



FORT SASKATCHEWAN'S

LEADING **edge**

LOCATION | CONNECTIONS | GROWTH



CITY OF
FORT SASKATCHEWAN
ALBERTA

fortsask.ca/business



Fort Saskatchewan is a major industrial and commercial centre in northern Alberta.

We are the largest urban municipality within Alberta's Industrial Heartland, Canada's largest hydrocarbon processing centre.

THE FORT SASKATCHEWAN ADVANTAGE:

- Low cost industrial land
- Access to major transportation networks
- A strong, diversified industrial base
- Large and skilled labour pool
- Cost-advantaged feedstocks for petrochemical development
- Competitive tax rates



ACCESS TO WORLD MARKETS

Well established connections to access feedstock and transportation links to global markets.



PIPELINES:

Centre for pipeline terminals for natural gas, oil, bitumen, diluent and refined products



RAIL:

Home to both Canadian National and Canadian Pacific Railroads



AIR:

60 kms/
37 miles to
Edmonton
International
Airport



ROAD:

Heavy haul routes and other major highways to and through the region



PORTS:

Direct access to major ports on the west coast of North America

TARGET SECTORS FOR INDUSTRIAL DEVELOPMENT

- Advanced manufacturing
- Chemical production and processing
- Specialty chemical and additives merchant/wholesale
- Transportation and warehousing/distribution services
- Digital oil and gas field services
- Modular fabrication and construction services
- Construction/fabrication services
- Maintenance and repair services
- Professional, scientific and technical services

Fort Saskatchewan, Alberta is the gateway to Canada's largest hydrocarbon processing region.

Decades of diversified growth have created a prosperous industrial hub. Major heavy industrial operations are driving continued development in oil, gas, petrochemicals, manufacturing and transportation.

Fort Saskatchewan has available and serviced industrial land.

Total available industrial land:

922 acres

Full Service, Reduced Service, and Bulk Land available in 3 major industrial parks within the city. (See map)



3,552 acres

OF EXISTING HEAVY INDUSTRIAL DEVELOPMENT

HIGHLOAD CORRIDOR TO ALBERTA OILSANDS

JOSEPHBURG ROAD NORTH:

590 acres available

FORT INDUSTRIAL ESTATES:

206 acres available

EASTGATE INDUSTRIAL:

76 acres available

SHOVEL READY

Shovel-ready industrial lands are available in a variety of sizes from less than 2 acres to greater than 200 acres.

Located **25 kms/15.5 miles** northeast of Edmonton

Traffic count Hwy 15/21 (per day) **53,284**

560 High Load Units on highload corridor to oilsands (2015)

Construction value (2015) **\$421+ MILLION**

LEADING development

Here are the major companies that call Alberta's Industrial Heartland home.



JOIN CANADA'S LARGEST HYDROCARBON PROCESSING REGION

More than 40 global companies produce fertilizer, power, fuels, and petrochemicals.

- **Petrochemical production:** ETHYLENE, STYRENE, PROPYLENE AND MORE
- **Fractionation capacity:** 360 Mbpd
- **Petroleum refining:** 400 Mbpd CAPACITY
- **Bitumen upgrading:** 250 Mbpd EXPANDING TO 400 Mbpd

The region's access to abundant and cost advantaged feedstock offers unmatched future potential.

- **Oil:** Alberta's oil sands are the third largest proven oil reserves in the world
- **Natural gas:** shale gas discoveries have created a significant source of natural gas liquids (NGL) feedstock that is cost advantaged compared to hubs in the United States

Over \$30 billion in capital has been invested to date.

In and around Fort Saskatchewan is a major hub for petroleum refining, petrochemical manufacturing, and bitumen upgrading. The region is also a key strategic link in Alberta's energy logistics chain, with multiple oil and gas pipelines, fractionation facilities, and oil terminals. Local industry spends \$1.5B annually to purchase local good and services not including utilities and feedstocks.



