked into a single industry, like oil or agriculture. Sundre is different because of its strong and diverse economy. During Alberta's economic downturn associated with the decline in the price of oil, Sundre experienced growth.

Although steeped in a history of ranching and farming, its proximity to primary resources has provided the traditional source of its prosperity while diversifying into cannabis, healthcare, and tourism.



Meanwhile, the nearby mountains continue to define its culture and support its livability with recreational opportunities. The area's quality of living is superb; constant investments into infrastructure, local amenities and beautification is driving demand for housing and increasing the workforce.

Through this booklet, we invite you to discover some of Sundre's key industries, which we hope will showcase the opportunity available to you and your business.

Cannabis

**Mining, Quarrying,
Oil & Gas**

Forestry & Lumber

Health & Education

**Tourism, Hospitality
& Retail**

CANNABIS



The Mountain View County area is becoming a major centre of cannabis production, and Sundre is a centre of this activity.

Within 30 minutes of Sundre, other companies like Sundial (Olds) and Aurora (Cremona) have established operations.

Directly in Sundre, Candre Cannabis has constructed

a substantial growing facility and partnered with Dope Automation on the value-added side. With plans to expand their new 43,000 sq ft operation to almost 500,000 sq ft within three years, it will employ 300 people.

Ten minutes north of Sundre's town limits in Clearwater County, Element GP is constructing an 84,000 sq ft facility, that once complete, will employ 200 employees.

With 500 new jobs on the horizon in the cannabis industry alone, our growth trajectory is obvious.

500+

Jobs expected to be created by 2023

Two

New major facilities located within ten minutes of town

\$30M+

Value of building permits issued for cannabis production in Sundre area since 2018

Candre Cannabis

Jesse Beaudry,
President
and CEO.



MINING, QUARRYING, OIL & GAS



Much of Sundre and its surrounding area was built on an ancient riverbed.

Meaning that beneath all the overburden is prime aggregate – rock that can be manufactured into gravel and

concrete. A major quarrying operation exists in Mountain View County, just outside Town limits. Aggregate development is ongoing.

Sundre is also part of the Cardium play, a major oil field that has spawned countless oil and gas service businesses, like Capital Pressure.

Oil and gas servicing also led to the development of major local exporting businesses like Black Gold Rush and ACL Manufacturing.

2.12M

Barrels of oil produced in the Sundre area*

2.15B

Cubic metres of gas produced in the Sundre area*

28

Oil and gas producers, plus countless independent service firms

*Oct 2018 to Sept 2019



Capital Pressure

Greg Campkin,
Owner.



FORESTRY, LUMBER & BIOMASS



West Fraser Mills is the largest lumber producer in North America.

Their Sundre facility is the largest employer in the area, providing livelihoods for hundreds of families.

West Fraser Mills

Bruce
Alexander,
General
Manager.



The mill produces lumber of all types, including laminated veneer lumber (LVL).

The industry in the area is supported by hundreds of contractors and smaller feeder mills, like Gap Creek Wood Products and Coleman Forest Products.

Forestry also adds to the vast supply of biomass available within Sundre's catchment area. With more than 77 million tonnes of theoretical biomass potential available within a 100 km radius of town, opportunities exist for investment and innovation.

\$77.7M

Annual employee payroll and contract services*

231

Direct employees, 311 indirect and induced jobs*

5.9M

Trees planted in 2018*

77.1M+

Tonnes of theoretical biomass potential within 100 kms (2016)



HEALTH & EDUCATION



With a regional hospital featuring 24 hour emergency care, two clinics, and a state-of-the-art seniors care facility, Sundre is home to at least 14 doctors.

There are more doctors per capita in Sundre than any other rural hospital

in Alberta, with some still accepting new patients.

Our hospital is also a teaching hospital in partnership with the University of Calgary, meaning local physicians stay at the forefront of changes in medicine.

We're home to an elementary school, high school, multiple daycares, and a new Campus Alberta Central learning site, offering Red Deer College post-secondary courses.

The public sector is a major source of employment, representing all levels of government.



