

Regional Growth Study 2024 – 2076

Creating a place to benefit and connect our communities



COUNTY OF GRANDE PRAIRIE REGIONAL GROWTH STUDY

County of Grande Prairie No.1

FINAL REPORT

November 2025



Table of Contents

- 1.0 Introduction..... 1**
 - 1.1 Preamble.....1
 - 1.2 Historical Context.....2
 - 1.3 Study Area2
- 2.0 Historical Population Growth Analysis..... 3**
 - 2.1 County of Grande Prairie Historical Population Growth.....3
 - 2.2 Town of Beaverlodge Historical Population Growth5
 - 2.3 Town of Sexsmith Historical Population Growth.....7
 - 2.4 Town of Wembley Historical Population Growth9
 - 2.5 Hamlet of Hythe Historical Population Growth11
 - 2.6 Hamlet of Clairmont Historical Population Growth13
 - 2.7 Historical Population Growth of Other Hamlets in the County15
 - 2.8 Historical Population Growth of Urban Municipalities in Comparator Regions16
 - 2.9 Historical Population Growth of Rural and Specialized Municipalities in Comparator Regions20
- 3.0 Demographic Profile and Emerging Trends Analysis22**
 - 3.1 County of Grande Prairie.....22
 - 3.2 Town of Beaverlodge33
 - 3.3 Town of Sexsmith.....44
 - 3.4 Town of Wembley.....55
 - 3.5 Regional Overview64
- 4.0 Status of Municipal Lands.....80**
 - 4.1 Land Supply Analysis80
 - 4.2 Vacant Lands Analysis.....97
 - 4.3 Historical Land Absorption Analysis98
 - 4.4 Existing Conditions.....111
 - 4.5 Regional Structure.....149
- 5.0 Population and Employment Projections..... 154**
 - 5.1 Growth Forecasting Overview154
 - 5.2 Growth Forecasting Key Inputs and Assumptions.....155
 - 5.3 Base Scenario.....156
 - 5.4 Low-Growth Scenario.....158
 - 5.5 High-Growth Scenario160
 - 5.6 2076 Population Estimates for Balance of County162
 - 5.7 Scenario Recommendation163
- 6.0 Growth Assumptions..... 164**
 - 6.1 Residential Land Needs164
 - 6.2 Non-Residential Land Needs165
 - 6.3 Institutional Land Needs.....166
 - 6.4 Net Developable Overheads166
 - 6.5 Market Allowance166
- 7.0 Future Land Requirements 168**
 - 7.1 Town of Beaverlodge168
 - 7.2 Town of Sexsmith.....171
 - 7.3 Town of Wembley.....174
 - 7.4 Hamlet of Clairmont.....177
 - 7.5 Hamlet of Hythe180



8.0	Optimal Growth Direction Analysis.....	183
8.1	Transportation Considerations	188
8.2	Municipal Servicing Considerations.....	190
9.0	Land Use Concepts	193
9.1	Town of Beaverlodge	193
9.2	Town of Sexsmith.....	195
9.3	Town of Wembley.....	197
9.4	Hamlet of Clairmont.....	199
9.5	Balance of County including the Hamlet of Hythe	201
9.6	Adjusted Transportation Considerations	204
9.7	Adjusted Municipal Servicing Considerations.....	204
10.0	Conclusions	206

APPENDICES

Appendix A Regional Land Supply Map Book

TABLES

Table 2.1:	County of Grande Prairie Historical Population Growth, 1931-2024	3
Table 2.2:	County of Grande Prairie Historical Population Growth Over Various Intervals, 1971-2021	4
Table 2.3:	Town of Beaverlodge Historical Population Growth, 1931-2021	5
Table 2.4:	Town of Beaverlodge Historical Population Growth Over Various Intervals, 1971-2021	6
Table 2.5:	Town of Sexsmith Historical Population Growth, 1931-2021.....	7
Table 2.6:	Town of Sexsmith Historical Population Growth Over Various Intervals, 1971-2021	8
Table 2.7:	Town of Wembley Historical Population Growth, 1931-2021	9
Table 2.8:	Town of Wembley Historical Population Growth Over Various Intervals, 1971-2021	10
Table 2.9:	Hamlet of Hythe Historical Population Growth, 1931-2024	11
Table 2.10:	Hamlet of Hythe Historical Population Growth Over Various Intervals, 1971-2021	12
Table 2.11:	Hamlet of Clairmont Historical Population Growth, 1931-2021	13
Table 2.12:	Hamlet of Clairmont Historical Population Growth Over Various Intervals, 1971-2021	14
Table 2.13:	Historical Population Growth of Other Hamlets in the County of Grande Prairie, 1941-2024.....	15
Table 3.1:	Mobility Status 1-Year Ago, County of Grande Prairie, 2021	24
Table 3.2:	Mobility Status 5-Years Ago, County of Grande Prairie, 2021.....	24
Table 3.3:	Mobility Status 1-Year Ago, Town of Beaverlodge, 2021	35
Table 3.4:	Mobility Status 5-Years Ago, Town of Beaverlodge, 2021	35
Table 3.5:	Weighted Average Rental Range by Type of Unit, Town of Beaverlodge, 2023	44
Table 3.6:	Number of Vacancies and Vacancy Rates by Type of Unit.....	44
Table 3.7:	Mobility Status 1-Year Ago, Town of Sexsmith, 2021.....	46
Table 3.8:	Mobility Status 5-Years Ago, Town of Sexsmith, 2021.....	46
Table 3.9:	Weighted Average Rental Range by Type of Unit, Town of Sexsmith, 2023.....	54
Table 3.10:	Number of Vacancies and Vacancy Rates by Type of Unit, Town of Sexsmith, 2023.....	54
Table 3.11:	Mobility Status 1-Year Ago, Town of Wembley, 2021	56