OUTLOOK

Over \$15 billion worth of industrial projects are planned or under construction.

Future development will further increase the region's bitumen upgrading and refining capacity, pipeline network, salt cavern storage, and petrochemical processing capabilities. Considering that global demand for key base chemicals (building blocks of common consumer goods) is expected to more than quadruple by 2020, conditions are ideal for petrochemical sector expansion.

RECENT DEVELOPMENTS

KEYERA

Recently added a de-ethanizer to their existing facility and doubled their existing C3+ fractionation capacity from 30,000 bpd to 65,000 bpd. Rail load terminal is currently under construction.

NORTH WEST REDWATER PARTNERSHIP – STURGEON REFINERY

Major construction underway for phase 1 of the 50,000 barrel per day bitumen refinery.

PEMBINA PIPELINE CORPORATION

Phase II will double the existing 73,000 bpd ethane-plus fractionator; Phase III is a 55,000 bpd propane-plus fractionator.

PLAINS MIDSTREAM

Expansion plans include a propane loading rail terminal, debottlenecking of their fractionator to increase capacity from 65,000 bpd to 85,000 bpd, and expansion of underground storage by 2.2 million barrels.

SHELL QUEST CARBON CAPTURE AND STORAGE (CCS)

Construction completed on CCS project with ability to store over 1 million tonnes of CO₂ per year.

WILLIAMS PROPANE DEHYDROGENATION (PHD)

Awaiting final investment decision for development of Canada's first PDH facility. Initial capacity will be approximately 1.1 billion pounds of polymer grade propylene.

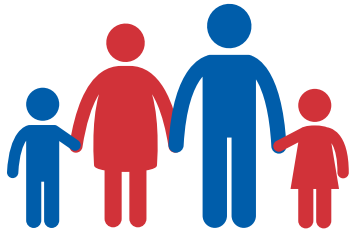
AIR PRODUCTS

Hydrogen plant to supply hydrogen to Shell Scotford is currently under construction.

ATCO Energy Solutions

Currently expanding Salt Cavern Storage capacity.

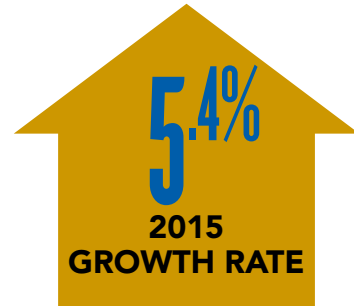
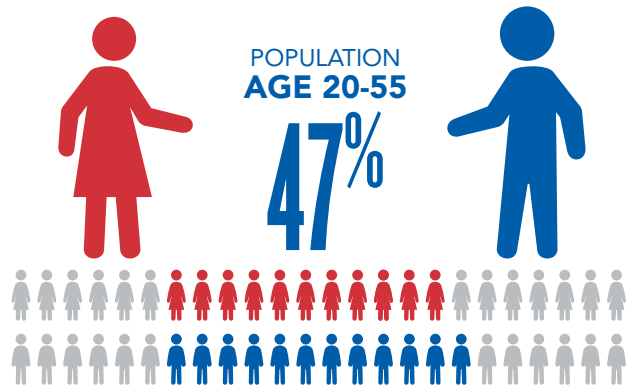
LEADING growth



FORT SASKATCHEWAN
POPULATION (2015)

24,040

PROJECTED POPULATION
30,000 (2021)



LARGEST EMPLOYMENT CATEGORIES

TRADES/
TRANSPORT/
OPERATORS:

23%



SALES &
SERVICE:

20%



BUSINESS/
FINANCE/
ADMIN.:

15%



CONNECT WITH EXISTING BUSINESS

Over 1,400 businesses currently operate in Fort Saskatchewan. The population continues to grow and business growth is keeping pace.

