



Infinite landscapes

**Infinite investment opportunities**



[www.wheatlandcounty.ca](http://www.wheatlandcounty.ca)

[www.infinitewc.ca](http://www.infinitewc.ca)



**WHEATLAND**  
COUNTY

Where there's room to grow.

# Wheatland County

Alberta, Canada

## Your First Choice in the Calgary Region!

**Wheatland County is the ideal location to grow your business! With close proximity to the City of Calgary and Town of Strathmore, our vast rural landscape is nestled between two large urban centres.** Our council and residents welcome economic development and the contribution it makes to our tax base and employment opportunities. We are excited to work with companies that have a long-term vision of becoming a partner in our community!



## VALUE PROPOSITION

### Land

With an average agricultural land value of \$3,386.64 per acre and average industrial land cost of \$350,000 per acre (industrial park lot), Wheatland County has the lowest cost agricultural and industrial land in the Calgary-region.

The Goldfinch Industrial ASP area (heavy industrial) is located near the Hamlet of Carseland off Highway 24. The CP Rail Calgary to Saskatoon line runs through the area providing a continent-wide shipping link. Industrial companies in the area include Nutrien, Orica, Federated Coop, Richardson Pioneer, Cargill, and Stella Jones.

The Origin Business Park is home to light and medium industrial companies and is located on Highway 1 only 13-minutes from the City of Calgary. The park houses a variety of businesses and offers lots of various sizes.

### Taxes and Incentives

Wheatland County's mill rate is amongst the lowest in the province. We have also implemented a generous municipal tax incentive for large investors.

### Labour

With a labour force of 4,290, Wheatland County can provide you with the staff you need. With 56.8% of the population (age 25 to 64) having post-secondary education, Wheatland has a highly-skilled workforce. In addition to county residents, staff can also commute from Calgary and Strathmore.



# Infinite Possibilities

## Logistics and Transportation

Located in the heart of southern Alberta, Wheatland County is the ideal place to serve markets in eastern and western Canada, the US and Mexico. Highway 1—a high-load corridor—runs through the county and provides convenient access to the City of Calgary. Highways 22x, 564 and Glenmore Trail also provide access to the City of Calgary. Wheatland County is 37 km from the Calgary International Airport. The county is also served by CP Rail.

## Economy

Wheatland County has approximately 260 businesses, with retail, services, manufacturing, energy and agribusiness being the largest industries.

From 2019 to 2021 Wheatland County approved 571 development permits.

## Important Economic Industries

### Agribusiness

Home to 825 farms, Wheatland County has the feedstock to accommodate value-added processors. We also have a well-developed value chain with ag-input suppliers, machinery and equipment manufacturers, feedlots, seed cleaning plants, grain elevators and fertilizer plants. Large companies such as Cargill, Richardson Pioneer, Paterson Grain, Viterra, Parish & Heimbecker are represented in the county.

### Manufacturing

Wheatland County is home to companies such as Orica, Nutrien, and Stella Jones. We have also been selected as the new home for CGC Inc. and De Havilland Canada.

### Energy

Wheatland County is an energy powerhouse and there are around 8,000 oil and gas wells dotted throughout the county.

New energy is an emerging industry, with solar, wind, carbon capture, and synthetic fuel manufacturing projects at various stages of development.

## POTENTIAL OPPORTUNITIES

- Manufacturing
- Data centres
- Warehouses
- Food processing
- Energy industry
- Aerospace



## Start growing your business in Wheatland County

Contact Jamie Kramble

Economic Development Officer

[jamie.kramble@wheatlandcounty.ca](mailto:jamie.kramble@wheatlandcounty.ca)

Office: 403-361-2011

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# Goldfinch

## Industrial Area

An area of 2,850 hectares, the Goldfinch industrial area is Wheatland County’s heavy industrial hub and home to large industrial facilities including: Orica; Nutrien; Federated Coop; Cargill; Pioneer; and Stella Jones. CGC Inc. has also committed to building a plant in the area. The area is part of Wheatland County’s Goldfinch Industrial Area Structure Plan—the only heavy industrial area in the Calgary region.