Table 3.12:	Mobility Status 5-Years Ago, Town of Wembley, 2021.....	56
Table 3.13:	Population of the Grande Prairie Region, 2021 Census and 2024 Estimated	64
Table 3.14:	Mobility Status 1-Year Ago, Grande Prairie Region, 2021	66
Table 3.15:	Mobility Status 5-Years Ago, Grande Prairie Region, 2021.....	67
Table 3.16:	Industry Sectors, Grande Prairie Region, 2021	69
Table 3.17:	Number of Households, Grande Prairie Region, 2021	70
Table 3.18:	Household Type, Grande Prairie Region, 2021	71
Table 3.19:	Household Tenure, Grande Prairie Region, 2021	72
Table 3.20:	Median Household Income, Grande Prairie Region, 2021	73
Table 3.21:	Household Income by Tenure, Grande Prairie Region, 2021	73
Table 3.22:	Dwelling Type, Grande Prairie Region, 2021	75
Table 3.23:	Dwelling Size, Grande Prairie Region, 2021	76
Table 3.24:	Dwelling Age by Period of Construction, Grande Prairie Region, 2021	77
Table 3.25:	Average Rental Range by Type of Unit, Grande Prairie Region, 2023	79
Table 3.26:	Average Rental Vacancy Rate, Grande Prairie Region, 2023	79
Table 4.1:	County of Grande Prairie Gross Developable Land Inventory.....	87
Table 4.2:	County of Grande Prairie Breakdown of Absorbed Land Inventory	88
Table 4.3:	County of Grande Prairie Breakdown of Unabsorbed Land Supply	89
Table 4.4:	Town of Beaverlodge Gross Developable Land Inventory	90
Table 4.5:	Town of Beaverlodge Breakdown of Absorbed Land Inventory.....	90
Table 4.6:	Town of Beaverlodge Breakdown of Unabsorbed Land Supply	91
Table 4.7:	Town of Sexsmith Gross Developable Land Inventory.....	91
Table 4.8:	Town of Sexsmith Breakdown of Absorbed Land Inventory	92
Table 4.9:	Town of Sexsmith Breakdown of Unabsorbed Land Supply.....	93
Table 4.10:	Town of Wembley Gross Developable Land Inventory.....	93
Table 4.11:	Town of Wembley Breakdown of Absorbed Land Inventory.....	94
Table 4.12:	Town of Wembley Breakdown of Unabsorbed Land Supply	94
Table 4.13:	Grande Prairie Region Gross Developable Land Inventory.....	95
Table 4.14:	Grande Prairie Region Breakdown of Absorbed Land Inventory	96
Table 4.15:	Grande Prairie Region Breakdown of Unabsorbed Land Supply	96
Table 4.16:	Non-Vacant and Vacant Absorbed Lands by Community and Core Land Use	97
Table 4.17:	County of Grande Prairie Historical Land Absorption by Plan Registration	105
Table 4.18:	Beaverlodge, Sexsmith and Wembley Historical Land Absorption by Plan Registration	106
Table 4.19:	Historical Land Absorption by Plan Registration with Assumed Circulation	108
Table 4.20:	Existing Highway Classifications within the Grande Prairie Region	111
Table 4.21:	Lengths of Roadways Maintained within the Grande Prairie Region.....	114
Table 4.22:	At-Grade Rail Crossings by Jurisdiction	115
Table 4.23:	Existing Stormwater Management Facilities, Town of Sexsmith	129
Table 4.24:	Summary of Existing Water System Conditions	145



Table 4.25:	Summary of Existing Wastewater System.....	146
Table 4.26:	Summary of Existing Stormwater System Conditions	147
Table 4.27:	Population of Regional Structure Components	153
Table 5.1:	Base Scenario Projections for the Three Towns to 2076	157
Table 5.2:	Base Scenario Projections for the County by Geographic Area to 2076	157
Table 5.3:	Low-Growth Scenario Projections for the Three Towns to 2076	159
Table 5.4:	Low-Growth Scenario Projections for the County by Geographic Area to 2076	159
Table 5.5:	High-Growth Scenario Projections for the Three Towns to 2076	161
Table 5.6:	High-Growth Scenario Projections for the County by Geographic Area to 2076	161
Table 5.7:	2076 Population Estimates for Balance of County by Regional Structure Component	162
Table 6.1:	Planned Urban Residential Densities in Clairmont.....	164
Table 7.1:	Town of Beaverlodge Residential Land Requirements by Scenario.....	168
Table 7.2:	Town of Beaverlodge Institutional Land Requirements by Scenario	168
Table 7.3:	Town of Beaverlodge Commercial Land Requirements by Scenario	169
Table 7.4:	Town of Beaverlodge Industrial Land Requirements by Scenario	169
Table 7.5:	Town of Beaverlodge Beyond Boundary Land Needs in Gross Developable Hectares	170
Table 7.6:	Town of Sexsmith Residential Land Requirements by Scenario	171
Table 7.7:	Town of Sexsmith Institutional Land Requirements by Scenario.....	171
Table 7.8:	Town of Sexsmith Commercial Land Requirements by Scenario.....	172
Table 7.9:	Town of Sexsmith Industrial Land Requirements by Scenario	172
Table 7.10:	Town of Sexsmith Beyond Boundary Land Needs in Gross Developable Hectares.....	173
Table 7.11:	Town of Wembley Residential Land Requirements by Scenario	174
Table 7.12:	Town of Wembley Institutional Land Requirements by Scenario	174
Table 7.13:	Town of Wembley Commercial Land Requirements by Scenario	175
Table 7.14:	Town of Wembley Industrial Land Requirements by Scenario	175
Table 7.15:	Town of Wembley Beyond Boundary Land Needs in Gross Developable Hectares	176
Table 7.16:	Hamlet of Clairmont Residential Land Requirements by Scenario.....	177
Table 7.17:	Hamlet of Clairmont Institutional Land Requirements by Scenario	177
Table 7.18:	Hamlet of Clairmont Commercial Land Requirements by Scenario	178
Table 7.19:	Hamlet of Clairmont Industrial Land Requirements by Scenario	178
Table 7.20:	Hamlet of Clairmont Beyond Boundary Land Needs in Gross Developable Hectares	179
Table 7.21:	Hamlet of Hythe Residential Land Requirements by Scenario.....	180
Table 7.22:	Hamlet of Hythe Institutional Land Requirements by Scenario	180
Table 7.23:	Hamlet of Hythe Commercial Land Requirements by Scenario	181
Table 7.24:	Hamlet of Hythe Industrial Land Requirements by Scenario	181
Table 7.25:	Town of Hythe Beyond Boundary Land Needs in Gross Developable Hectares	182

FIGURES

Figure 2.1:	County of Grande Prairie Historical Population Growth, 1971-2024	4
Figure 2.2:	Town of Beaverlodge Historical Population Growth, 1931-2021	6
Figure 2.3:	Town of Sexsmith Historical Population Growth, 1931-2021	8
Figure 2.4:	Town of Wembley Historical Population Growth, 1931-2021	10
Figure 2.5:	Hamlet of Hythe Historical Population Growth, 1931-2021	12
Figure 2.6:	Hamlet of Clairmont Historical Population Growth, 1931-2021	14
Figure 2.7:	Historical Growth Trajectories of Comparator Communities From 1,500	17
Figure 2.8:	Historical Growth Trajectories of Comparator Communities From 2,500	18
Figure 2.9:	Historical Growth Trajectories of Comparator Communities From 5,000	19
Figure 2.10:	Historical Growth Trajectories of Comparator Municipalities From 25,000	21
Figure 3.1:	Breakdown Population by Age Group and Gender, County of Grande Prairie, 2021	23
Figure 3.2:	Highest Level of Education, County of Grande Prairie, 2021	25
Figure 3.3:	Labour Force Status, County of Grande Prairie, 2021	25
Figure 3.4:	Employment Status, County of Grande Prairie, 2021	26
Figure 3.5:	Primary Industry Sectors, County of Grande Prairie, 2021	26
Figure 3.6:	Household Type, County of Grande Prairie, 2021	27
Figure 3.7:	Household Size within County of Grande Prairie, 2021	28
Figure 3.8:	Household Tenure, County of Grande Prairie, 2021	28
Figure 3.9:	Distribution of Households by Income, County of Grande Prairie, 2020	29
Figure 3.10:	Median Household Income by Tenure, County of Grande Prairie, 2020	29
Figure 3.11:	Households in Core Housing Need by Tenure, County of Grande Prairie, 2021	30
Figure 3.12:	Dwelling Type, County of Grande Prairie, 2021	31
Figure 3.13:	Dwelling Size, County of Grande Prairie, 2021	32
Figure 3.14:	Dwellings by Period of Construction, County of Grande Prairie, 2021	32
Figure 3.15:	Breakdown Population by Age Group and Gender, Town of Beaverlodge, 2021	34
Figure 3.16:	Highest Level of Education, Town of Beaverlodge, 2021	36
Figure 3.17:	Labour Force Status, Town of Beaverlodge, 2021	36
Figure 3.18:	Employment Status, Town of Beaverlodge, 2021	37
Figure 3.19:	Primary Industry Sectors, Town of Beaverlodge, 2021	37
Figure 3.20:	Household Type, Town of Beaverlodge, 2021	38
Figure 3.21:	Household Size, Town of Beaverlodge, 2021	39
Figure 3.22:	Household Tenure, Town of Beaverlodge, 2021	39
Figure 3.23:	Household Income, Town of Beaverlodge, 2021	40
Figure 3.24:	Median Household Income by Tenure, Town of Beaverlodge, 2020	41
Figure 3.25:	Households in Core Housing Need by Tenure, Town of Beaverlodge, 2021	41
Figure 3.26:	Dwelling Type, Town of Beaverlodge, 2021	42
Figure 3.27:	Dwelling Size, Town of Beaverlodge, 2021	43
Figure 3.28:	Dwellings by Period of Construction, Town of Beaverlodge, 2021	43

