

INVEST IN CROWSNEST PASS



Envisioning a Landscape of Investment Opportunities and Export Capacity

Invest in Crowsnest Pass contains an analysis of the community of Crowsnest Pass from an investment perspective. This document contains information on the community's competitive edge, key industry sectors, demographics, taxation, cost of living, and lifestyle.

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ENVISIONING A LANDSCAPE OF INVESTMENT OPPORTUNITIES AND EXPORT CAPACITY

ABOUT THE TOWN



Crowsnest Pass is located in, and named for, the Crowsnest Pass of the Rocky Mountains in Southwest Alberta. It is home to over 5,500 residents and is a thriving hub for recreational tourists, cultural and heritage tourists, and artisans. The tourism sector is well established in the municipality and surrounding area, with numerous choices for accommodations, bed & breakfasts, restaurants and campgrounds.

The Municipality of Crowsnest Pass was created in 1979 by the amalgamation of five population centres – the towns of Blairmore and Coleman, the villages of Bellevue and Frank and the hamlet of Hillcrest. The specialized municipality designation (2008) allows for a combination of urban and rural areas to be governed by a single municipal entity.

INTERESTING FEATURES

The Municipality of Crowsnest Pass is a world renowned eagle migration site. Thousands of golden and bald eagles from across the Great Plains and Rocky Mountains converge on Crowsnest Pass in early spring for their migration up the Continental Divide to breeding grounds in Yukon and Alaska.

CROWSNEST PASS' COMPETITIVE EDGE

Crowsnest Pass is home to a large number of businesses, most of them small family-run enterprises. The Pass is located on the busy Alberta highway route to Fernie, British Columbia, which is a highly popular resort destination in both the summer and winter. There are many centrally located parcels of land ready for commercial development and other light or heavy industry. Joint Venture opportunities also exist in the financing of vacation properties for rent and sale.

Crowsnest Pass also possesses a prime highway commercial development in Crowsnest Crossing along with Sentinel Business Park.

A Diversified Economy

Crowsnest Pass is situated in Southern Alberta’s prime farming and ranching areas. The local economy is primarily driven by natural resource development in energy and coal mining, as well as recreational and adventure sports. Arts, culture and tourism also generate significant revenue for the town.

Riversdale Resources Mines Group has recently signed a 3-year Coal Exploration Agreement which is already creating economic activity & spin off for Crowsnest Pass.

Major Employers in Crowsnest Pass are:

- The Government of Alberta
- Crowsnest Pass School Division #63
- Crowsnest Pass Health Centre
- Teck Coal

Market Accessibility

The small towns and villages that make up Crowsnest Pass lie along Highway 3, referred to as The Crowsnest Highway. Crowsnest Pass contains the southernmost highway and rail route through the Canadian Rockies. Highway 3 is a major east-west transportation corridor. Highway 3 also intersects with Highway 5 at Lethbridge to connect to the CANAMEX corridor.

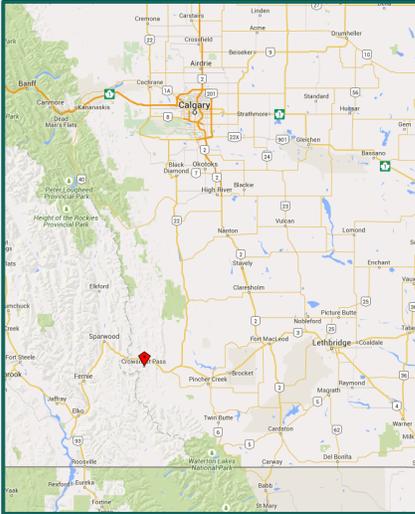


Nearby border crossings into the United States through the State of Montana include the Chief Mountain Border Crossing (126Km, 2 Hour Drive, only open part of the year) and the Roosville Border Crossing (139 Km, 1.5 Hour Drive, open year round), and Carway (113 Km, 1 Hour Drive, open year round).

The Lethbridge Airport, located only 143 km away, is the nearest commercial airport that provides airfreight services. Calgary International airport is 2.5 hours northeast, and Cranbrook International airport is 2 hours west. The nearest seaports are located in Vancouver and Prince Rupert, British Columbia. Canadian Pacific Rail provides rail freight services for the local coal industry.

Distances and Times to Major Centres					
Lethbridge	Calgary	Edmonton	Red Deer	Carway (US Land Crossing)	Vancouver (Seaport)
143 km	226 km	517 km	366 km	126 km	1101 km
1.5 hour	2.5 hours	5 hours	3.5 hours	1.5 hour	11.5 hours

Crowsnest Pass Regional Map



INDUSTRY SECTORS

The Crowsnest Pass has historic roots in coal mining. This industry is still one of the region's most prevalent. Retail trade and services support the primary industry sectors in the region. More recently alternative natural resource development, manufacturing and tourism-related businesses have developed to expand Crowsnest's economic base.