The area is located near the western border of the county and is serviced by CP Rail and the Highway 24 corridor. It is also a short distance from Highway 1, Glenmore Trail and Highway 22x. The CP Rail Calgary-Saskatoon line runs through the area providing continent-wide shipping on a single carrier.



### Area Structure Plan



# Origin

## Business Park

Located on Highway 1 and the Wheatland County/Rocky View County border. Origin Business Park is a mere 13-minute drive from the intersection of Highway 1 and Stoney Trail. The business park is part of Wheatland County's West Highway 1 Area Structure Plan.

Businesses currently located here include Athabasca Oil, Midstream Electric, Pumptrac, an RV storage lot, and an ESSO service station with food court and truck stop. Lots in Origin include gas, 3-Phase 400 A power, broadband and telephone.

Lots are typically 2 to 5 acres in size although larger pieces of land are available.



### West Highway 1 Area Structure Plan

#### Land Use Map



For more information visit [www.originpark.ca](http://www.originpark.ca)



## WHEATLAND COUNTY ENERGY INDUSTRY

### Fueling Alberta's Growth!



### Oil and Gas

With approximately 8,000 wells, the oil and gas industry is part of the county's economic backbone. Companies represented include Ember Resources, Lynx Energy, Persist Oil & Gas, and Torxen Energy. Rocky Mountain GTL operates a gas-to-liquids facility that converts natural gas into synthetic fuels and hydrogen.

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### Solar Power

Wheatland County has abundant sunshine making it an ideal location for solar power generation. The county is home to the East Strathmore Solar Project—a 26 MW solar development as well as several other projects from 13 to 150 MW at various stages of development.

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### Wind Generation

Dominated by a predominately treeless grassland ecosystem, Wheatland County has abundant space for wind generation projects. The Wheatland Wind Project is a 122.4 MW wind generation project that produces enough power for more than 50,000 homes.

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## WHEATLAND COUNTY ENERGY INDUSTRY

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### Hydrogen and New Energy

Wheatland County has invested resources in developing a new energy cluster. We have developed a roadmap and done extensive engagement with industry. We have abundant natural gas and renewable feedstocks, access to major highways and rail, close proximity to Calgary International Airport and opportunities for carbon sequestration. Wheatland County is the ideal location to build a hydrogen or SAF production facility.

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### Carbon Capture and Storage

The Government of Alberta has selected the East Calgary Region Carbon Sequestration Hub (proposed by Reconciliation Energy Transition Inc.) as a location to develop a carbon storage hub. This hub is largely located in the territory of Wheatland County.

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### Opportunities

- Sustainable aviation fuels
  - Hydrogen production (blue or green)
  - Petrochemical production
  - Supporting industries
- 

### Contact:

Jamie Kramble  
Economic Development Officer  
jamie.kramble@wheatlandcounty.ca  
(403) 901-4037  
<https://infinitewc.ca>



# Wheatland County

Alberta, Canada

**Since the first cattlemen settled the area in the late 1800s, Wheatland County has become the breadbasket of southern Alberta.**

Less than 30 minutes from Calgary International Airport, Wheatland County is in the heart of the Western Irrigation District which services an area of approximately 1,000,000 acres. The county's farmers cultivate 830,000 acres of field crops yearly including wheat, canola, barley, oats, field peas and lentils. There is also a large livestock industry with over 150,000 head of cattle and 95,000 pigs.

Getting your product to market is convenient in Wheatland County. We are located directly on Highway 1, a high load corridor that runs west to Calgary and on the CP Rail Calgary to Saskatoon line. We are also a short drive from Highway 2 that runs south to the US and forms part of the CANAMEX corridor.