Figure 3.29: Breakdown Population by Age Group and Gender, Town of Sexsmith, 2021	45
Figure 3.30: Highest Level of Education, Town of Sexsmith, 2021	47
Figure 3.31: Labour Force Status, Town of Sexsmith, 2021	47
Figure 3.32: Employment Status, Town of Sexsmith, 2021	48
Figure 3.33: Primary Industry Sectors, Town of Sexsmith, 2021	48
Figure 3.34: Household Type, Town of Sexsmith, 2021	49
Figure 3.35: Household Size, Town of Sexsmith, 2021	50
Figure 3.36: Household Tenure, Town of Sexsmith, 2021	50
Figure 3.37: Household Income, Town of Sexsmith, 2021	51
Figure 3.38: Median Household Income by Tenure, Town of Sexsmith, 2020	52
Figure 3.39: Households in Core Housing Need by Tenure, Town of Sexsmith, 2021	52
Figure 3.40: Dwelling Type, Town of Sexsmith, 2021	53
Figure 3.41: Dwelling Size, Town of Sexsmith, 2021	53
Figure 3.42: Dwellings by Period of Construction, Town of Sexsmith, 2021	54
Figure 3.43: Breakdown Population by Age Group and Gender, Town of Wembley (2021).....	55
Figure 3.44: Highest Level of Education Town of Wembley, 2021	57
Figure 3.45: Labour Force Status, Town of Wembley, 2021	57
Figure 3.46: Employment Status, Town of Wembley, 2021.....	58
Figure 3.47: Primary Industry Sectors, Town of Wembley, 2021.....	58
Figure 3.48: Household Type, Town of Wembley, 2021.....	59
Figure 3.49: Household Size within Town of Wembley, 2021	60
Figure 3.50: Household Tenure, Town of Wembley, 2021	60
Figure 3.51: Household Income, Town of Wembley, 2020.....	61
Figure 3.52: Median Household Income by Tenure, Town of Wembley, 2020	61
Figure 3.53: Households in Core Housing Need by Tenure, Town of Wembley, 2021	62
Figure 3.54: Dwelling Type, Town of Wembley, 2021	62
Figure 3.55: Dwelling Size, Town of Wembley, 2021	63
Figure 3.56: Dwellings by Period of Construction, Town of Wembley, 2021	63
Figure 3.57: Age Cohort, Grande Prairie Region, 2021.....	65
Figure 3.58: Median Age, Grande Prairie Region, 2021.....	65
Figure 3.59: Highest Level of Education, Grande Prairie Region	67
Figure 3.60: Labour Force, Grande Prairie Region, 2021	68
Figure 3.61: Employment Status, Grande Prairie Region, 2021.....	68
Figure 3.62: Household Type, Grande Prairie Region, 2021.....	70
Figure 3.63: Average Household Size, Grande Prairie Region, 2021	71
Figure 3.64: People per Household, Grande Prairie Region, 2021	72
Figure 3.65: Core Housing Need, Grande Prairie Region, 2021	74
Figure 3.66: Dwelling Type, Grande Prairie Region, 2021	74
Figure 3.67: Dwelling Size, Grande Prairie Region, 2021	76



Figure 3.68: Dwelling Age by Period of Construction, Grande Prairie Region, 2021	77
Figure 3.69: Primary Rental Units, Grande Prairie Region, 2023	78
Figure 3.70: Primary Rental Units by Size, Grande Prairie Region, 2023	78
Figure 4.1: Excerpt of ATEC's Functional Classification Existing Conditions Map	114
Figure 4.2: ATEC's Functional Classification Existing Conditions Map	118

MAPS

Map 4.1:	Regional Land Supply	81
Map 4.2:	Clairmont Land Supply	82
Map 4.3:	Hythe Land Supply	83
Map 4.4:	Beaverlodge Land Supply	84
Map 4.5:	Sexsmith Land Supply	85
Map 4.6:	Wembley Land Supply	86
Map 4.7:	Regional Historical Land Absorption	99
Map 4.8:	Hamlet of Clairmont Historical Land Absorption	100
Map 4.9:	Hamlet of Hythe Historical Land Absorption	101
Map 4.10:	Town of Beaverlodge Historical Land Absorption	102
Map 4.11:	Town of Sexsmith Historical Land Absorption	103
Map 4.12:	Town of Wembley Historical Land Absorption	104
Map 4.13:	Regional Roadway Network	113
Map 4.14:	Regional Railway Network	116
Map 4.15:	Beaverlodge Existing Water Network	121
Map 4.16:	Beaverlodge Existing Wastewater Network	122
Map 4.17:	Sexsmith Existing Water Network	125
Map 4.18:	Sexsmith Existing Wastewater Network	128
Map 4.19:	Wembley Existing Water Network	132
Map 4.20:	Wembley Existing Wastewater Network	133
Map 4.21:	Hythe Existing Water Network	136
Map 4.22:	Hythe Existing Wastewater Network	137
Map 4.23:	Clairmont Existing Water Network	139
Map 4.24:	Clairmont Existing Wastewater Network	141
Map 4.25:	Clairmont Existing Stormwater Network	143
Map 4.26:	Central Nodes and Growth Areas	152
Map 8.1:	Beaverlodge Optimal Growth Directions	184
Map 8.2:	Sexsmith Optimal Growth Directions	185
Map 8.3:	Wembley Optimal Growth Directions	186
Map 8.4:	Clairmont Optimal Growth Directions	187
Map 9.1:	Beaverlodge Future Land Use by Scenario	194
Map 9.2:	Sexsmith Future Land Use by Scenario	196
Map 9.3:	Wembley Future Land Use by Scenario	198
Map 9.4:	Clairmont Future Land Use by Scenario	200
Map 9.5:	County Future Residential Land Use	202
Map 9.6:	County Future Non-Residential Land Use	203

1.0 Introduction

1.1 Preamble

The County of Grande Prairie Regional Growth Study (RGS) was commissioned in 2024 by four partner municipalities – the County of Grande Prairie No. 1 (the County), the Town of Beaverlodge, the Town of Sexsmith, and the Town of Wembley. The purpose of the RGS is to provide data to support informed decisions regarding long-term planning for land supply, infrastructure, economic development, and community amenities. In addition, the RGS prepares a foundation for an improved level of integrated municipal service delivery for the region by addressing a gap in regional growth information, allowing the partner municipalities to be more proactive in-service delivery.