Tourism

Crowsnest Pass prides itself in offering a memorable tourism experience that keeps visitors coming back for more. With a focus on outdoor recreational activities, an abundance of heritage, and the timeless charm of small bed & breakfast lodges, there is something special awaiting every visitor. With many attractions within 'the Pass' and in the surrounding natural landscape, there are many activities and adventures available for all age groups.

Frank Slide Interpretive Centre:

The Frank Slide Interpretive Centre and the surrounding community is a designated Provincial Heritage Site of Alberta. The Centre focuses on exhibits of the deadliest landslide in Canadian history – the Frank Slide of 1903, where 70-90 individuals perished when 90 million tons of limestone slid down Turtle Mountain. The Centre also showcases the best of what the Crowsnest Pass and Canadian Rockies has to offer. Open year-round, visitors will experience life in the town of Frank before and after the landslide.



Bellevue Underground Mine

The Bellevue Coal Mine opened in 1903 and ceased operations in 1961. Three hundred meters of the underground mine was reopened in 1990 as a museum and historical exhibit. Visitors to the mine will don an authentic miner's helmet and lamp while traversing the corridors of the mine. Knowledgeable interpreters will explain the history of the mine and the techniques used for coal extraction during that period of time.

Crowsnest Pass Golf and Country Club:

The Crowsnest Pass Golf & Country Club is a beautiful 18-hole public course voted the Most Scenic Alberta Golf Course, with 4 sets of tees to cater to a broad variety of skill levels. Located centrally in the Crowsnest Pass, the course is surrounded by majestic mountain views on all sides. It is not unusual to encounter some of Canada's native animals on the course, for example, thousands of Golden Eagles converge in this area every spring enroute to their breeding grounds in Alaska.



Other popular tourism attractions and activities in the area include:

- Crowsnest Museum and Archives (Coleman)
- Crowsnest National Historic Site Archives (Coleman)
- Allison Lake Cross Country Ski Trails (Coleman)
- Pass Powderkeg Ski Hill
- Pass Powderkeg Mountain Bike Trails
- Crowsnest Pass Public Art Gallery
- Leitch Collieries Historic Site
- Hillcrest Mine Disaster Memorial Cemetery
- Kananaskis Pro Rodeo
- Doors Open & Heritage Festival
- Sinister 7 Ultra
- Camping, hiking, skiing, mountain biking, fishing and fly fishing, hunting, caving, and rock climbing in the surrounding area
- Over 1200 kms of snowmobile & ATV trails are groomed, maintained, and mapped
- Photography, bird watching, and nature walks

Arts and Culture

Despite its small population, the Crowsnest Pass is home to over 100 artisans that create a variety of decorative arts, sculptures and crafts. These products are sold in community stores, museums and gallery gift shops in the pass.

The Crowsnest Pass Public Art Gallery showcases exhibits of local, provincial and national art, with pieces rotated every month.

Crowsnest Pass is also home to a symphony orchestra, the longest operating in Canada, run by volunteer players and staff and funded by donations.



The Coal Industry

The Coal Industry is the primary non-tourism based economic driver in the Crowsnest Pass area. While there are no active coal mines in Crowsnest Pass, many individuals work at the Teck Coal mines across the provincial border in British Columbia, a half-hour away. There is great potential for the development of new mines in the Crowsnest Pass region, as significant coal and other natural resource deposits exist.



Two large firms have publicly declared their intention to pursue coal-mining projects in the area, and if realized, these projects could create hundreds of new jobs in the area for primary and secondary industries.

CURRENT CAPITAL PROJECTS-

The Province of Alberta is committed to the economic development and wellbeing of residents in Crowsnest Pass. There are currently infrastructure upgrades in the works for Crowsnest Pass' railway tracks and the York Creek Lodge Senior's Home.

The Canadian Pacific Railway Track Repair and Replacement project involved replacing 32km of track as well as the replacement of timber rail crossings with concrete ones.



The Province, in conjunction with Crowsnest Pass, has announced the construction of 28 new housing units and the conversion of the 49 existing units into 24 larger ones at the York Creek Senior's Lodge

More information on capital projects can be found [here](#).