With excellent transportation options, abundant feedstocks and the lowest cost of land in the region, [Wheatland County is the natural location to grow your business!](#)

## Why Wheatland County?

### Access to Land and Feedstock



**1.3 M** acres of farmland including dryland cropping and irrigated lands, on 825 farms



**172,000** head of cattle and 208,307 pigs. There are also many feedlots providing finished cattle as well as speciality livestock breeders



**323,000** acres of wheat, 260,000 acres of canola, 165,000 acres of barley, 82,000 acres of dry field peas and 8,107 acres of oats



An emerging area of the agri-food industry in Wheatland is organics. We are home to **8 certified organic farms**

### Supportive Business Environment

- Efficient and streamlined process to grant permits and approve applications
- Support available from municipal, provincial, and federal governments for eligible companies
- Canada's lowest corporate tax rate at 8%
- Canada is a party to 14 trade agreements that provide access to international markets including CETA, CUSMA, CAN-UK TCA, and CPTPP

### Logistics

- 20 minute drive to Calgary border via Highway 1
- 30 minute drive to Calgary International Airport
- Calgary to Saskatoon CP rail line and a CN Rail spur at Lyalta
- Close to Highway 2 CANAMEX corridor
- 302 km to US border

Learn more at  
[infinitewc.ca](http://infinitewc.ca)







# Infinite Possibilities

## Business Costs

- Lowest cost agricultural land in region
- Lowest cost industrial land in region
- Serviced lots available in Origin business park (light to medium industrial)
- Goldfinch Industrial ASP Area (heavy industrial) at Carseland
- Labour force of 4,240

## Government Support for Businesses

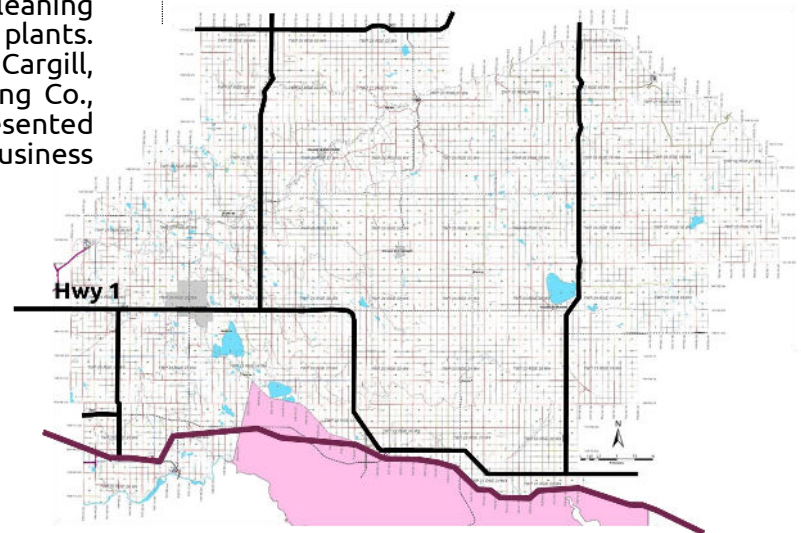
- Wheatland County municipal tax incentive
- Canada-Alberta Jobs Grant
- Canadian Agricultural Partnership
- Scientific Research and Experimental Development (SR&ED) Program
- Alberta Export Expansion Program

## Agribusiness Companies in Wheatland County

Wheatland County has a well-developed value chain with ag-input suppliers, food and beverage processors, feedlots, machinery and equipment manufacturers, seed cleaning plants, grain handling companies and fertilizer plants. Many large agribusiness companies such as Cargill, Richardson Pioneer, Paterson Grain, Canada Malting Co., Viterra, Parish & Heimbecker, and Nutrien are represented in the county. For more information on the agribusiness value chain see the WC Mercantile website at [infinitewc.ca/wc-mercantile](http://infinitewc.ca/wc-mercantile)

## Opportunities

- Growing organic foods cluster
- Processing of canola, wheat, barley, oats, field peas and lentils
- Speciality meats processing
- Bio-industrials – biofuel pellets, strawboard, biofuels
- Agricultural machinery dealership locations



Wheatland County Transportation Corridors

## Start growing your business in Wheatland County

Contact Jamie Kramble  
Economic Development Officer  
[jamie.kramble@wheatlandcounty.ca](mailto:jamie.kramble@wheatlandcounty.ca)  
Office: 403-361-2011  
[infinitewc.ca](http://infinitewc.ca)



# OUR COMMUNITIES

The Hamlets of Wheatland County

## Key facts:

- 9 hamlets
- Population of 8,738
- 4,545 km<sup>2</sup> in size

## A Massive Municipality

Wheatland County is a massive rural municipality of 4,545 km<sup>2</sup>. This is larger than countries like Cape Verde, Mauritius, Samoa, or Luxembourg. Within its borders there are nine hamlets that a diverse population of 8,738 residents call home. From the quaint charm of historic centres built by the early homesteaders to modern new subdivisions, Wheatland has something for everyone!