The RGS will serve as a common resource for the partner municipalities to refer to when working collaboratively on initiatives such as intermunicipal planning, economic development, infrastructure planning, and joint service delivery. Ultimately, the RGS can inform future intermunicipal development plan (IDP) updates,¹ detailed planning for future study areas within IDPs, future municipal development plan (MDP) updates, regional and municipal economic development strategies or plans, infrastructure master planning, future intermunicipal collaboration framework (ICF) updates, and more.

The horizon of the RGS was originally 50 years from 2024 to 2074. However, the timeframe was adjusted to 52 years from 2024 to 2076 for two reasons – to align with the scheduled completion of the RGS in 2025 and to align with the Statistics Canada cycle of a federal census every fifth year.

After introducing historical municipal contexts and the study area below, the balance of the RGS, at a high level, includes:

- An analysis of the historical population growth of the four partner municipalities, including the County's hamlets (**Chapter 2**);
- Profiling of demographics and analysis of emerging trends for the partner municipalities and the region as a whole (**Chapter 3**);
- An understanding of the status of municipal lands in the partner municipalities and the Hamlet of Hythe, when possible, in terms of land supply, vacant lands, land absorption, and existing infrastructure conditions, as well as the resulting introduction of a potential regional structure for future growth (**Chapter 4**);
- Projections of population and employment growth across three growth scenarios (**Chapter 5**);
- Sets of growth assumptions to accompany the growth projections (**Chapter 6**);
- Estimated future land requirements arising from the coupling of the growth projections and growth assumptions (**Chapter 7**);
- An analysis of optimal future growth directions from the transportation and municipal servicing perspectives for the region's four largest urban communities (**Chapter 8**); and
- 50-year land use concepts by scenario for the partner municipalities including the four largest urban communities (**Chapter 9**).

¹ Updates in the case of Beaverlodge and Sexsmith, which have already adopted IDPs with the County. In the case of Wembley, it can inform the future preparation of its first IDP with the County.

1.2 Historical Context

1.2.1 Rural Municipal History

In 1912, the area now known as the County of Grande Prairie No. 1 was generally comprised of the Municipal District (MD) of Grande Prairie No. 739 and the MD of Bear Lake No. 749. In 1944, these MDs were combined, plus additional territory, to create the MD of Grande Prairie No. 127. Shortly after its inception, the MD approached the Department of Municipal Affairs about adopting a county system that merged municipal and school governance. Following the County Act becoming law on July 1, 1950, the County of Grande Prairie No. 1 was incorporated on January 1, 1951, becoming the first county in the province of Alberta. In 1995, the Government of Alberta abolished the county system in which school governance was transferred to school divisions. All counties in the province were reverted to MDs but were permitted to retain the term “county” in their official legal names

1.2.2 Urban Municipal History

The first urban municipality in the Grande Prairie region to incorporate as a village was Grande Prairie on April 30, 1914. This was followed by the incorporation of the Village of Clairmont on May 31, 1917. Grande Prairie then incorporated as a town on March 15, 1919.

The late 1920s brought a wave of village incorporations to the Grande Prairie region. Wembley was incorporated on January 3, 1928, Sexsmith on April 12, 1929, Beaverlodge on July 21, 1929, and Hythe on August 31, 1929. The Village of Clairmont then dissolved to become a hamlet under the jurisdiction of the MD of Grande Prairie No. 127 on December 31, 1945.

Since then, Beaverlodge incorporated as a town on January 24, 1956, followed by Grande Prairie as a city on January 1, 1958, Sexsmith as a town on October 15, 1979, and Wembley as a town on August 1, 1980. Eventually, Hythe dissolved from village status on July 1, 2021, becoming a hamlet under the jurisdiction of the County of Grande Prairie No. 1.

1.3 Study Area

The study area of the regional growth study is in northwest Alberta and includes the entirety of the County and the towns of Beaverlodge, Sexsmith, and Wembley but excludes the City of Grande Prairie and Horse Lakes 152B. The study area, hereafter also referred to as the Grande Prairie region, is on Treaty 8 Territory and in the Metis Nation of Alberta Zone 6. The Grande Prairie region is home to a mix of urban and rural communities and immense opportunities. The natural resource-rich area serves as home to a diverse economic base that includes forestry, energy, agriculture, construction, and manufacturing, as well as tourism, hospitality, and retail. It also offers a playground for locals and visitors, with an abundance of indoor and outdoor recreation and cultural activities to suit any age.

2.0 Historical Population Growth Analysis

2.1 County of Grande Prairie Historical Population Growth

Table 2.1 presents the County's historical population growth according to federal census results since 1931 (refer to the rows in grey) and municipal census results since 2000. Overall percentage changes and compound annual growth rates (CAGRs) between federal and municipal censuses are presented. **Figure 2.1** illustrates the County's historical population growth since 1971. **Table 2.2** presents the County's growth rates over various intervals from 1971, ranging from the past 10 years to the past 50 years.

