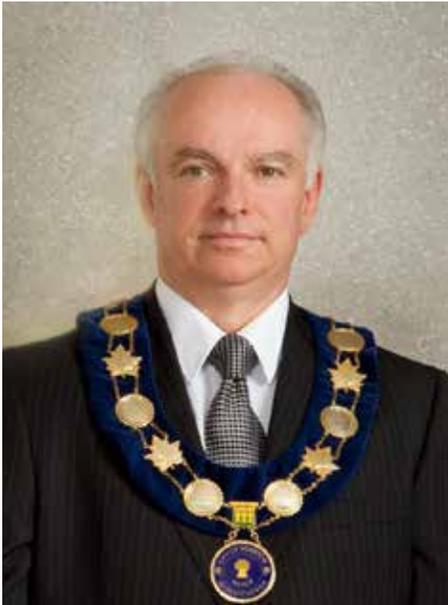




*Where Good Things Happen!*

# ECONOMIC PROFILE





## OFFICE OF THE MAYOR

Welcome to Yorkton, the third largest trading area in Saskatchewan and a vibrant economic centre of the east central Saskatchewan region. Yorkton covers a trading area of 1,400 square miles serving more than 150,000 people.

Our growing and diversifying economy provides endless opportunities for new businesses and investment. The recent investment of \$400 million in two canola crushing plants strengthens our agri-resource based economy. The potential investment in the potash mining sector within this region will contribute significantly to the growth of our community.

We offer a good business climate for growth and investment with moderate property taxes, incentives for new and expanding businesses, competitive lease rates and land prices. Our business environment is as progressive as it is diverse with companies in manufacturing, food processing, construction, information and culture, plus a wide range of retail services forming the foundation of Yorkton's economy.

A strong mixed demography, well educated and skilled workforce, healthy employment rate, and stable commercial, industrial and residential sectors are factors supporting our community's viability and attractiveness for investment.

Yorkton's excellent level of educational, healthcare and leisure services, expanding housing sector, competitive business environment, and readily available amenities are just a few of the reasons why Yorkton is one of the best places to live, visit, work, and invest.

Yorkton has been featured as one of Alberta Venture Magazine's Best Communities for Business in the category of "Community on the rise" for 2012. The pace of the economic growth in the past few years and the excellent potential for the future growth, particularly, in the resource sector, made it possible to receive this distinction.

Our City Council, Staff and the Committees of Council are dedicated to fostering a strong infrastructure for sustainable economic growth.

We invite you to build your dreams here, a community of endless opportunities.

  
Bob Maloney, Mayor

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Box 400  
Yorkton, SK  
S3N 2W3

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## MESSAGE FROM THE CHAMBER PRESIDENT

Serving as the “voice of business in Yorkton” has been the mandate of the Yorkton Chamber of Commerce since 1898.

The Chamber has a proud history of advocating for business and for working on projects that will benefit all citizens. Since 2006, the Chamber has identified a number of issues and opportunities facing the community. The Chamber has played a major role in resolving these through its advocacy, including:

- Advocating for a larger RCMP detachment in Yorkton. The Chamber brought together the City of Yorkton, RCMP and the provincial Ministry of Corrections, Public Safety and Policing. As a result, the province and the city each provided funding for four more officers.
- Advocating for a Trades & Technology Centre. With the expansion of industry in the region and the shortage of a skilled workforce, the Chamber supports Parkland College’s endeavour to establish a Trades & Technology Centre in Yorkton. The Centre will also serve to keep our young people “at home”.

- Advocating for improvements to the Yorkton Airport. “Build a mile of runway and you connect to the world.” -Anon. Maintaining and improving the Airport is absolutely essential in order for Yorkton to attract business to the community.
- Advocating for the development of an increase in the supply of quality, affordable housing. As the community grows, the need for housing will also increase. A successful community is one in which affordable and adequate housing is available across the housing spectrum.

Yorkton is a growing, dynamic community. As the Chamber continues to work for the business community and with the city, it is confident Yorkton will continue to be the city where good things are happening!

**Don Rae, President**  
Yorkton Chamber of Commerce



## MESSAGE FROM THE CHAIR, ECONOMIC DEVELOPMENT COMMITTEE

The work of the Economic Development Committee (EDC) continues apace with rekindled energy and momentum, fueled by the ever increasing expansion and growth in the Province of Saskatchewan and more so the City of Yorkton and area.

The Yorkton EDC is an appointed group of local business owners, managers, and City of Yorkton officials to help mold and develop an economic environment for businesses being rejuvenated and new businesses seeding roots in our community, the rest of our city’s growth will follow naturally with a strong economic center.