Full service regional hospital



Two medical clinics



14 doctors in town



Greenwood Family Physicians

Dr Mark Wiley,
Family Doctor



TOURISM, HOSPITALITY & RETAIL



**Sundre's downtown
business sector
represents the heart
of our community.**

Over 100 businesses are located downtown, and over 300,000 sq ft of built commercial space is available in the C-1 district. At an average of approximately \$14 per sq ft, downtown commercial lease rates are very reasonable and competitive.

The Town is a sub-regional service and amenity hub for the local geographic area, which extends west into the mountains through Mountain View County and into Clearwater County.

Adventure and Activities

Sundre is a major outdoor and adventure destination featuring: golfing, camping, hiking, biking, cross country skiing, ATV riding, sledding, horseback riding, rafting, kayaking and the most wild horses in Alberta.

Many also come to discover our local culture by shopping and dining, visiting the Sundre Pioneer Village Museum, Bergen Rocks International Sculpture Park, our Performing Arts Centre, and attending local events.

**James
Thorogood**
Mountain
View Inn
and Suites,
General
Manager.





9.5M

Vehicles annually at the key downtown intersection of Main Avenue and Centre Street



27 kms

Of nature trails and pathways in town, and hundreds of kms of trails in the nearby mountainous countryside



111%

More visitors to our Visitor Info Centre in 2015-2017 compared to 2012-2014



6+

Major annual events, including Winterfest, Pro Rodeo, Bulls & Wagons and Shady Grove Bluegrass Festival



50%

Of our visitors come from the the Calgary area, 40% from the rest of Alberta and 10% from elsewhere.



Three

Area golf courses welcome championships and amateurs alike



2,000+

Campsites within ten minutes of town, plus countless camping spots in the Crown Lands west of Sundre



Host

To many sports tournaments, from hockey to archery, to Taekwondo



Sundre Rodeo and local eateries.



OTHER INDUSTRIES



Sundre is home to both farming and ranching, with many families who raise cattle or produce canola and cereal crops.

Hay bales
South
of Sundre.



Many trucking and transportation contractors serve the area's resource sectors. As an industry, trucking is visible everywhere.

Construction firms are a major source of employment in Sundre, providing quality building services feeding the area's development.

Manufacturing provides many jobs, with machine shops independently serving the area's local industries. Some companies are major manufacturing exporters as well.

Agriculture

Trucking

Construction

Manufacturing



INFRASTRUCTURE



Sundre understands that business growth and success requires access to quality infrastructure.

With annual investments toward improving data communications, roads, and underground services, and direct access to area water systems, Sundre has what it takes to grow your business.

Low cost gas

We operate our own gas system, keeping prices low and ensuring affordable operating costs

Major road improvements

Ongoing redesign and reconstruction of major roadways is preparing the town for future growth

Airport access

Our 4346' paved and 2439' unpaved runways can help you connect

Highload corridor

Highway 27 through town is a provincial high-load corridor, providing convenient access to trucking, transportation and warehousing operations

Water and wastewater access

Ample access to fresh water, with continued wastewater capacity increases mean that we're ready for any industrial or commercial development



**Sundre,
Alberta.**



RESIDENTIAL GROWTH



\$252.13

Average selling price per sq ft for homes built after 2000 and sold in 2019

107 acres

Vacant undeveloped currently zoned residential land

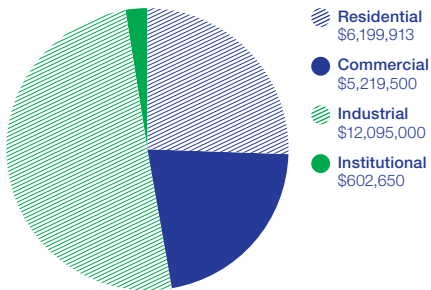
\$372,317

Average selling price for a single detached 4 bed, 2 bath home in 2019

\$85,000

Median price for a serviced residential lot (50' x 120')

Five year sum value in building permits by category (2015 – 2019)



Little Red Deer River and Sundre Golf Club.



LIFESTYLE BENEFITS



Arts and Culture

Culture abounds, with the area home to a performing arts centre, the Bergen Rocks International Sculpture Park, and the stunning Museum and Pioneer Village. Plus, area restaurants satisfy culinary cravings on delightful patios.