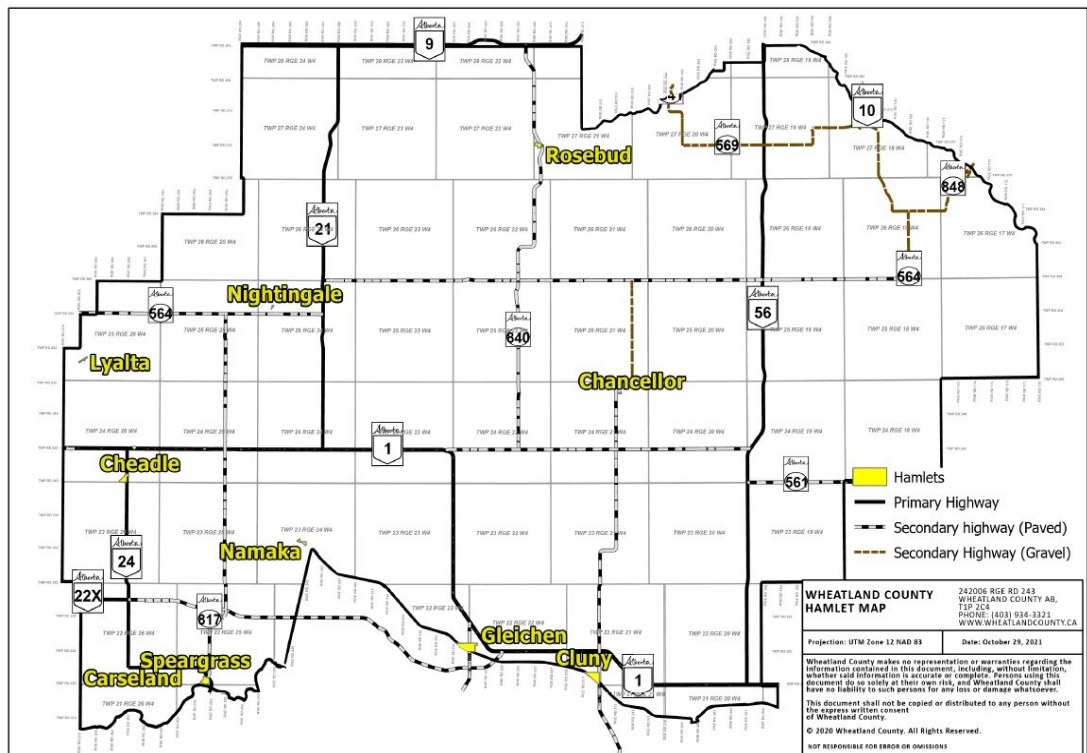
### Carseland/Speargrass

Carseland is a community of 525 and adjacent to the Goldfinch Industrial area where many of its residents work. The hamlet has an elementary school, supermarket, rec centre, curling rink and retail businesses. The hamlet is also on CP Rail's Calgary to Saskatoon line and Highway 24.

Located 30 minutes from Calgary and only a few kilometres from Carseland, the Speargrass Golf Course Community is a new housing development of single-family homes based around an 18-hole golf course adjacent to the banks of the Bow River. The population is 309 and growing.

### Chancellor

With a population of 5, Chancellor is located on CP Rail's Standard to Bassano feeder line and home to the Chancellor Sports Club.



**Cheadle**

With a population of 91, Cheadle is located 3 km south of Highway 1 and adjacent to Highway 24. The hamlet is mainly single-family housing with some businesses. Since the year 2000, there has been an expansion of residential housing in the hamlet.

**Cluny**

With a population of 70 and located on CP Rail's Calgary to Saskatoon rail line, the hamlet is home to the Cluny Hall, Cluny Rural Fire Association, and multiple community clubs.