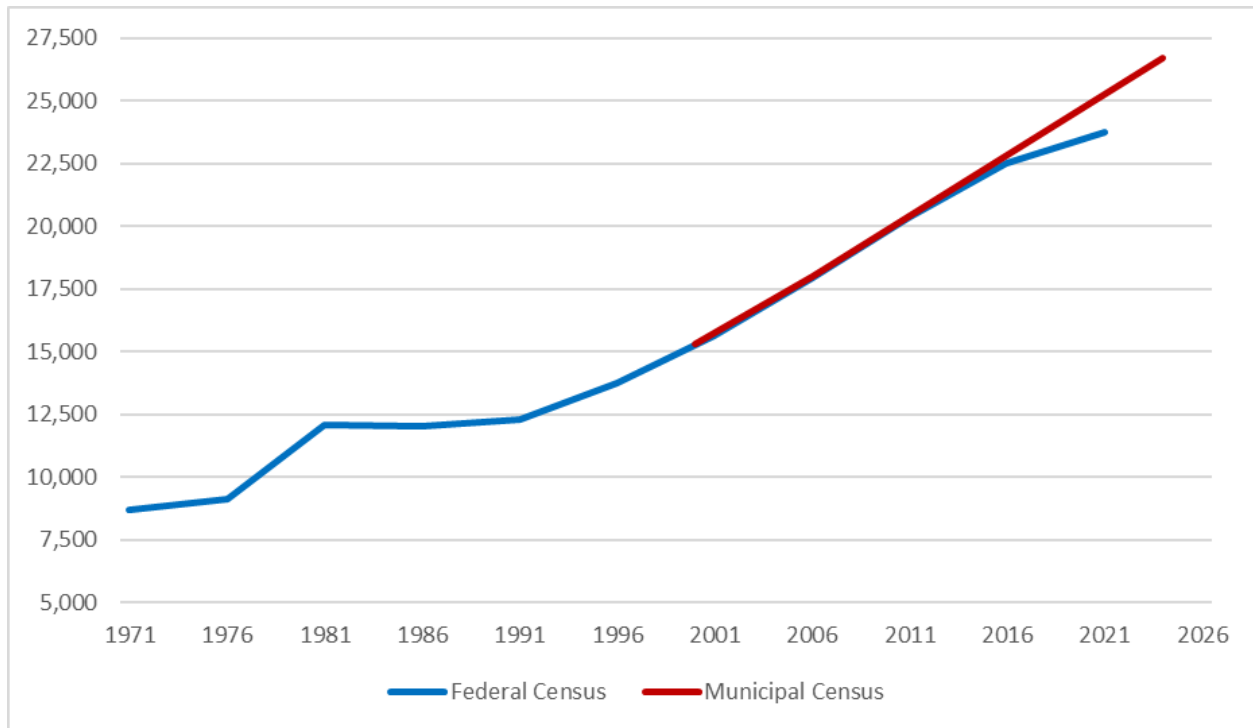
Table 2.1: County of Grande Prairie Historical Population Growth, 1931-2024

Year	Federal Census				Municipal Census		
	Original Population	Adjusted Population ²	Percentage Change	CAGR	Population	Percentage Change	CAGR
1931	11,023	—	—	—	—	—	—
1941	11,130	—	1.0%	0.1%	—	—	—
1951	10,126	—	-9.0%	-0.9%	—	—	—
1956	8,899	—	-12.1%	-2.6%	—	—	—
1961	8,803	—	-1.1%	-0.2%	—	—	—
1966	8,697	—	-1.2%	-0.2%	—	—	—
1971	8,723	8,496	0.3%	0.1%	—	—	—
1976	9,147	9,091	4.9%	1.0%	—	—	—
1981	12,078	12,058	32.9%	5.8%	—	—	—
1986	12,042	12,075	-0.1%	0.0%	—	—	—
1991	12,314	—	2.3%	0.4%	—	—	—
1996	13,750	13,537	11.7%	2.2%	—	—	—
2000	—	—	—	—	15,320	—	—
2001	15,638	—	13.7%	2.6%	—	—	—
2006	17,970	17,929	14.9%	2.8%	17,989	17.4%	2.7%
2011	20,347	19,724	13.2%	2.5%	—	—	—
2016	22,502	—	10.6%	2.0%	—	—	—
2021	23,769	24,623	5.6%	1.1%	—	—	—
2024	—	—	—	—	26,701	48.4%	2.2%

Sources: Statistics Canada (1931-2021), Alberta Municipal Affairs (2000-2023) & County of Grande Prairie (2024)

² Adjusted due to municipal boundary changes that occurred between federal censuses.

Figure 2.1: County of Grande Prairie Historical Population Growth, 1971-2024



Sources: Statistics Canada (1931-2021), Alberta Municipal Affairs (1951-2023) & County of Grande Prairie (2024)

Table 2.2: County of Grande Prairie Historical Population Growth Over Various Intervals, 1971-2021

Time Period	Change Over Period	CAGR	Average People per Year
50 years (1971-2021)	179.8%	2.1%	305
40 years (1981-2021)	97.1%	1.7%	293
30 years (1991-2021)	93.0%	2.2%	382
20 years (2001-2021)	52.0%	2.1%	407
10 years (2011-2021)	20.5%	1.9%	405

Sources: Statistics Canada (1971-2021)

The following are key observations from Tables 2.1 and 2.2 and Figure 2.1.

- Over its history, the County has grown from a population of 11,023 in 1931 to 26,701 in 2024.
- The County’s population has increased by 180% over the 50 years between 1971 and 2021.
- More recently, the County’s population has increased by 48% over the past 18 years.

2.2 Town of Beaverlodge Historical Population Growth

Table 2.3 presents the Town of Beaverlodge's historical population growth according to federal census results (refer to the rows in grey) and municipal census results since 1960. Overall percentage changes and CAGRs between federal and municipal censuses are presented. **Figure 2.2** illustrates the Town's historical population growth since 1971. **Table 2.4** presents Beaverlodge's growth rates over various intervals from 1971, ranging from the past 10 years to the past 50 years.

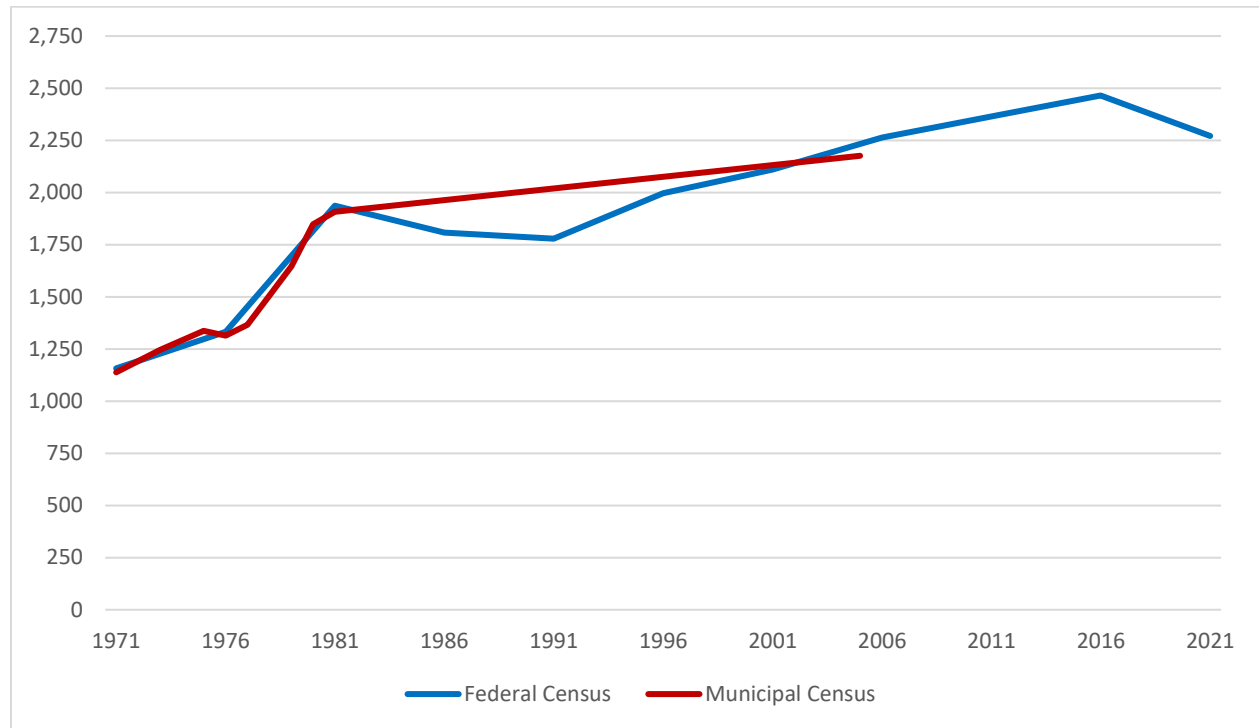
Table 2.3: Town of Beaverlodge Historical Population Growth, 1931-2021