1,479 businesses

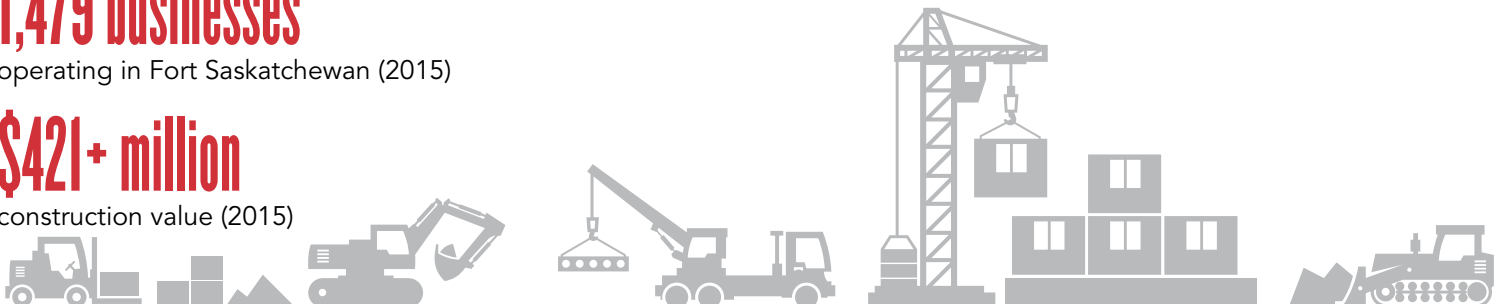
operating in Fort Saskatchewan (2015)

\$421+ million

construction value (2015)

COMPETITIVE TAXES

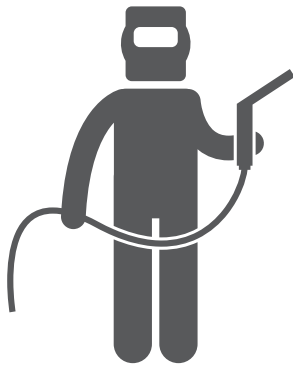
Fort Saskatchewan's property tax rates are among the lowest in the region. **The City does not charge a business tax.**



SKILLED LABOUR

Nearly half of Fort Saskatchewan's 24,040 residents (Census 2015) are age 20-55. Local business and industry draw their workforce locally and from the 1.3 million people that live in the greater Edmonton area.

The predominant level of education is a post-secondary diploma or certificate, reflecting the number of industrial related careers in the region.



POPULATION
WITH **POST-
SECONDARY:**

44%

LARGEST
POST-SECONDARY
AGE GROUP:

25-34

**30% OF
THE TOTAL
POPULATION**



WORKFORCE EDUCATION LEVELS

High School	20%
College/Technical	13%
Diploma/Certification	21%
University Degree	17%

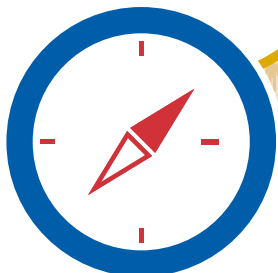


QUALITY OF LIFE

Fort Saskatchewan residents enjoy a high quality of life with first class natural and recreational amenities, a new hospital, a thriving arts and cultural community, low regional taxes, excellent schools and community organizations.

This means companies can easily attract and retain a highly skilled workforce.

25 kms NORTHEAST OF
EDMONTON



**Fort
Saskatchewan**

4th Fastest Growing Municipality in Alberta

Major transportation networks link industry to a highly qualified and mobile labour force.



fortsask.ca

FORT SASKATCHEWAN, ALBERTA

Decades of diversified growth have created a prosperous industry hub. Major heavy industrial operations are driving continued development in oil, gas, petro-chemicals, advanced manufacturing, transportation, warehousing, fabrication and construction.

The City of Fort Saskatchewan invites you to become part of our industrial community.

Staff are available to provide you with information and assistance.

Contact us about the availability of services industrial lands.

CONTACT:
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