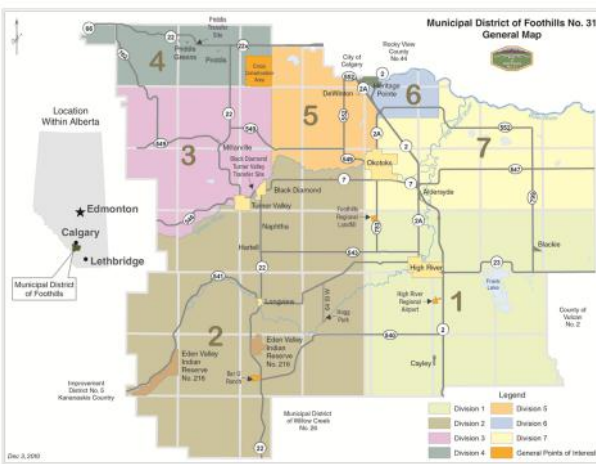




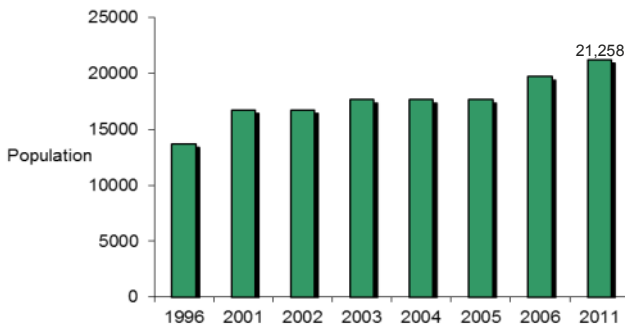
Location

The Municipal District of Foothills No. 31 is a rural municipality (3600 sq. km.) located adjacent to and immediately south of the City of Calgary, abutting Kananaskis Country and the Rocky Mountains to the west, and stretching east into the Alberta prairie. The M.D. surrounds the Towns of Okotoks, Turner Valley, Black Diamond, High River, the Village of Longview, and the Eden Valley Indian Reserve.



Population

• Growth rate - 2006 to 2011 - 7.7% (10.8% - Alberta, 5.9% Canada). Growth rate - 2001 to 2006 - 18.7%



Trade Area

Resident within M.D. of Foothills boundaries (including incorporated communities) - 63,536

Transportation

- Road:** Highway 2/2A (N/S trade corridor)
Highway 22 (to Black Diamond / Brag Creek - N / B.C. - S)
Highway 7 (to Okotoks)
- Air:** Okotoks Air Park - 3000 ft. lighted runway
High River Regional Airport
Calgary International Airport - 55 minutes
- Bus:** Greyhound Service - Okotoks

Employment Base

Agriculture, professional services, construction

Light Industrial/Commercial Lands

The Highway 2A Corridor is the primary location for industrial and commercial development within the M.D. of Foothills No. 31. The current Area Structure Plan guiding the development of the corridor (8587 acres, all privately owned) is referred to as the Highway 2A Industrial Area Structure Plan (H2AIASP). Development approvals are based on submitted proposals. Please contact the M.D. of Foothills No. 31 (403.652.2341) or visit http://www.mdfoothills.com/business/hwy_2a_industrial_area_structure_plan.html for more information.

Utilities

Electricity/Natural Gas are deregulated in Alberta

- The Alberta government provides a web site to assist consumers with choosing an 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
Sunshine Gas Co-op Ltd.: 1.877.684.3672 or www.sunshinegascoop.com
Meota Gas Co-op: 403.931.2161 or www.meotagascoop.com

Municipal Services

The M.D. provides a number of services - directly or jointly with other municipalities - to the residents of the rural area and the Hamlets of Aldersyde, Blackie, Cayley, De Winton, Hartell, Millarville, Naptha, Priddis, and Priddis Greens. These services include general administration and maintenance, fire protection, ambulance service, garbage disposal, planning and development administration, agricultural services, recreation and parks, family and community support services, and bylaw enforcement.