With the city’s leadership, its numerous committees, boards, and commissions encourage its representatives from every sector of our city and region to work together like never before.

With increasing public participation, individuals across our region’s economic spectrum are volunteering their significant talents and time to identify opportunities for collaborative projects both within the city and region.

The product is jobs and investment opportunities for all.

We all want to see our city, and region achieve its full economic potential. The EDC encourage you to weigh in and add your voice and ideas to the development of our economic community.

I look forward to serving as chair of the EDC for what will be an exciting year in our city for 2014.

**Guy Gendreau, Chair**  
Yorkton Economic Development Committee

### YORKTON’S ECONOMIC DEVELOPMENT COMMITTEE

LEFT TO RIGHT: **Evan Orlynsky**, Dealer Principal, Key Chevrolet/Yorkton Toyota; **Jason Farrell**, Owner Farrell Agencies Ltd.;

**Laurie Renton**, Owner LR Future Insurance & Investments; Chair **Guy Gendreau**, Yorkton Concrete Products Ltd.; **James Wilson**, Yorkton City Councillor.

MISSING: **Lori Walsh**, VP, Marketing & Strategic Solutions, Cornerstone Credit Union; **Larry Hilworth**, CEO, Maple Farm Equipment;

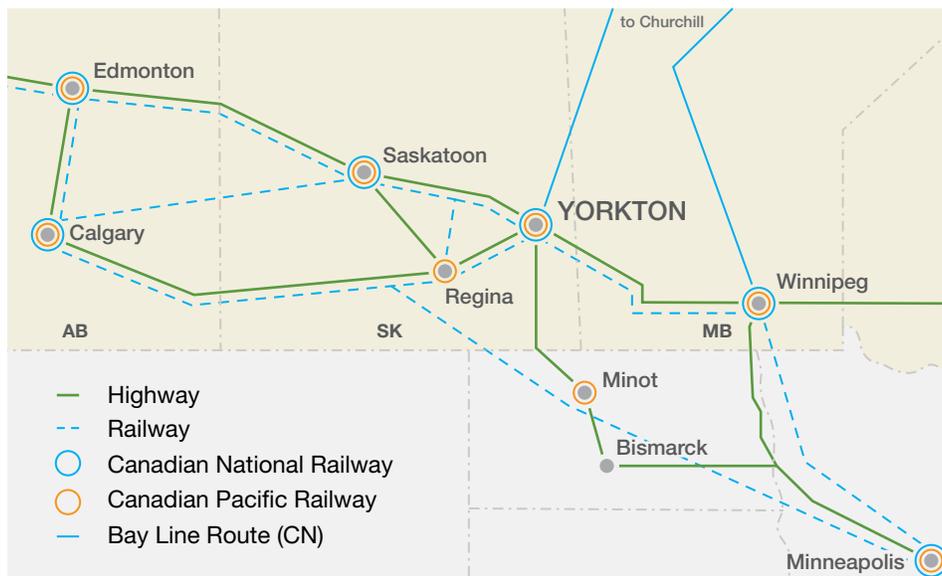
**Terry Popowich**, President TA Foods; **Linda Turta**, RAM Industries; **David Dungey**, Associate Dealer, Canadian Tire.



## STRATEGIC LOCATION AND INFRASTRUCTURE

Yorkton is located along the Trans-Canada Yellowhead Highway #16 in East Central Saskatchewan, between Saskatoon and Winnipeg. Yorkton is on the main line of the Canadian Pacific Railway, and on the Bay

Line, which connects the Port of Churchill to the Canadian National Railway mainline at Melville (38 km southeast). There are also rail connections to Minot, Grand Forks and Minneapolis in the USA.



DISTANCES	KMs	MILES
Regina, SK	190	118
Saskatoon, SK	326	203
Winnipeg, MB	451	280
Edmonton, AB	851	529
U.S. Border	241	150



The Yorkton Regional Airport is located three miles north of the City of Yorkton on Highway #9 occupying a land area of approximately 720 acres. The airport is the base operation for both private and commercial helicopters and fixed wing aircraft operators. The airport is operational 24hrs per day, seven days a week. The maneuvering area consists of two intersecting runways, a joining taxiway system, public and private aprons. This Municipal Airport operates with Runway 03-21 (paved, measuring 4,800 ft. by 150 ft.) and Runway 12-30 (graveled surface measuring 3,000 ft. by 100 ft.). Good Spirit Air Service offers charter air services, while the flight training, aircraft rentals, crop spraying, aircraft maintenance/ servicing and helicopter operations are provided by other businesses located at the airport. Over \$1 million has been invested in this airport over the last five years and \$3.3 million will more in investment be made between 2012 and 2017.