Year	Federal Census				Municipal Census		
	Original Population	Adjusted Population ³	Percentage Change	CAGR	Population	Percentage Change	CAGR
1931	211	—	—	—	—	—	—
1936	203	—	-3.8%	-0.8%	—	—	—
1941	331	—	63.1%	10.3%	—	—	—
1946	443	—	33.8%	6.0%	—	—	—
1951	514	—	16.0%	3.0%	—	—	—
1956	768	—	49.4%	8.4%	—	—	—
1960	—	—	—	—	1,013	—	—
1961	897	—	16.8%	3.2%	1,041	2.8%	2.8%
1962	—	—	—	—	1,050	0.9%	0.9%
1963	—	—	—	—	1,057	0.7%	0.7%
1964	—	—	—	—	1,071	1.3%	1.3%
1965	—	—	—	—	1,075	0.4%	0.4%
1966	1,083	—	20.7%	3.8%	1,085	0.9%	0.9%
1968	—	—	—	—	1,122	3.4%	1.7%
1969	—	—	—	—	1,139	1.5%	1.5%
1971	1,157	1,172	6.8%	1.3%	1,138	-0.1%	0.0%
1973	—	—	—	—	1,245	9.4%	4.6%
1975	—	—	—	—	1,337	7.4%	3.6%
1976	1,332	1,371	13.7%	2.6%	1,314	-1.7%	-1.7%
1977	—	—	—	—	1,366	4.0%	4.0%
1979	—	—	—	—	1,645	20.4%	9.7%
1980	—	—	—	—	1,847	12.3%	12.3%
1981	1,937	—	41.3%	7.2%	1,908	3.3%	3.3%
1986	1,808	1,950	-6.7%	-1.4%	—	—	—
1991	1,779	—	-8.8%	-1.8%	—	—	—
1996	1,997	—	12.3%	2.3%	—	—	—
2001	2,110	—	5.7%	1.1%	—	—	—
2005	—	—	—	—	2,176	14.0%	0.5%
2006	2,264	—	7.3%	1.4%	—	—	—
2011	2,365	—	4.5%	0.9%	—	—	—
2016	2,465	—	4.2%	0.8%	—	—	—
2021	2,271	—	-7.9%	-1.6%	—	—	—

Sources: Statistics Canada (1931-2021) & Alberta Municipal Affairs (1960-2023)

³ Adjusted due to municipal boundary changes that occurred between federal censuses.

Figure 2.2: Town of Beaverlodge Historical Population Growth, 1931-2021



Sources: Statistics Canada (1931-2021) & Alberta Municipal Affairs (1960-2023)

Table 2.4: Town of Beaverlodge Historical Population Growth Over Various Intervals, 1971-2021

Time Period	Change Over Period	CAGR	Average People per Year
50 years (1971-2021)	93.8%	1.3%	22
40 years (1981-2021)	17.2%	0.4%	8
30 years (1991-2021)	27.7%	0.8%	16
20 years (2001-2021)	7.6%	0.4%	8
10 years (2011-2021)	-4.0%	-0.4%	-9

Sources: Statistics Canada (1971-2021)

The following are key observations from Tables 2.3 and 2.4 and Figure 2.2.

- Over its history, Beaverlodge has grown from a population of 211 in 1931 to 2,271 in 2021.
- The Town’s population recently peaked at 2,465 in 2016.
- Beaverlodge’s population has increased by 94% over the past 50 years.

2.3 Town of Sexsmith Historical Population Growth

Table 2.5 presents the Town of Sexsmith’s historical population growth according to federal census results (refer to the rows in grey) and municipal census results since 1960. Overall percentage changes and CAGRs between federal and municipal censuses are presented. **Figure 2.3** illustrates the Town’s historical population growth since 1971. **Table 2.6** presents Sexsmith’s growth rates over various intervals from 1971, ranging from the past 10 years to the past 50 years.

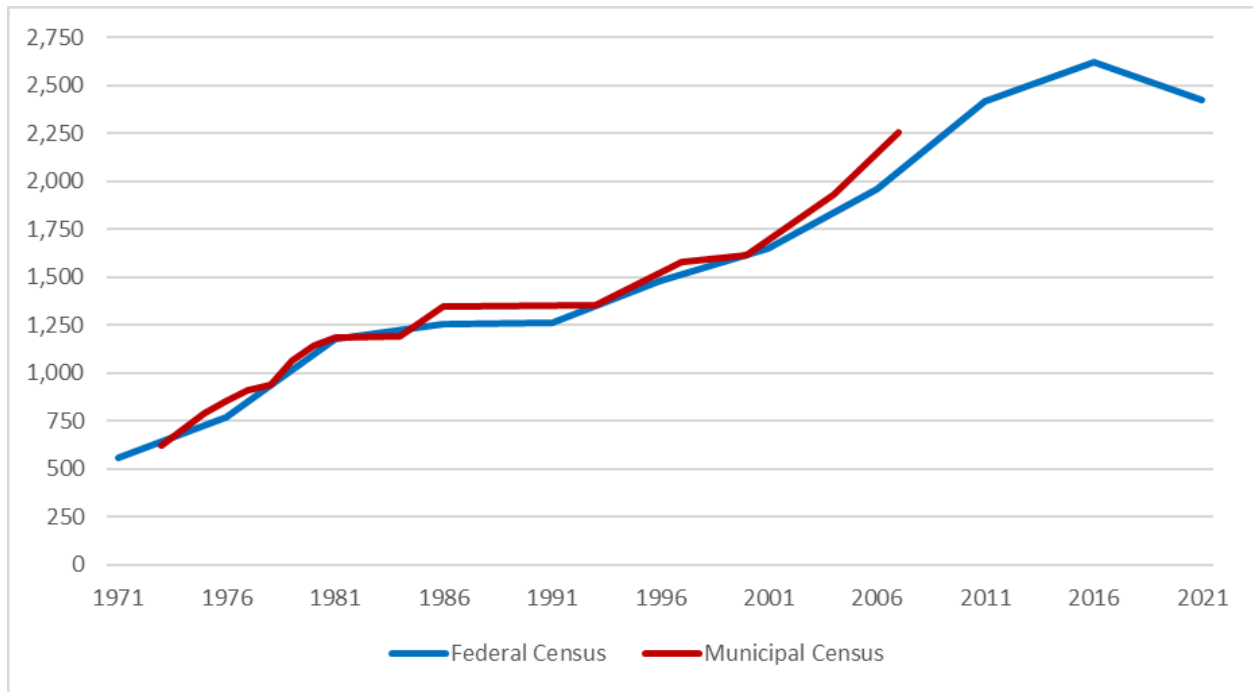
Table 2.5: Town of Sexsmith Historical Population Growth, 1931-2021

