



County of  
Grande Prairie No. 1  
Alberta, Canada

 **MIDDLE OF  
*everywhere***

**COUNTY OF GRANDE PRAIRIE NO. 1  
CLAIRMONT & PROPOSED CLAIRMONT HEIGHTS**





# The Opportunity

The County of Grande Prairie No.1 has experienced exponential growth within the residential sector over the last several years. The majority of this growth has occurred in or taken place in Clairmont. The Commercial/Retail sector, however, has not kept pace with this aggressive growth pattern. With limited amenities currently available, residents of the area find it necessary to travel south to the City of Grande Prairie in order to satisfy their daily consumer needs. As a result of this there are immediate opportunities in the Commercial/Retail market for the Investor, Landlord, Retailer, Restaurateur or Hotelier. Appropriately zoned and fully serviced lands of varying sizes are available now to expand these market sectors.



**\$109,000**  
The County's average household income

# The Story

The County is strategically located in the Peace River Region of north-western Alberta. Major modern highways connect with Edmonton to the east, Dawson Creek and Fort St. John, BC to the north-west. To the advantage of the County the independently incorporated City of Grande Prairie lies within its boundaries.

There are nine Districts within the County of Grande Prairie No.1, including Clairmont. The daily business of government for all of the Districts is conducted under one streamlined central administrative office.

The County has a long standing successful economic history with key economic drivers that include Agriculture, Energy Exploration, Energy Production, Energy Service Industry, Forestry and Commerce. The County of Grande Prairie No.1 has long been recognised as the service hub for the Energy Industry for the entire Peace River Area. The County's average household income is \$109,000, a figure higher than both the National and Provincial averages.



# Statistics

The population of the County of Grande Prairie No. 1 is currently estimated at 27,000 (2011 Canada Census plus estimated population growth 2011 – 2014). Clairmont represents approximately 4,320 of this number. This number is based on 1,350 doors with an average of 3.2 residents per household.

The addition of the proposed Clairmont Heights to the Clairmont Urban Area will result in an additional 6,000 doors with an anticipated population increase of 15,000. The build-out of Clairmont Heights is expected to be completed over the next 20 years. The County has seen a consistent population growth of 9% for each of the past four years. In addition, within a 200 kilometer radius, the County serves a trade area population of over 260,000. This catchment area includes some significant northern cities such as Grande Prairie, Grande Cache, Peace River, Valley View, and, in the B.C. Peace River region, Dawson Creek and Fort St. John.

There are currently five hotels operating in the Clairmont area with a total of 413 rooms. The best performing of these hotels has an occupancy rate of 95% annually and the lowest performing at 85%.

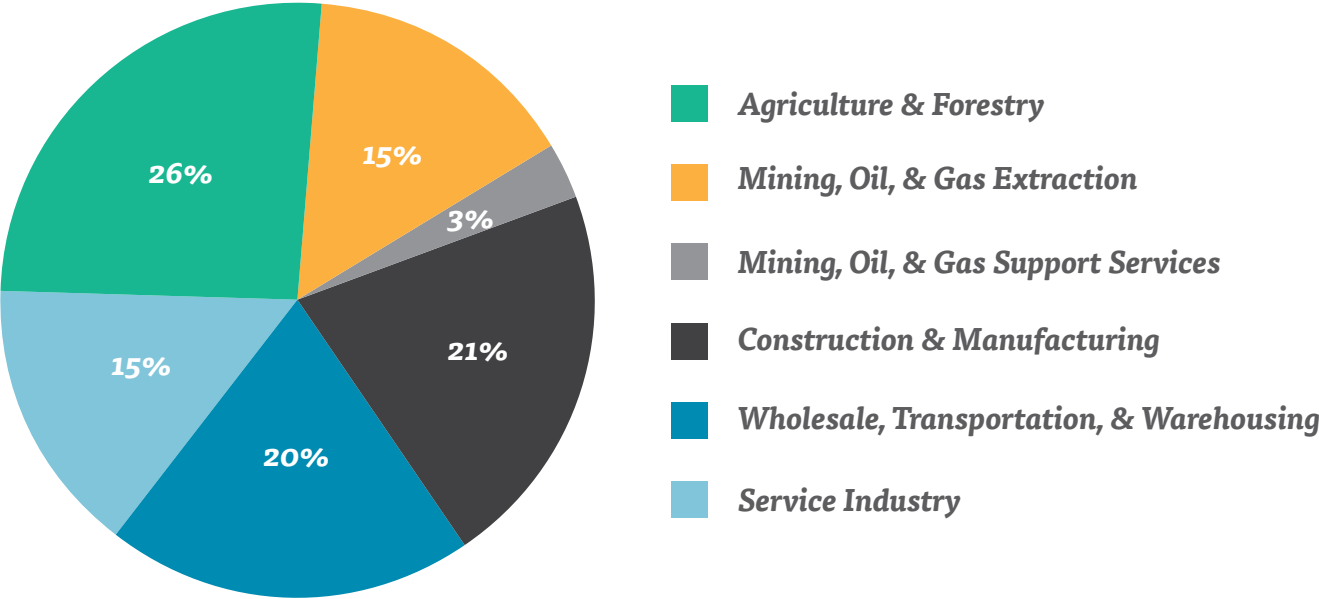
Housing demands are high, with a current residential vacancy rate of 1%. A typical new 3 bedroom, 2.5 bathroom, two car garage, fully detached, single family home will list and often sell within the same day at an average selling price of \$535,000.