**Gleichen**

With a population of 324, Gleichen is a historic community that borders the Siksika Nation and has available land and buildings for development. A CP Rail line runs through the community. The community is home to numerous historic buildings, the Gleichen Rural Fire Association, supermarket, library, arena, curling rink, community centre, and many businesses.

**Lyalta/Lakes of Murfield**

The Lyalta/Lakes of Murfield area has a current population of 460. It is located on CN Rail's Calgary to Drumheller line and only 22 km east of Calgary's city limits (via Highway 564). The community is home to a community centre, post office, two baseball diamonds, a new playground, and campground. The Lakes of Muirfield, a newly constructed golf course community has a planned size of 700 homes and is adjacent to Lyalta.

**Namaka**

Located approximately 10 km south of Highway 1 and 55 km east of Calgary, Namaka is near Eagle Lake a 11.8 km<sup>2</sup> waterbody that has untapped potential as a tourist destination. The hamlet has a population of 50.

**Nightingale**

With a population of 32, the hamlet is located 53 km east of Calgary and has a community hall.

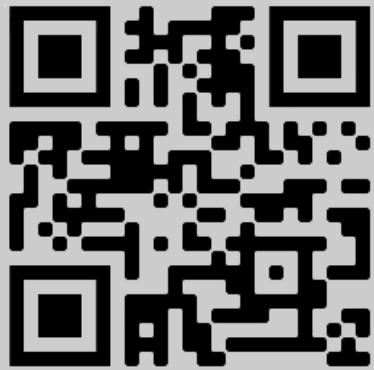
**Rosebud**

With a population of 87, Rosebud is a tourism-focused community that draws over 40,000 visitors annually. The hamlet features picturesque view of the river valley and a vibrant and cultured population of artisans. The community is home to the Rosebud School of the Arts, The Rosebud Theatre, a community centre, the Rosebud Country Inn and Country Market, The Rosebud Centennial Museum, and many other attractions such as B&B's, shops, and clubs.



For more information  
on Wheatland County:

Visit our Economic  
Development  
webpage.



## New Municipal Non- Residential Tax Incentive



242006 RGE RD 243  
Wheatland County, AB T1P 2C4  
wheatlandcounty.ca  
wc@wheatlandcounty.ca  
40-934-3321  
(general inquiries)



## Investor Tax Incentive

Wheatland County has a favourable municipal non-residential tax incentive for businesses who invest a minimum of \$10 Million in assessable improvements and/or machinery and equipment (M&E).

- Threshold of \$10 Million capital invested in non-residential or \$20 Million in machinery and equipment, (excludes land investment).
- 40% reduction in municipal non-residential tax for 3 years.
- Applies to new construction and substantial expansions.
- Applies from first fully-taxable year.

### Example Scenario 1

Proposal to build a distribution warehouse

- 10-acre site with large warehouse.
- Land value of \$2 Million.
- Construction cost of building of \$11 Million.
- Assessable improvement of \$10.35 Million.
- Municipal mill rate (illustration with 2021 non-residential) of 8.5211.
- Estimated municipal property tax for 2021 year of \$106,087.70.
- Estimated savings in tax of \$105,832.05 over 3 years.

### Example Scenario 2

Proposal to build a processing plant

- 15-acre site with processing plant.
- Land value of \$3 Million.
- Construction cost of project of \$20 Million for non-residential and machinery and equipment (M&E).
- Assessable improvements increase of \$11.995 Million (total of non-residential and machinery and equipment [which has preferential assessment calculation]).
- Municipal mill rate (illustration with 2021 non-residential) of 8.5211
- Estimated total municipal property tax per for 2021 year of \$102,210.59.
- Estimated savings in tax of \$122,652.72 over 3 years.

