

BIG SKY... ENDLESS OPPORTUNITIES



Invest In...

Special Areas No. 2



Special Areas No. 2 is a member of Palliser Economic Partnership (PEP), which is the economic development alliance for Southeast Alberta. Special Areas No. 2 is located in the southern region of the Eastern Alberta Trade Corridor.



ABOUT SPECIAL AREA NO. 2

Special Area No. 2 is home to the 780-megawatt Sheerness Power Generating Station, which provides coal and natural gas-fired energy to Alberta's provincial grid. This region covers 2 million acres of productive farm and ranch land, generating close to \$2 billion in agricultural receipts. CN Rail serves the area, with its terminus in Oyen, while highways #9, #36, and #41 connect Special Areas to Calgary, Saskatoon, Red Deer, and Medicine Hat. Hanna, Oyen, and Consort act as primary service hubs, supporting the local economy and community needs.

Community Snapshot

Population	1,860 (2021)
Value of all Regional Building Permits	\$178,702,000
Non-Residential Tax Rate	15.7683
Value of Major Projects in the Region	\$5,440,600,000

Source: 2023-2024 Alberta Regional Dashboard



Palliser Economic Partnership is a Proud Partner of the Eastern Alberta Trade Corridor (EATC)
www.palliseralberta.com



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INVEST IN... Special Areas No. 2



OUR TOP INDUSTRIES



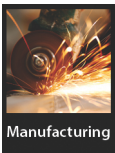
Agriculture

In Special Areas No. 2, agriculture remains foundational, with many farms specializing in crop production or ranching. Wheat is the primary crop, along with canola, flax, barley, and oats. Livestock farming, particularly cattle, also contributes significantly, and hog operations add to the region's agricultural diversity.



Energy

The local economy benefits from robust natural energy resources, including the Sheerness natural gas power plant, which drives employment and regional investment. Alongside traditional power generation, growth in renewable wind and solar projects reflects the region's shift toward sustainable energy production, creating jobs and fostering local economic growth.



Industry

Recently constructed, the Sheerness Industrial Park is designed to drive economic growth in Special Areas No. 2. Strategically located near major transportation routes and adjacent to the Sheerness natural gas power plant, it offers exceptional energy access, ideal for industries with high energy demands. With state-of-the-art infrastructure supporting modern technology needs, the park is geared toward attracting a diverse range of businesses - from data centers to manufacturing to renewable energy. This new development combines advanced facilities with a business-friendly environment, making Sheerness Industrial Park a prime opportunity for forward-thinking companies looking to establish themselves in Alberta's competitive landscape.



Transportation

Special Areas No. 2 is strategically connected by major highways and CN Rail, facilitating trade and logistics. Highway 9 is the primary east-west route, while Highway 36 serves north-south transport needs. The Hanna Municipal Airport, with a 3,500-foot runway, supports regional flights, while Calgary International Airport is the nearest hub for commercial and freight services.

COMMUNITY STATISTICS

	2021 Totals*	2021 %*
Demographics		
Population	1,860	
Median age of the population	40.8	
Total number of census families in private households	485	
Total number of private households by tenure	640	
Owner	535	83.59%
Renter	110	17.19%
Average value of dwellings (\$)	\$268,000	
Average income \$	\$55,900	
Average household total income \$	\$91,600	
Labour Force		
In the labour force	960	
Participation rate		74.40%
Unemployment rate		3.60%
Management occupations	0	0.00%
Business, finance and administration occupations	85	8.95%
Natural and applied sciences and related occupations	50	5.26%
Health occupations	60	6.32%
Occupations in education, law and social, community and government services	50	5.26%
Occupations in art, culture, recreation and sport	10	1.05%
Sales and service occupations	45	4.74%
Trades, transport and equipment operators and related occupations	125	13.16%
Natural resources, agriculture and related production occupations	505	53.16%
Occupations in manufacturing and utilities	25	2.63%
Education		
High school diploma or equivalent	420	32.56%
Postsecondary certificate, diploma or degree	630	48.84%
Apprenticeship or trades certificate or diploma	160	12.40%
College, CEGEP or other non-university certificate or diploma	300	23.26%
University certificate or diploma below bachelor level	35	2.71%
University certificate, diploma or degree at bachelor level or above	0	0.00%

*Source: 2021 Statistics Canada Census

SITE SELECTION INFORMATION

Services	Providers*
Electrical Provider(s)	ATCO Electric
Natural Gas Provider(s)	AltaGas Utilities Ltd.; East Central Gas Coop
Broadband Provider(s)	Xplore; Mascon
Water Management	Special Areas Water Services
Waste/Sewage Management	Big Country Waste Management Commission

*Please contact Providers for pricing & capacity information



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Palliser Economic Partnership

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