**260,000**  
 Estimated Total Trade Area Population within 200 km (124 mi)

**18**  
 Regularly scheduled daily domestic flights and weekly seasonal international flights from Grande Prairie



## Regional Employment by Industry



# Access

Of equal importance to the trade area population is the infrastructure that allows traffic access to the County. As a major highway confluence for the Peace River Region, the intersection of Highways 2 and 43 are central to Clairmont. This intersection has an Average Annual Daily Total vehicle count of 54,500. Neighbouring residential nodes and commercial/retail development areas are easily accessed by way of well planned, controlled, intersections along all of the highways. Permitted signage and excellent visibility further complement the curb appeal.

Not only is this area extremely well connected with major modern roadways, the Grande Prairie Airport is serviced by Air Canada, West Jet and Sunwing. The airlines have a combined total of 18 regularly scheduled daily domestic flights and weekly seasonal international flights, carrying over 415,000 passengers each year. The recent lengthening of the runways, completed in 2012, allows the carriers to plan for future expansion of their services.

The Canadian National Railway also services the County, with a freight depot conveniently situated in Clairmont. The Grande Prairie Regional Logistics Park Multimodal Site is located at the south east corner of Highways 2 and 43.



# Growth & Advantages

There is an estimated 3,950 acres of prime vacant land in the County earmarked for commercial and industrial development, with a wide variety of zoning. This is high prairie country with generally level topography and good geotechnical soil conditions for construction consisting mainly of clay with 3"- 10" of topsoil and permafrost at 6'.