Yorkton is connected with Community Net, Saskatchewan's public sector high-speed internet telecommunications network. Our schools, library and health centre have high-speed internet capabilities through Community Net. SaskTel, a crown corporation, which owns the telephone infrastructure in the city, provides landlines and cell phones, high-speed internet and television services to individuals and businesses. Access Communications, a private organization, also provides cable TV, phone (landlines) and high-speed internet services. As the economy is growing more cellular, cable, and internet service providers are offering services to Yorkton residents and businesses.

Our well-maintained roads and extensive network of four major highways, two principal railways and an airport provide access to National and International markets.



## ECONOMIC OVERVIEW

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Yorkton has a diversified economic base with more than 1,200 businesses, which employ over 9,000 workers. Manufacturing, food processing, construction, information & cultural industries, professional, scientific & technical services, retail trade, educational, healthcare, & administrative sectors are the current strengths of Yorkton's economy.

Yorkton is also a centre for food processing with two canola oil crushing plants plus grain and meat processing. These three industries alone have over 500 employees.

The city's labor market area covers approximately 32,600 square kms, 5.1% of Saskatchewan's total area. A regional labor force of 62,900 is available within this area. This represents about 6% of Saskatchewan's total population.

Here are some of the recent development highlights:

- LDM Foods invested \$2.35 million in a rail car wash facility, rail scale and material storage warehouse for its rolling stock.
- Richardson increased processing capacity at its plant by 25 per cent, increasing processing capacity from 2,400 tonnes of canola per day to 3,000 tonnes per day.
- Harvard Developments Inc. prepared a twelve acre commercial development site called York Station by the Parkland Mall in northeast Yorkton.
- The Home Inn & Suites Hotel and the Days Inn opened in 2013. The Holiday Inn Express will open in 2014. Over \$20 million has been invested in new hotel accommodation in the last two years.
- The first phase of the city's Roundhouse Commercial subdivision will open in 2014.
- By the summer of 2015 it is anticipated that the Parkland College campus will be completed along with residential and commercial projects in the Dracup Avenue corridor.
- Two condominium projects were completed in 2013 – The Abbey and Morrison Pointe. A twenty-four suite apartment building is scheduled to be completed in 2014 while construction on the first phase of Adriatic Gardens is scheduled to begin.

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**YORKTON IS THE  
THIRD LARGEST  
TRADING AREA IN  
SASKATCHEWAN  
AND THE VIBRANT  
ECONOMIC  
CENTRE OF  
EAST-CENTRAL  
SASKATCHEWAN**

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## MORE REASONS TO INVEST IN YORKTON AND AREA

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Yorkton is in the middle of the largest and richest potash field in east central Saskatchewan. As such, it will become the service centre of several existing and potential potash mines. The majority of potash mines are serviced from communities within 62 miles.

Mosaic's Esterhazy mine site, 90 km (56 miles) south of Yorkton, is currently undergoing a \$1.6 billion expansion. The expansion project will increase the overall production at Esterhazy from 5.45M to 6.36M tonnes per year. Production from the K3 site will begin in 2016. The Potash Corporation's mine site in the Rocanville area, 147 km (91 miles) southeast of Yorkton, is undergoing a \$2.8 billion expansion and when complete will see production increase by 2.7 million tonnes annually.

In addition to the expansion of existing mines, there are also active exploration programs in the region:

- Encanto Potash Corporation's Mustowekwan project, 68 miles west of Yorkton.
- BHP Billiton Canada is undertaking an extensive seismic program, 37 miles south of Yorkton.
- The Potash Corporation of Saskatchewan's potential new mine site is 28 miles southeast of Yorkton.
- Finally, North Atlantic Potash (SSC Acron) site in the Foam Lake area is 75 miles northwest of Yorkton.

The city is also actively involved in preparing residential subdivisions. York Colony is the next residential subdivision constructed after Riverside Meadows Phase II. The York Colony Phase I had already created 20 entry-level single-family residential lots. The work has begun on York Colony Phase II which will create 42 single family and 11 multi-family residential lots by summer 2014.

The Saskatchewan East Enterprise Region did a recent report which indicated that over the next three years, 67% of businesses in the resource sector plan to expand, 60% of businesses expected increased sales, and over \$3.8 billion is expected to be invested either in expansions or renovations.

All of this means that Yorkton is poised for substantial growth over the next five to ten years as feasibility and exploration projects are completed and companies make decisions regarding mine site development. In addition to this, work on value-added agriculture industries is contributing to the diversification of the region's economy with the world looking to Yorkton to supply valuable food products to feed an increasing population.