Water services are provided in the hamlets of Aldersyde, Blackie, and Cayley. Wastewater services are provided in the hamlets of Blackie and Cayley.

Utility provision and rates vary depending on location. Contact the M.D. for details.

Communications

- Newspapers** Okotoks Western Wheel (weekly) www.westernwheel.com
High River Times (weekly) www.highrivertimes.com
Gateway Gazette (bi-weekly) gatewaygazette.homestead.com
- Radio** AM 1140 www.am1140radio.com
The Eagle 100.9 FM www.theeagle1009.com
Sun Country 99.7 www.sun99radio.com
- Telephone** TELUS: 403.310.2255 (residential), 403.310.3100 (business), or www.telus.com

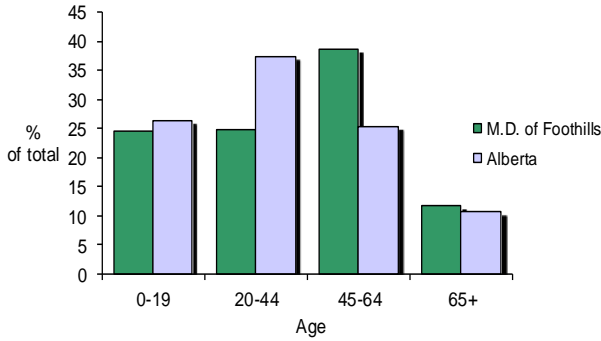
Emergency Services

Police - RCMP Detachments in Turner Valley, High River, and Okotoks
Fire - M.D. operates Blackie, Cayley, and Priddis Fire Halls (volunteer forces). Part-owner - Okotoks (FT/volunteer) and Longview (volunteer) Fire Halls. Mutual aid with City of Calgary to serve northern portion of M.D.
Ambulance - 24 hour emergency response (Foothills Regional Emergency Medical Services)

Future Growth Sectors

Commercial and Light Industrial (Highway 2A Corridor), Commercial (Hamlets), Agriculture (value-added, biotech, specialty farming, bio energy production), telecommuting, home-based businesses (Residential Acreage), Natural Resources Development and Tourism.

Population Age Structure (2011)



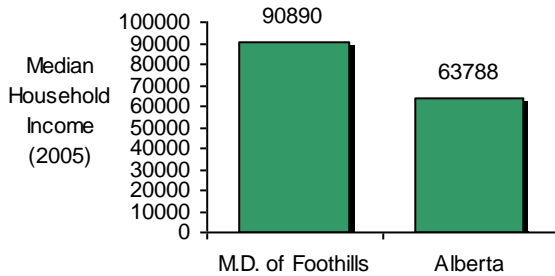
Education

A full range of public and separate schools are available in the majority of the foothills communities.

Medical

- High River and Black Diamond Hospitals
- Health Units in Black Diamond, Okotoks, and High River
- Full range of medical service clinics

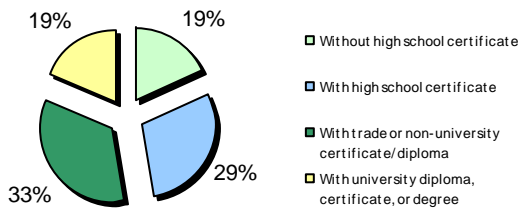
Household Income (2005)



Src: Statistics Canada, 2006 Federal Census

Education (2006)