REGIONAL INDUSTRY SECTORS

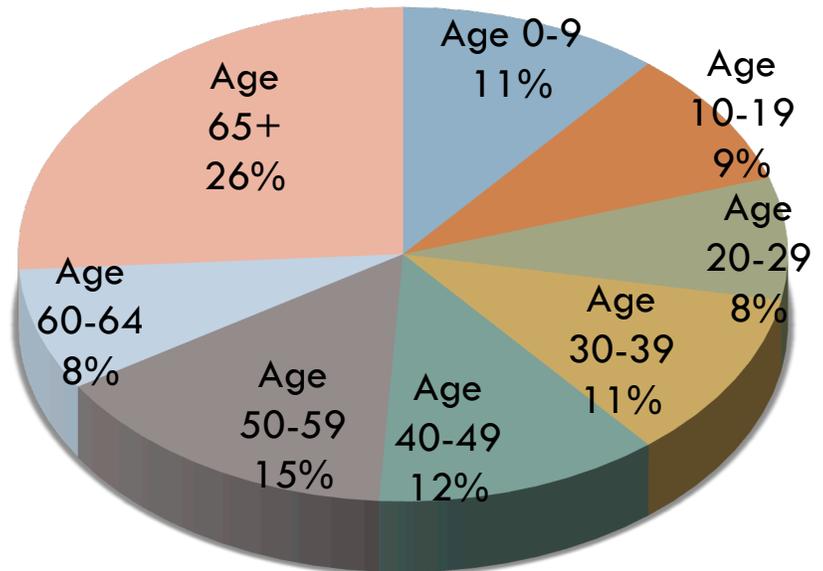
Southwest Alberta has three primary industrial sectors which drive its economic engine. For a detailed description of these industries click to learn more:

- [Agriculture](#)
- [Alternative, Renewable and Bioenergy](#)
- [Tourism](#)

DEMOGRAPHICS

Population: 5,589 (2016)
Median Age: 50.9 Years
% Aged 15+: 88.2%

Mother Tongue Composition
English: 91.6%
French: 1.3%
Other Non-Official: 7.0%
Statistics Canada (2016)



Quick Facts	
Population (2016): 5,589	Participation rate (%): 60.2 (2011)
Median age of the population (2016): 50.9	Land Area: 371.44 km ²
% of the population aged 15 and over: 88.2 (2016)	Key Economic Sectors: Tourism, mining, extreme sports
Labour force: 2855 persons *	Trading Area: 79,577 population within its 100 kilometre Trading Area (extended trading area reaches the BC interior and south into Montana)
Employment: 2,830 persons *	Number of Businesses: 718 licensed businesses in 2015
Employment rate (%): 56.9 *	Utilities: Municipal power, water, sewage, garbage and recycling services; Electrical – Municipal and Enmax, Natural Gas - ATCO Gas; Telecommunications – Telus, Shaw
Unemployment: 151 persons **	Average House Price: \$284,109.00 (2015)
Unemployment rate (%): 5.8 (2011)	Time Zone: Mountain Time (-7 UTC)

*2011 National Household Survey, Statistics Canada

**2016 Alberta Regional Dashboard

English is the dominant mother tongue in the community (90%), with 1.6% of the population declaring French as their first language and 8.4% declaring a non-official language. Crowsnest Pass has a skilled workforce, with 41% of the population attaining some form of post-secondary education. The labour force participation rate of Crowsnest Pass is 60.2%.

A complete table of population statistics for Crowsnest Pass is provided by [Statistics Canada](#). Additional statistical information can be found on the Government of Alberta Regional Dashboard Crowsnest Pass page found [here](#). National Household Survey Profile data for Crowsnest Pass can be found [here](#).

TAXATION AND COST OF LIVING

Alberta boasts one of the most competitive tax environments in North America. There are no capital or payroll taxes in the province. The only sales tax in The Municipality of Crowsnest Pass is the Federal GST (5%), as no provincial sales taxes are levied in Alberta.

Property taxes in Crowsnest Pass are due on June 30th of each calendar year, unless there is a preauthorized payment plan signed with the municipality.

How to calculate property taxes:

$$\text{ASSESSED PROPERTY VALUE} \times \text{MILL RATE}/1000 = \text{TAXES OWED}$$

$$\text{TAXES OWED} + \text{ASFF} + \text{MCF} = \text{TOTAL TAXES TO BE PAID}$$

Town of Crowsnest Pass Property Tax Statistics (2016)				
	Municipal	Education	Seniors Lodge	TOTAL MILL RATE
Residential	6.4810	2.3664	0.3295	9.1769
Commercial (Non-Residential)	11.0894	3.7585	0.302	15.4506

All non-charitable businesses operating in The Municipality of Crowsnest Pass must be registered and pay annual licensing fees, due January 31st of each year. The fee schedule breakdown is as follows:

Business Use Description	License Cost	Duration
General - Resident Business	\$100.00	/annual
General - Non-Resident Business	\$360.00	/annual
Home Occupation	\$100.00	/annual
Tourist Home	\$100.00	/annual
Festivals and Events (deferred until special events bylaw is created)	\$360.00	/annual
Day Rate (maximum 7 consecutive days) - resident	\$50.00	/day
Day Rate (maximum 7 consecutive days) - non-resident	\$100.00	/day
Hawkers/Peddlers/Mobile Vendors/push-cart Vendors - resident	\$125.00	/annual
Hawkers/Peddlers/Mobile Vendors/push-cart Vendors - non-resident	\$375.00	/annual
Transfer of License	\$25.00	one time
Replacement of License Certificate	\$25.00	one time
Business License - MMERI as per Alberta Southwest Regional Alliance	\$80.00	one time
Craft Sales and Garage Sales (maximum of 4 per year with a duration of 2 consecutive days per event)	EXEMPT	

More information on business licensing can be found [here](#).