Year	Federal Census				Municipal Census		
	Original Population	Adjusted Population ⁴	Percentage Change	CAGR	Population	Percentage Change	CAGR
1931	304	—	—	—	—	—	—
1936	298	—	-2.0%	-0.4%	—	—	—
1941	325	—	9.1%	1.7%	—	—	—
1946	302	—	-7.1%	-1.5%	—	—	—
1951	331	—	9.6%	1.9%	—	—	—
1956	345	—	4.2%	0.8%	—	—	—
1960	—	—	—	—	435	—	—
1961	531	—	53.9%	9.0%	442	1.6%	1.6%
1962	—	—	—	—	451	2.0%	2.0%
1963	—	—	—	—	531	17.7%	17.7%
1966	491	—	-7.5%	-1.6%	—	—	—
1971	559	593	13.8%	2.6%	—	—	—
1973	—	—	—	—	622	17.1%	1.6%
1975	—	—	—	—	790	27.0%	12.7%
1976	770	—	29.8%	5.4%	858	8.6%	8.6%
1977	—	—	—	—	912	6.3%	6.3%
1978	—	—	—	—	937	2.7%	2.7%
1979	—	—	—	—	1,064	13.6%	13.6%
1980	—	—	—	—	1,141	7.2%	7.2%
1981	1,180	—	53.2%	8.9%	1,184	3.8%	3.8%
1984	—	—	—	—	1,192	0.7%	0.2%
1986	1,256	—	6.4%	1.3%	1,345	12.8%	6.2%
1991	1,260	—	0.3%	0.1%	—	—	—
1993	—	—	—	—	1,354	0.7%	0.1%
1996	1,481	—	17.5%	3.3%	—	—	—
1997	—	—	—	—	1,578	16.5%	3.9%
2000	—	—	—	—	1,615	2.3%	0.8%
2001	1,653	—	11.6%	2.2%	—	—	—
2004	—	—	—	—	1,934	19.8%	4.6%
2006	1,959	—	18.5%	3.5%	—	—	—
2007	—	—	—	—	2,255	16.6%	5.3%
2011	2,418	—	23.4%	4.3%	—	—	—
2016	2,620	—	8.4%	1.6%	—	—	—
2021	2,427	—	-7.4%	-1.5%	—	—	—

Sources: Statistics Canada (1931-2021) & Alberta Municipal Affairs (1960-2023)

⁴ Adjusted due to municipal boundary changes that occurred between federal censuses.

Figure 2.3: Town of Sexsmith Historical Population Growth, 1931-2021



Sources: Statistics Canada (1931-2021) & Alberta Municipal Affairs (1960-2023)

Table 2.6: Town of Sexsmith Historical Population Growth Over Various Intervals, 1971-2021

Time Period	Change Over Period	CAGR	Average People per Year
50 years (1971-2021)	309.3%	2.9%	37
40 years (1981-2021)	105.7%	1.8%	31
30 years (1991-2021)	92.6%	2.2%	39
20 years (2001-2021)	46.8%	1.9%	39
10 years (2011-2021)	0.4%	0.0%	1

Sources: Statistics Canada (1971-2021)

The following are key observations from Tables 2.5 and 2.6 and Figure 2.3.

- Over its history, Sexsmith has grown from a population of 304 in 1931 to 2,427 in 2021.
- The Town’s population recently peaked at 2,620 in 2016.
- Sexsmith’s population has increased by 309% over the past 50 years.

2.4 Town of Wembley Historical Population Growth

Table 2.7 presents the Town of Wembley's historical population growth according to federal census results (refer to the rows in grey) and municipal census results since 1960. Overall percentage changes and CAGRs between federal and municipal censuses are presented. **Figure 2.4** illustrates the Town's historical population growth since 1971. **Table 2.8** presents Wembley's growth rates over various intervals from 1971, ranging from the past 10 years to the past 50 years.

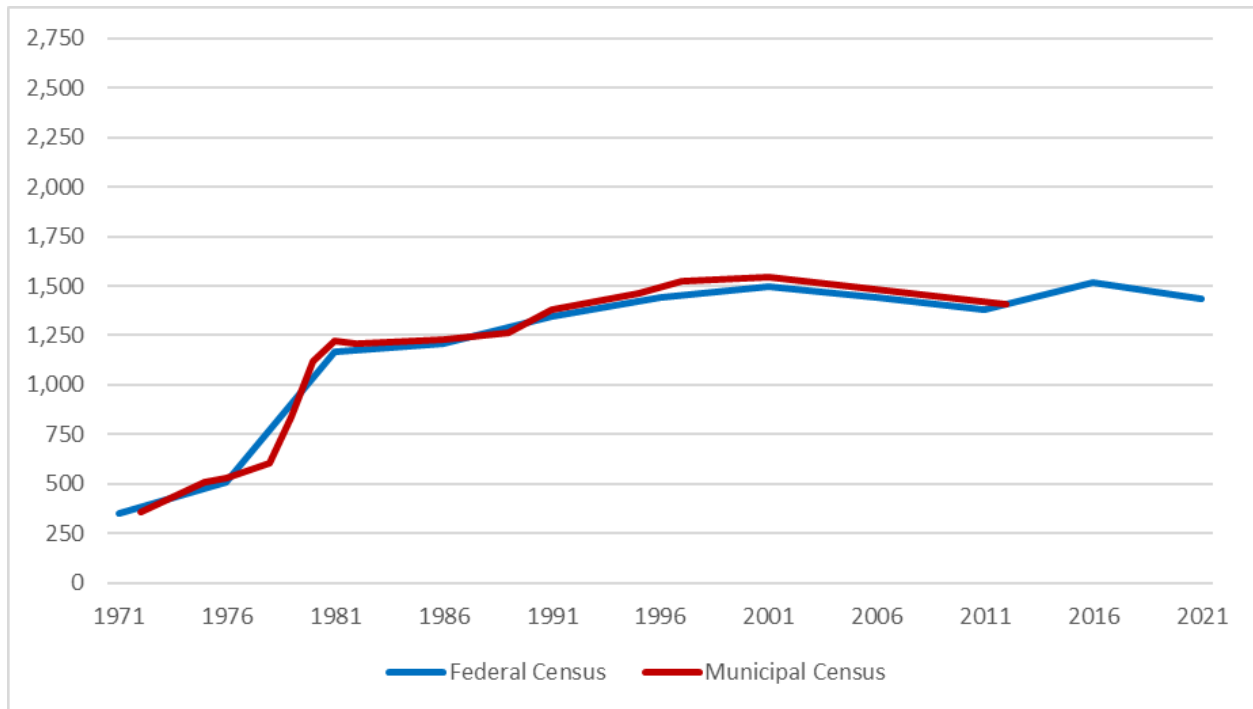
Table 2.7: Town of Wembley Historical Population Growth, 1931-2021