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**YORKTON IS  
POISED FOR  
SUBSTANTIAL  
GROWTH OVER  
THE NEXT FIVE  
TO TEN YEARS**

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## AGE & GENDER YORKTON

AGE GROUP	MALE	FEMALE	TOTAL
UNDER 1	102	107	209
1 TO 4	456	406	862
4 TO 9	593	582	1,175
10 TO 14	562	557	1,119
15 TO 19	590	549	1,139
20 TO 24	676	636	1,312
25 TO 29	639	614	1,253
30 TO 34	593	630	1,223
35 TO 39	622	573	1,195
40 TO 44	564	555	1,119
45 TO 49	592	634	1,226
50 TO 54	683	674	1,357
55 TO 59	636	619	1,255
60 TO 64	503	520	1,023
65 TO 69	371	466	837
70 TO 74	351	432	783
75 TO 79	278	390	668
80 TO 84	226	341	567
85 TO 89	169	266	435
90 TO 94	65	144	209
95 PLUS	15	57	72
<b>TOTAL</b>	<b>9,286</b>	<b>9,752</b>	<b>19,038</b>

Source: Official Community Plan

## Trading Area

POPULATION WITHIN 50KM	32,000+
POPULATION WITHIN 100KM	90,000+
POPULATION WITHIN 150KM	150,000+

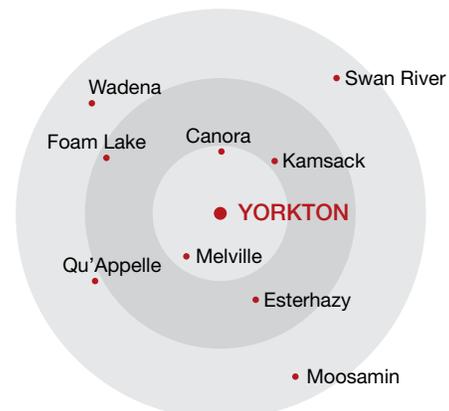
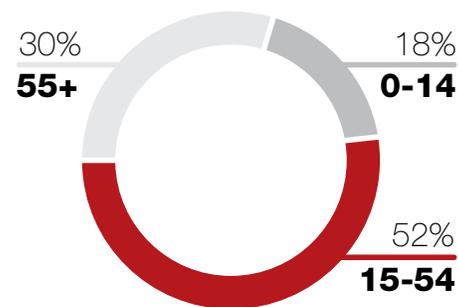
Source: Financial Post, Canadian Demographics, 2012

## POPULATION

With a population of 19,038 (2013 Saskatchewan Health statistics) Yorkton is the fifth largest city by population in the province. Yorkton experienced a five year average annual population growth of 1.35% between 2007 and 2012. With a strong economic outlook, the city could continue to increase at a higher than average annual growth based on job growth and subsequent migration to the community.

## POPULATION PROJECTION

Over the next twenty-three years, Yorkton is expected to double in population to over 36,000 by 2036. This net increase in population will be mainly due to in-migration as a result of economic growth and job creation in the region.