Alberta - 17%

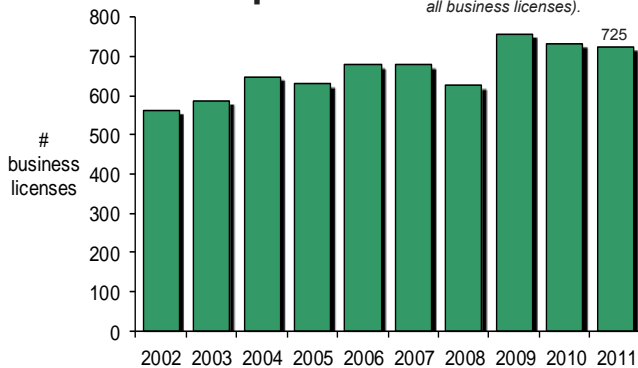


Alberta - 33%

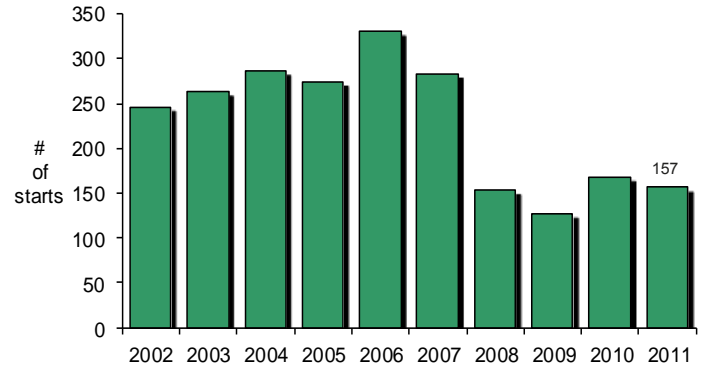
Src: Statistics Canada, 2006 Federal Census

Business Development

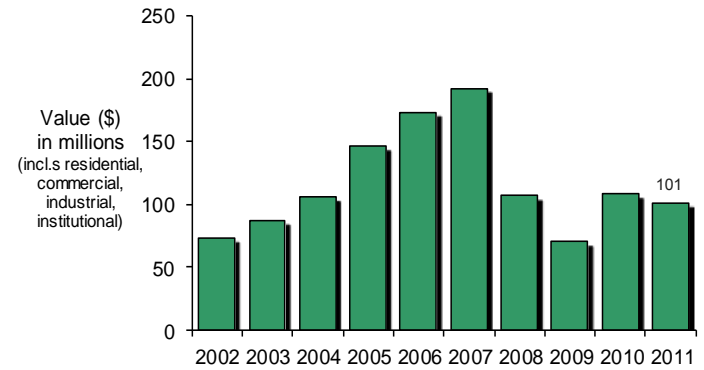
In 2011, 458 home-based businesses were operating in the M.D. of Foothills (63% of all business licenses).



Residential Housing Starts



Construction Values



Tax Rates (2012)

Residential	5.479763
Non-Residential	10.744347

Example: \$300,000 (residential property assessment) x 5.479763/1000 = \$1643.93 (property taxes).



Industrial/Commercial Land Supply

- M.D. of Foothills -

Highway 2A Industrial Corridor

(8587 acres undeveloped/unserviced)

The Highway 2A Corridor is the primary location for industrial and commercial development within the M.D. of Foothills No.31. The corridor is a place for business growth that complements environmental and social needs with economic objectives for the region. The current Area Structure Plan guiding the development of the corridor is referred to as the Highway 2A Industrial Area Structure Plan (H2AIASP). Land within the plan area encompasses a broad range of uses and land use intensities.

The corridor consists of 8587 acres of land, all privately owned. All development approvals are based on submitted proposals. Please contact the Municipal District of Foothills No.31 (403.652.2341) or visit http://www.mdfoothills.com/business/hwy_2a_industrial_area_structure_plan.html for more information.

t. Samantha Payne, Economic Development Officer, 403.652.2341

Anchors: Cargill, Sprung Instant Structures, Mullen Trucking, Abild's Trucking, Christianson Pipe Inc., Nelson Lumber

Abild's Industrial Park

(just north of Cargill, serviced)

Hans Abild

t: 403.652.2440, c: 403.333.5757

Warner Business Park

(junction of Hwy 7 & Hwy 2, serviced)

Ed Warner

t: 403.872.0837

e: info@warnerbusinesspark.ca

www.warnerbusinesspark.ca

