

Investment Destination:

# Camrose County

## ABOUT

Camrose County is located in the heart of central Alberta; 30 minutes southeast of the Provincial capital of Edmonton. This proximity allows for excellent connection to major markets in Western Canada and the U.S., with transportation including strong road networks (HWY 13 and HWY 21), access to both major railways (CP and CN) and air linkage to global markets.

The County is competitive in value-added agriculture, driven by large-scale primary agricultural production in the region, existing value-added agricultural operations with opportunities to collaborate.

Doing business is easy as the County provides a one-window application process to simplify and assist developers through the process. Guidance and pre-application meetings with developers and other partners in the jurisdiction can be arranged to help ease projects along. Camrose County is supportive and works with all businesses to find a suitable location in the community to thrive; additionally, planning policies minimize land use zones to reduce the risk of rezoning. The County is truly a place to live, work and play.



## HIGHLIGHTS

- Highly competitive tax rates, with combined federal/provincial rate of 27%
- Home to major companies such as Camrose Energy, Pinnacle Renewable Energy, and TransCanada Corporation
- Abundant and low-priced feedstock; specialized farms with a strong focus on organic production
- 9.5% lower agri-food manufacturing costs than in the U.S (Source: BRAED)
- Business Incentive Grant – contact to learn more

## DEMOGRAPHICS

- Population: 8, 504 (2021 Census)
- Median Age: 43.6 years
- Average Household Income: \$109, 300 (2021 Census)
- High quality of life (lower cost of living)
- Skilled labor force + access to training through Augustana University (satellite of University of Alberta)

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## BUSINESS OPPORTUNITIES

**Camrose County has 4 industrial parks available:**

### Camrose Ervick Industrial Park

Located west of the City of Camrose at the intersection of Highway 21 and 13. 150 acres are within an established Industrial Park (currently 60% of the developed lots are occupied and tenants include Cargill Animal Nutrition Mill, trucking company & others)

- Total acres: 475, Parcel size – flexible
- Ownership: private
- Acres ready for industrial development: 325
- Transportation access: HWY 21, high load corridor, HWY 13, CP Rail
- Utilities avail: water & phase 3 power

### Legacy Junction Industrial Park

Located east of the City of Camrose at intersection of Highway 13 and 56. 7 of the 8 lots have been developed, however lots of growth potential on 100+ acres of land zoned for industrial development.

Tenants in the park include Agricultural Equipment dealerships; Autobody mechanic shops and Welding shops.

- Total acres: 110, Parcel size – flexible
- Ownership: private
- Cargill Crush Plant within 2 miles
- Transportation access: HWY 56, HWY 13, CP Rail (including a siding at Richardson International)

### Millang Industrial Park

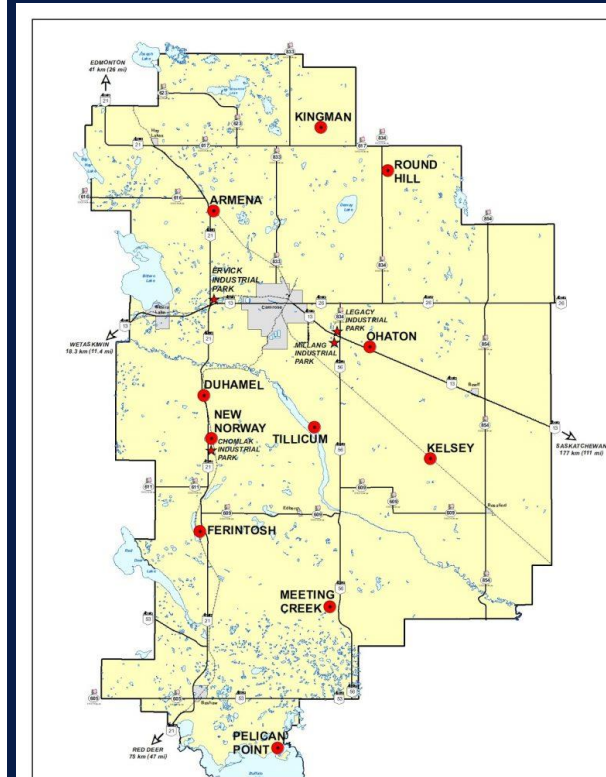
Located east of the City of Camrose on Highway 56, south of Highway 13. 7 of the 8 lots have been developed and expansion is in the planning stages. Businesses include Fertilizer Storage Facilities, Pipe Storage, Office buildings and outdoor equipment storage.

- Total acres: 75, Parcel size – flexible
- Ownership: private
- Transportation access: HWY 56, HWY 13, CP Rail (within a half mile)

### Chomlak Industrial Park

Located on Highway 21, between Highway 13 and 611. The area has great potential for future industrial development. Camrose County owns the land and is open to development.

- Total acres: 316, Parcel size – flexible
- Located in growth corridor, 20 km south of the City of Camrose
- Regional water is on site
- Sewer services available nearby
- 3 phase power on site
- HWY 21 designated high load corridor; CN rail crosses the quarter



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