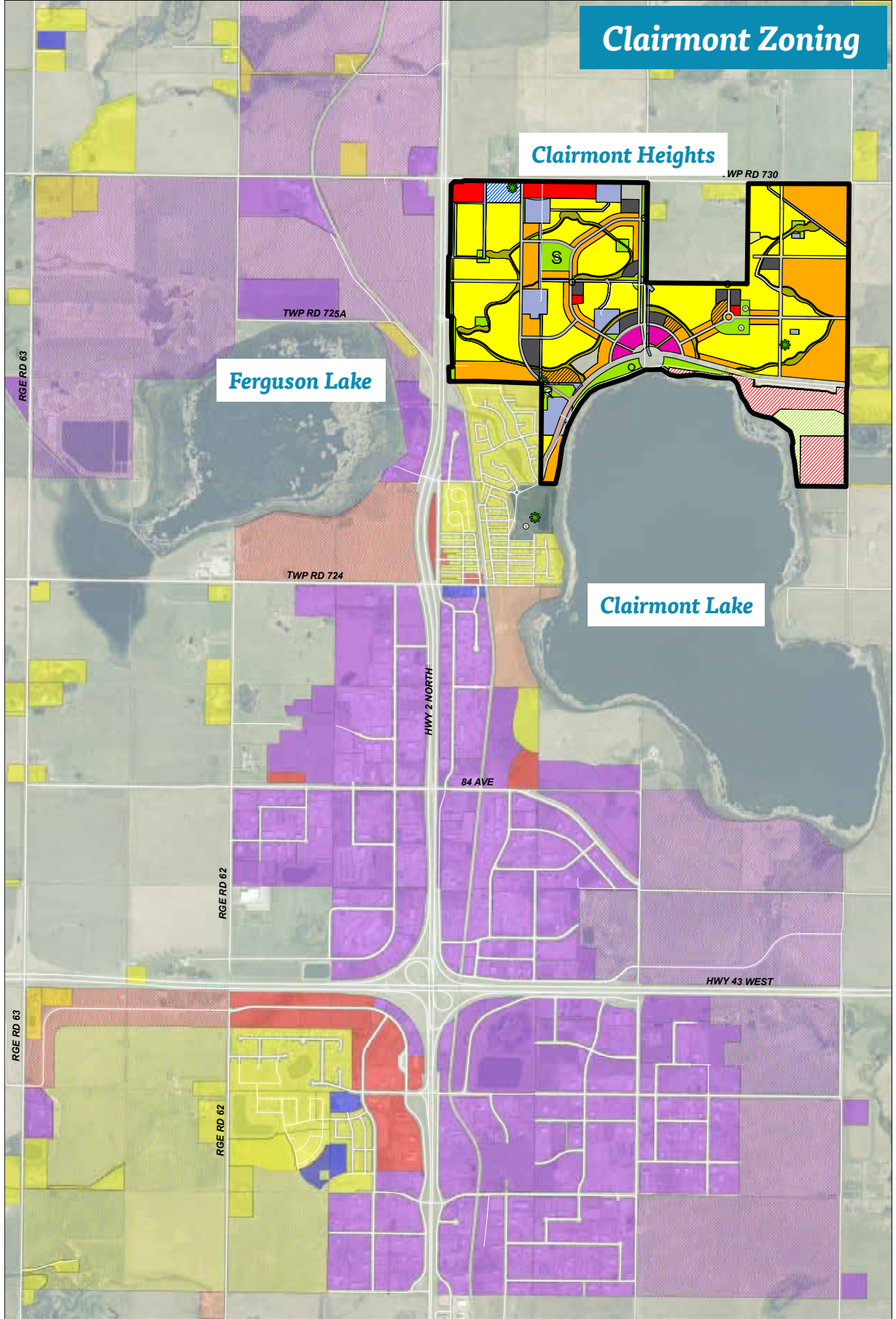
As a retail commercial landlord your customers will be pleased to know that there are no provincial sales taxes in Alberta. As an investing developer you can expect to receive a Development Permit in forty days and a Building Permit in three. You will also appreciate that the County of Grande Prairie No.1 and Clairmont have no Development Cost Charges.

**3,900+**  
Acres of Available Land  
in the County

# Proposed Clairmont Heights

The majority of development and increased population within the County has transpired in Clairmont. The County Administration, Public Works, Community Services Buildings, Fire Hall, EMS and two Facilities Maintenance shops are located in the Hamlet of Clairmont. Wisely, politicians and the community have decided it is now time to create a central core for the community. This is the basis for developing an innovative Master Plan for the Clairmont Heights community which offers a wide range of housing choices, local retail shops, services, and amenities like interconnected trails and park space with public access to Clairmont Lake. Clairmont Lake is one of the main natural assets for the area and its adjacent lands will be used efficiently to promote higher density.