The Municipality of Crowsnest Pass provides water, sewer, garbage and recycling services for residential customers and the same services (with the exception of garbage removal) to commercial customers. All charges are billed as a flat-rate package on a bi-monthly basis. Service fees (Bylaw 917, 2015) are detailed below:

Commercial Water, Sewage, Garbage and Recycling Rates (2015)			
Usage Type	Pricing	Billing	Description
Residential)	\$147.48	Bi-monthly	Residential properties only
W2, S2 Commercial	\$109.28	Bi-monthly	Banks, garages, clinics, library, confectioneries, offices, pharmacies, places of worship, exercise clubs, service stations, fast food services, small retail stores, funeral homes, theaters and lumber yards
W3, S3 Commercial	\$209.20	Bi-monthly	Fabrication, manufacturing, machining, welding shops, forestry office, large retail stores over 6,000 sq.ft., meeting places, halls, provincial building and restaurants
W4, S4 Commercial	\$408.82	Bi-monthly	Campgrounds, recreation parks, car washes, coin laundry, Laundromats, places of entertainment/ Licensed areas and schools
W5, S5 Commercial	Unit Pricing	Bi-monthly	Hospitals, trailer parks, manufactured home parks, motels, hotels, nursing homes, apartment buildings and seniors lodge

DEVELOPMENT AND PERMITTING

For detailed information on the planning, development processes, permitting, engineering standards and notification advertisements visit:

- <https://www.crowsnestpass.com/living-here/finance/fees-guide2>

MUNICIPALLY OWNED COMMERCIAL LOTS FOR SALE

[CLICK HERE TO SEE CURRENT LOTS FOR SALE](#)

THE CROWSNEST PASS LIFESTYLE

Recreation

Crowsnest Pass provides a variety of amenities for individuals and families seeking an active lifestyle. The Crowsnest Pass Golf & Country Club is a scenic 18-hole public course. Crowsnest Pass also has a 25 metre (6 lane) outdoor swimming pool, tennis courts, skate park, climbing wall and an arena complex. The Pass Powderkeg Mountain Bike Trails and Ski Hill provide family-friendly fun all year round. The surrounding Rocky Mountains provide over 1200 kms of maintained trails for ATV'ing and snowmobiling, a variety of campgrounds, world class fishing, hunting, hiking, cross country skiing and snowshoeing opportunities. There are a variety of shops, restaurants and cafes, museums and markets – something for everyone.

Community Organizations

There are a number of churches in Crowsnest Pass serving a variety of denominations. Other community organizations include the Crowsnest Pass Chamber of Commerce, Lions Club, Royal Canadian Legion, various sports and youth clubs and the Crowsnest Agricultural Society.

Education

Two elementary public schools (K-3 and grades 4-6) and one secondary (grades 7-12) public school serve the children of Crowsnest Pass. Notable post-secondary institutions serving the community include the University of Lethbridge, Lethbridge College, Southern Alberta Institute of Technology (SAIT), University of Calgary and the University of Alberta in Edmonton. There are also numerous other options for post-secondary education located in the cities of Calgary, Edmonton and Lethbridge.

Healthcare

Crowsnest Pass' Health Centre, located in the community of Blairmore offers both acute and continuing care services. The Health Centre provides 24-hour emergency services, houses an intensive care unit, and also provides obstetrical, palliative and surgical services.

Three medical clinics are also available for routine care and patient check-ups. The services of dentists, optometrists, chiropractors and massage therapists are also available to Crowsnest Pass residents. There are three different assisted living options available for senior citizens who can no longer live in their own homes.

A full list of community groups, clubs and organizations can be found [here](#)

ONLINE BUSINESS AND INVESTMENT RESOURCES

Community:

- [Municipality of Crowsnest Pass](#)
- [Crowsnest Pass & District Chamber of Commerce](#)
- [Alberta SouthWest Regional Economic Development Alliance](#) -
- [Community Futures Crowsnest Pass](#)

Provincial:

- Business Link - <http://businesslink.ca/>

National:

- Invest in Canada - www.investincanada.gc.ca
- Canada Business Network - <https://canadabusiness.ca/>

CONTACT INFORMATION

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