**Families**

**5,210**  
FAMILIES IN PRIVATE HOUSEHOLDS

**4,410**  
COUPLE FAMILIES

**800**  
LONE-PARENT FAMILIES

**2.8**  
AVERAGE # OF PERSONS PER FAMILY

**1**  
AVERAGE # OF CHILDREN AT HOME

**Private Households**

**7,524**  
PRIVATE HOUSEHOLDS, TOTAL

**16,982**  
POPULATION IN PRIVATE HOUSEHOLDS

**2.3**  
AVERAGE # PER HOUSEHOLDS

**Income**

**\$538,274,390**  
TOTAL INCOME ESTIMATE

**\$29,142**  
PER CAPITA

**\$90,008**  
AVERAGE FAMILY INCOME

**\$71,541**  
AVERAGE HOUSEHOLD INCOME

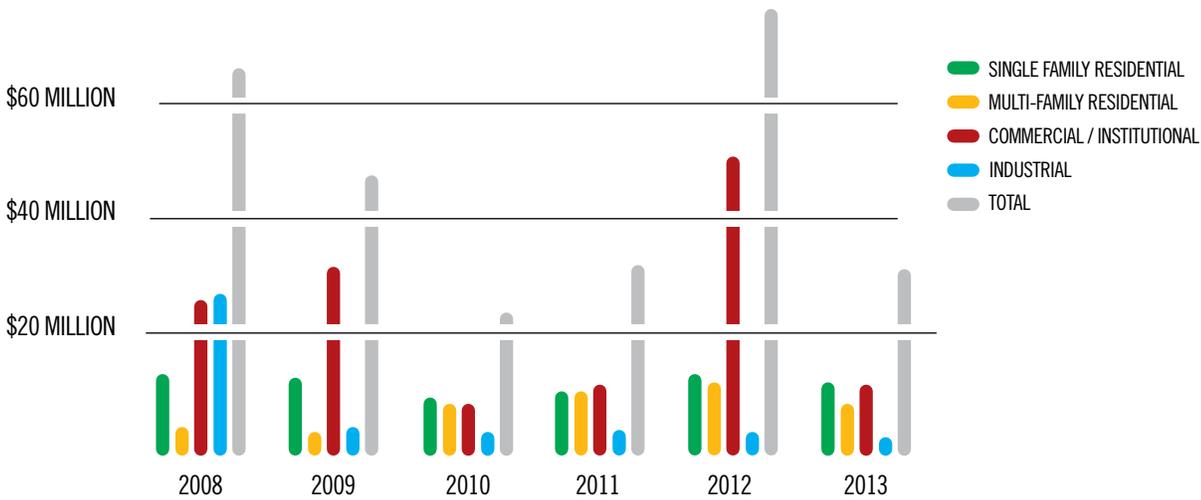
**Average Household Expenditures**

	DOLLARS	PERCENTAGE
FOOD	\$7,171	10.3
SHELTER	\$13,447	19.3
CLOTHING	\$2,774	3.98
TRANSPORTATION	\$9,999	14.35
HEALTH & PERSONAL CARE	\$3,292	4.72
RECREATION, READING, EDUCATION	\$5,251	7.54
TAXES & SECURITIES	\$16,603	23.83
OTHER	\$11,131	15.98
<b>TOTAL</b>	<b>\$69,667</b>	<b>100.0</b>



### Construction Values by Sector (2008 - 2013)

	SINGLE FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	COMMERCIAL / INSTITUTIONAL	INDUSTRIAL	TOTAL
2008	\$12,662,150	\$2,125,000	\$24,594,968	\$25,056,204	\$64,438,322
2009	\$11,544,460	\$1,607,000	\$29,726,550	\$3,538,620	\$46,416,630
2010	\$7,211,075	\$6,458,915	\$6,673,500	\$1,800,100	\$22,143,590
2011	\$8,991,103	\$8,972,999	\$11,318,715	\$2,600,000	\$31,882,817
2012	\$12,508,415	\$10,567,000	\$49,415,535	\$2,214,000	\$74,704,950
2013	\$12,337,795	\$7,040,000	\$15,225,731	\$2,513,650	\$40,220,011
<b>TOTAL</b>	<b>\$65,254,998</b>	<b>\$36,770,914</b>	<b>\$139,565,149</b>	<b>\$37,058,924</b>	<b>\$278,649,985</b>



### Occupied Private Dwellings

OCCUPIED PRIVATE DWELLINGS	6,950
OWNED	4,726
RENTED	2,224
SINGLE DETACHED HOUSES	4,851
SEMI-DETACHED HOUSES	215
ROW HOUSES	243
APARTMENT, FEWER THAN 5 SPACES	1,436
APARTMENT, DETACHED DUPLEX	100
OTHER	105



### Regional Labour Force

**62,900**

POPULATION (15 & OLDER)

**41,500**

LABOUR FORCE

**66.0%**

PARTICIPATION RATE

**39,700**

EMPLOYED

**1,800**

UNEMPLOYED

**4.3%**

UNEMPLOYMENT RATE

### Historic & Projected Retail Sales

YEAR	RETAIL SALES	YEAR	RETAIL SALES
2002	\$213,610,000	2012	\$567,474,625
2006	\$371,740,000	2014	\$595,230,106 (PROJECTED)
2009	\$486,870,000	2017	\$613,533,186 (PROJECTED)

### Labour Force

	MALE	FEMALE
IN THE LABOUR FORCE	4,630	4,396
PARTICIPATION RATE	72.4%	60.7%
EMPLOYED	4,328	4,267
UNEMPLOYED	302	129
UNEMPLOYMENT RATE	6.5%	2.9%
NOT IN LABOUR FORCE	1,767	2,839

### Population of Nearby Centres

MELVILLE	5,031
ESTERHAZY	3,025
CANORA	2,763
KAMSACK	2,232
FOAM LAKE	1,560
PREECEVILLE	1,480
LANGENBURG	1,409

### FOR MORE INFORMATION, PLEASE CONTACT:

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