Recreation and Adventure

Fun reigns, with over 27 kms of trails and pathways, an indoor Aquaplex, three ball diamonds, a hockey arena, a curling rink, a skatepark, playgrounds, soccer pitches, rodeo grounds, and the nearby mountain countryside.

Services and Amenities

Featuring all services, most extra-curricular activities and many social service organizations. Experience little gift shops, clothing stores, cafes and pubs, and get whatever else might be needed.

319

Total days with bright sunshine per year (the weather is great)

Three

Daycares, two schools, one post-secondary learning site and one library

Two

Health clinics, one regional hospital and a new state-of-the-art seniors care facility



Greenwood Distillers

Owen and Bronwyn Petersen, Owners.



BUSINESS RESOURCES



Business Support

The economic development office provides free business consultations to entrepreneurs, both directly and through the Olds College School of Business

The planning and development department

can provide free pre-development meetings with investors and developers, to ensure yours goes off without a hitch.

Development decisions are typically made within 48 hours of an application being received.

Workforce Development

It is difficult for any business to find the right staff. Our new GrowSundre.com economic development website provides information on the workforce within the Mountain View region.

Sundre has also developed a new post-secondary learning site with Campus Alberta Central to encourage workforce training through Red Deer College and Olds College.

Grants to Organizations

All grants fall under a single umbrella, allowing for financial support to be provided to non-profit organizations, event organizers, and businesses.

Storefront improvement grant support is available under this program.

Snake Hill Recreation Area.



Municipal Development Plan

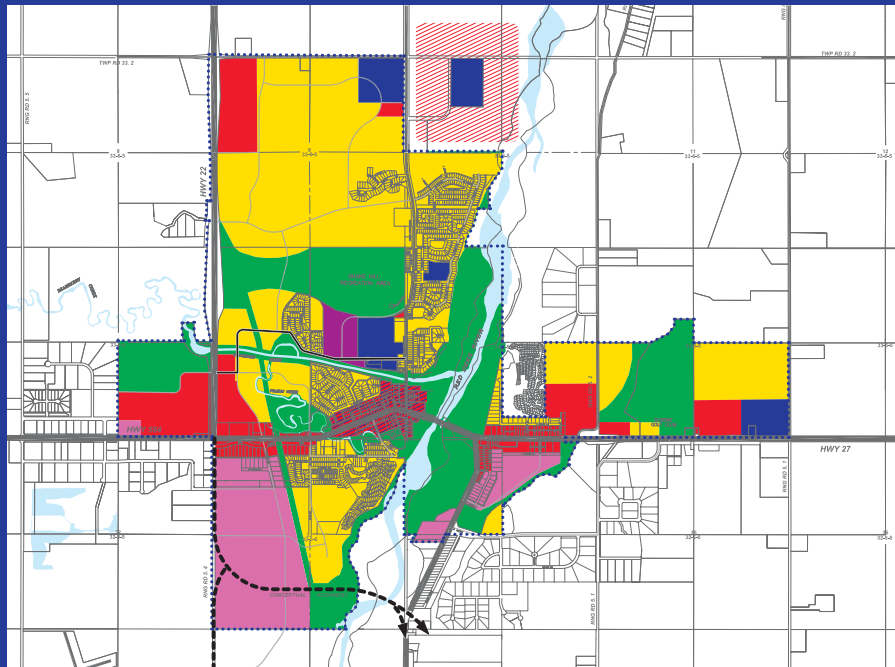
The MDP supports long-term growth planning.

Find the unmodified statutory MDP map at sundre.com/p/documents-downloads

- Commercial / mixed use
- Downtown commercial
- Industrial
- Residential

- Public / institutional
- Parks & open space
- Special study area
- ▨ No development area

- Town boundary
- Arterial roadway
- Proposed highway
- Proposed collector





Find out how we
can help grow your
business in Sundre
at **growsundre.com**

^

Contact us:

(403) 638 3551 ext. 111
economic.development@sundre.com
sundre.com

^

