

TOWN OF GRANDE CACHE



Modern living in Grande Cache is balanced with mountain wilderness, affordability, and a genuine small-town atmosphere. Built on a mountain plateau, the town faces south towards the Continental Divide and the pristine Willmore Wilderness Park. An elevation of 4200 feet gives a panoramic view of 21 mountain peaks and 2 river valleys. Grande Cache offers outstanding outdoor adventure, relaxed lifestyle and unparalleled potential. It is a growing community with a wealth of opportunity in tourism, residential, and resource industry development.

LOCATION

Located on Highway 40 North, the scenic route to Alaska, Grande Cache is just under a two-hour drive from Jasper National Park. The town is 440 km north-west of Edmonton, and nestled 140 km north of Hinton and 180 km south of Grande Prairie.

ECONOMIC BASE

The Town of Grande Cache was established in the early seventies to accommodate the development of a coal mine. In response to booms and recessions, the community strove for economic diversification, and successfully expanded into different industries.

Key Industries:

Oil & Gas Exploration & Development There has been a rapid expansion of oil and gas development in the area. Corporations working in the area include *EnCana*, *Conoco Phillips*, *Paramount Resources*, *Tourmaline Oil Corp*, *Husky Energy*, and *Suncor Energy*. **Combined total employment around 120 employees and contract operators.**

Coal Production Grande Cache Coal Corporation has plans to expand operations to meet the global demand for metallurgical coal. **Over 500 employees.** Milner Power received approvals to proceed with mining operations at #14 Mine. **Peak volume of 200 additional workers during 1-year construction - 75 new permanent positions.**

Thermal-Electricity Generation Milner Power's power plant uses coal to produce electricity. Operation expansions include a new \$1.4 billion dollar power plant. **Up to 800 workers over 3-year construction period - 40 new permanent positions.**

Forestry Forestry continues through timber harvesting and the opening of a value-added lumber mill by *Foothills Forest Products*, with plans to expand the wood pellet production, as well as potential expansion for power generation and the value-added forest products operation. **Employs 200 people.**

Federal Correctional Institution The Grande Cache Institution is immediately adjacent to the town, and moved from minimum to medium security in 2009. **Employ 265 staff with plans to recruit 30 more.**

Tourism The tourism economy continues to grow to help diversity our economic base, with increasing tourism products and services from extreme recreation to relaxing spas.

POPULATION

- Current population estimated at 4,200
- Six aboriginal Co-ops within the area, with total population over 330

Population by Age:	2006
0 - 9 years	14%
10 - 19 years	16%
20 - 24 years	5%
25 - 44 years	29%
45 - 64 years	28%
65 years +	8%
Unknown	1%

CLIMATE

- Moderate weather
- Winters tempered by warm Chinook winds
- Mild summers with temperatures ranging between 15-25° C

SPECIAL EVENTS & ATTRACTIONS:

- North Face Canadian Death Race
- Deathfest Family Festival
- Passport to the Peaks Hiking Program
- Wild River Rendezvous
- Willmore Wilderness Park



SPECIAL INTEREST:

- Over 32,000 people visited the Tourism & Interpretive Centre in 2009
- Since January 2007, the town has seen over \$47M of new developments
- The town's northern location gives it more than 17 hours of daylight on a summer day
- Over 440 hotel rooms and suites
- Grande Cache Community Health Complex has 10 acute care beds, 5 physicians, an Aboriginal Health Liaison, Palliative/Pediatric/Pastoral care, Physiotherapy, Occupational Therapy, X-ray facilities and laboratory
- The Grande Cache Municipal Aerodrome is located 24 km from town and has a 5,000-foot runway that is operated on a 24-hour basis. The airport handles charter and emergency flight transportation.
- Average Household Income in 2006 was \$ 77,031.00



"Grande Cache is a hidden gem in the Canadian Rockies with endless opportunities and ever expanding investment potential. We are open for business and encourage participation in the exciting growth of our vibrant and progressive mountain community."

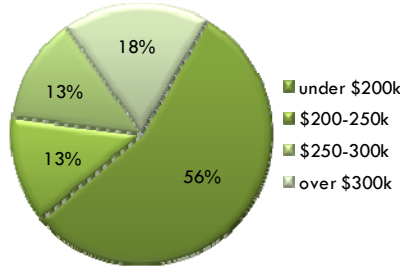
- Mayor Louise Krewusik



HOUSING

The average sale price of homes is approximately \$220,000.00.

Current prices of single family homes on the market today



Rental vacancy in the community is low. Rents range throughout the town from about \$700/mo for a one bedroom to as much as \$3,000/mo for fully furnished homes. The average for a rental home is approximately \$1,200-1,400/month.

HIGHWAY 40 TRAFFIC

	Annual Average Daily Traffic	Average Summer Daily Traffic
S of Hoppe Ave:	2230	2370
N of Hoppe Ave:	1710	1820
S of Shand Ave:	1720	1830
N of Shand Ave:	1580	1680

2008 Alberta Transportation

MUNICIPAL TAXES

	2009 Residential	Non-Residential
Municipal Tax Rate	6.665	17.328
Education (ASFF)	1.805	3.812
Seniors Accommodation	0.131	0.131
Total Mill Rate	8.6	21.271

BUILDING PERMITS

Total Building Permit Values (BPV)	2006	2007	2008	2009
BPV Commercial	\$7,995,000	\$ 734,500	\$ 8,865,000	\$ 161,500
BPV Industrial	\$3,234,000	\$1,025,000	\$ 500,000	\$ 0
BPV Institutional	\$ 800,000	\$1,447,000	\$ 150,000	\$ 20,097,000
BPV Residential	\$15,749,000	\$4,303,000	\$ 7,499,000	\$ 2,299,200
BPV Total	\$27,778,051	\$7,509,513	\$17,014,008	\$ 22,557,705
Total Housing Starts	51 + 40 condo units	13	8 + 58 condo units	5



EMPLOYMENT BY INDUSTRY

Mining & Oil & Gas	19%
Accommodation & Food Services	12%
Construction	11%
Public Administration	8%
Retail Trade	7%
Health Care & Social Assistance	6%
Manufacturing	4%
Transportation & Warehousing	4%
Educational Services	4%
Forestry, Fishing & Hunting	4%
Professional & Technical Services	3%
Administrative & Support	3%
Utilities	3%
Real Estate	2%
Arts, Entertainment & Recreation	1%
Wholesale Trade	1%
Other or Unknown	6%