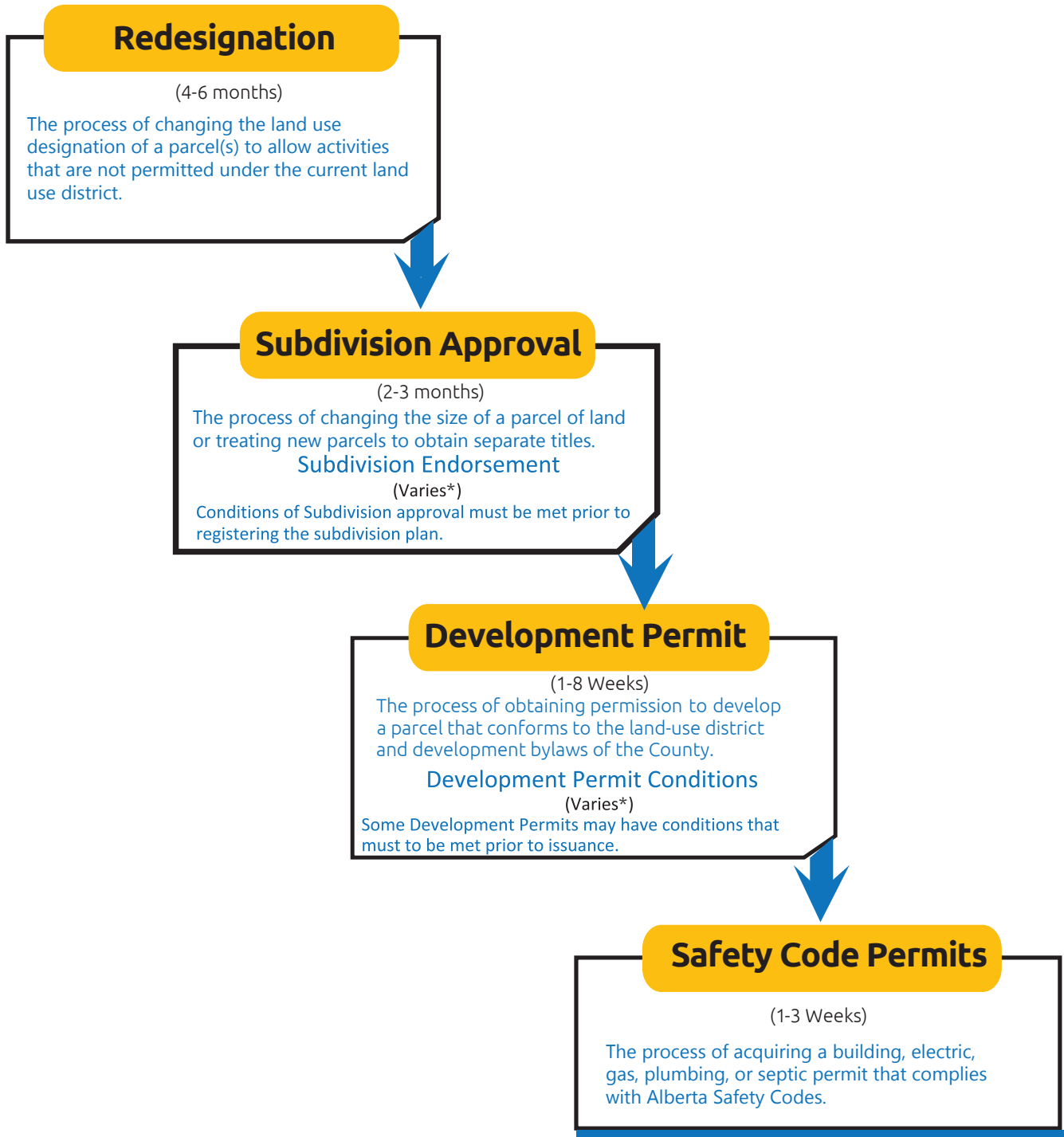
For more information on the Wheatland County municipal non-residential tax incentive please scan the code to the right.



# What are the timelines for the Planning & Development Application processes?

The timeline **below** begins with the redesignation process, **but not all projects may start with this process. The timelines are based on** applications ready for review and are in alignment with applicable statutory plans (e.g. Municipal Development Plan, Aread Structure Plan, etc.).

The timelines do not apply to complex applications, or those with unique circumstances. For more information on timelines- for complex projects please contact Planning & Development at [planninganddevelopment@wheatlandcounty.ca](mailto:planninganddevelopment@wheatlandcounty.ca)



\*Varies: Please note that timelines for meeting conditions of approval for Subdivision or Development Permits will vary depending on the requirements ( e.g. technical studies, development agreement for onsite or offsite improvements, etc.).