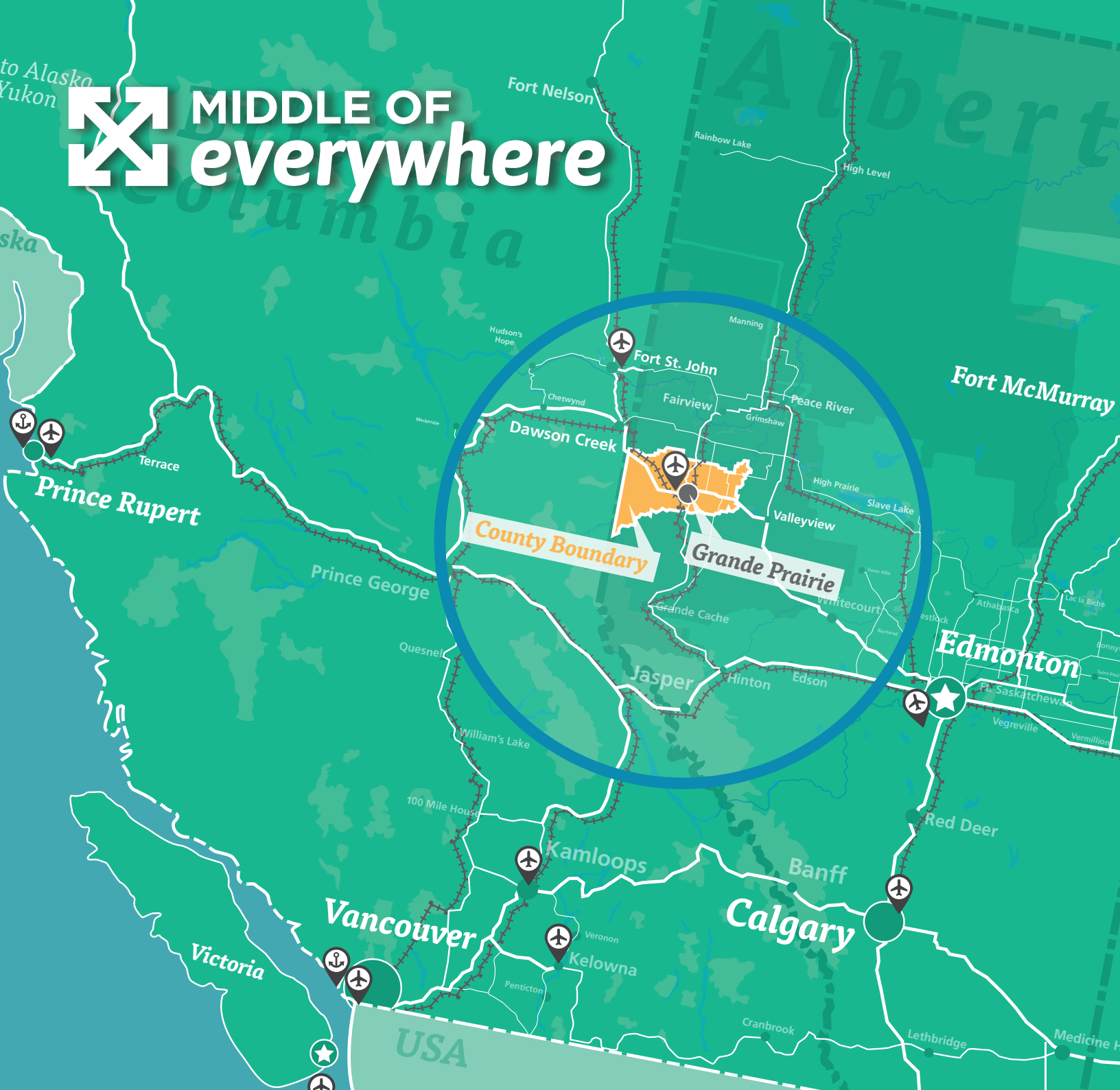
The new village core will be directly connected to Highway No.2 by way of a newly constructed pedestrian friendly parkway and the existing Township Road # 730. Both of these intersections are controlled. The parkway and the necessary infrastructure work will commence spring of 2015.



*If Alberta is not currently included in your business portfolio it makes good economic sense to change that, and The Hamlet of Clairmont in the County of Grande Prairie are strategically the right place to do so. If Alberta is already a part of your portfolio, you can never have too much of a good thing!*



# MIDDLE OF everywhere



County of  
Grande Prairie No. 1  
Alberta, Canada

## Interested in knowing more?

Contact the County of Grande Prairie Economic Development Office.

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