Year	Federal Census				Municipal Census		
	Original Population	Adjusted Population ⁵	Percentage Change	CAGR	Population	Percentage Change	CAGR
1931	183	—	—	—	—	—	—
1936	173	—	-5.5%	-1.1%	—	—	—
1941	188	—	8.7%	1.7%	—	—	—
1946	237	—	26.1%	4.7%	—	—	—
1951	251	—	5.9%	1.2%	—	—	—
1956	272	—	8.4%	1.6%	—	—	—
1960	—	—	—	—	319	—	—
1961	303	—	11.4%	2.2%	272	-14.7%	-14.7%
1962	—	—	—	—	330	21.3%	21.3%
1963	—	—	—	—	324	-1.8%	-1.8%
1965	—	—	—	—	338	4.3%	2.1%
1966	299	—	-1.3%	-0.3%	330	-2.4%	-2.4%
1967	—	—	—	—	298	-9.7%	-9.7%
1969	—	—	—	—	321	7.7%	3.8%
1971	348	372	16.4%	3.1%	—	—	—
1972	—	—	—	—	360	12.1%	3.9%
1975	—	—	—	—	510	41.7%	12.3%
1976	507	—	36.3%	6.4%	531	4.1%	4.1%
1978	—	—	—	—	608	14.5%	7.0%
1979	—	—	—	—	835	37.3%	37.3%
1980	—	—	—	—	1,119	34.0%	34.0%
1981	1,169	1,176	130.6%	18.2%	1,221	9.1%	9.1%
1982	—	—	—	—	1,209	-1.0%	-1.0%
1986	1,208	—	2.7%	0.5%	1,227	1.5%	0.4%
1989	—	—	—	—	1,264	3.0%	1.0%
1991	1,347	—	11.5%	2.2%	1,382	9.3%	4.6%
1993	—	—	—	—	1,424	3.0%	1.5%
1995	—	—	—	—	1,463	2.7%	1.4%
1996	1,441	—	7.0%	1.4%	—	—	—
1997	—	—	—	—	1,523	4.1%	2.0%
2001	1,497	—	3.9%	0.8%	1,542	1.2%	0.3%
2006	1,443	—	-3.6%	-0.7%	—	—	—
2011	1,383	—	-4.2%	-0.8%	—	—	—
2012	—	—	—	—	1,410	-8.6%	-0.8%
2016	1,516	—	9.6%	1.9%	—	—	—
2021	1,432	—	-5.5%	-1.1%	—	—	—

Sources: Statistics Canada (1931-2021) & Alberta Municipal Affairs (1960-2023)

⁵ Adjusted due to municipal boundary changes that occurred between federal censuses.

Figure 2.4: Town of Wembley Historical Population Growth, 1931-2021



Sources: Statistics Canada (1931-2021) & Alberta Municipal Affairs (1960-2023)

Table 2.8: Town of Wembley Historical Population Growth Over Various Intervals, 1971-2021

Time Period	Change Over Period	CAGR	Average People per Year
50 years (1971-2021)	284.9%	2.7%	21
40 years (1981-2021)	21.8%	0.5%	6
30 years (1991-2021)	6.3%	0.2%	3
20 years (2001-2021)	-4.3%	-0.2%	-3
10 years (2011-2021)	3.5%	0.3%	5

Sources: Statistics Canada (1971-2021)

The following are key observations from Tables 2.7 and 2.8 and Figure 2.4.

- Over its history, Wembley has grown from a population of 183 in 1931 to 1,432 in 2021.
- The Town's federal census population recently peaked at 1,516 in 2016.
- Wembley's population has increased by 285% over the past 50 years.

2.5 Hamlet of Hythe Historical Population Growth

Table 2.9 presents the Hamlet of Hythe’s historical population growth according to federal census results (refer to the rows in grey) and municipal census results since 1960. Overall percentage changes and CAGRs between federal and municipal censuses are presented. **Figure 2.5** illustrates the Hamlet’s historical population growth since 1971. **Table 2.10** presents Hythe’s growth rates over various intervals from 1971, ranging from the past 10 years to the past 50 years.

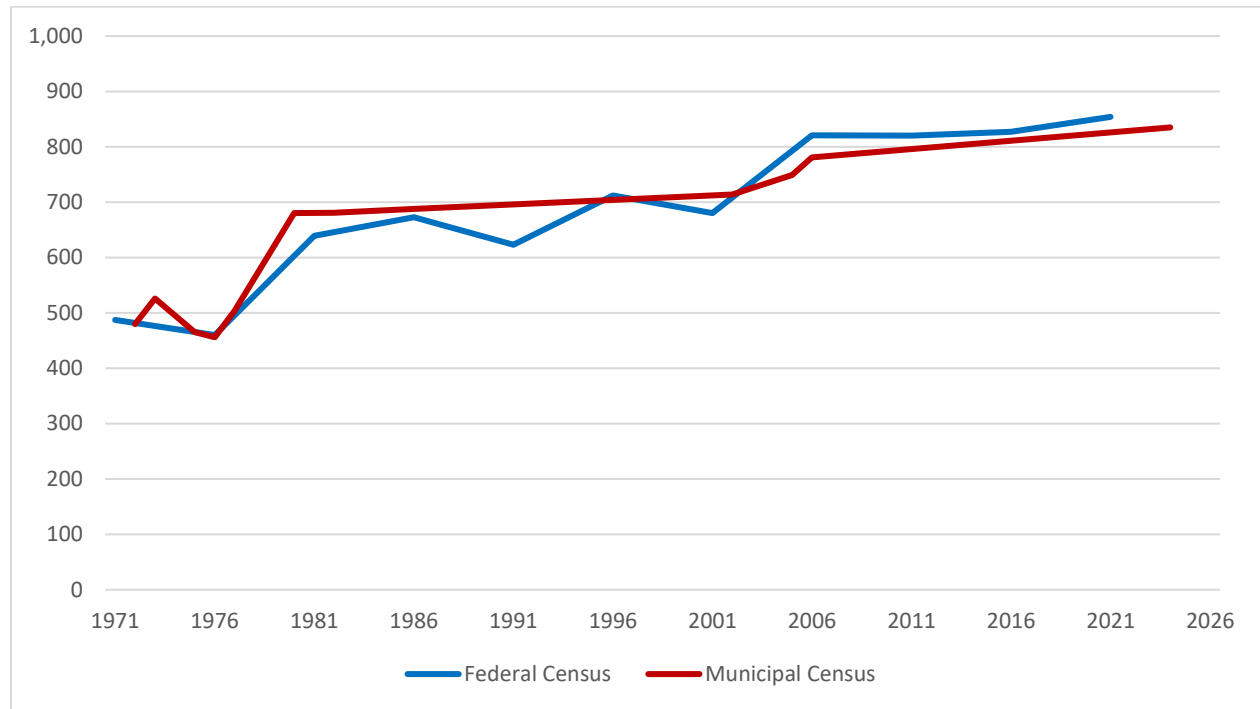
Table 2.9: Hamlet of Hythe Historical Population Growth, 1931-2024

Year	Federal Census				Municipal Census		
	Original Population	Adjusted Population ⁶	Percentage Change	CAGR	Population	Percentage Change	CAGR
1931	278	—	—	—	—	—	—
1936	260	—	-6.5%	-1.3%	—	—	—
1941	247	—	-5.0%	-1.0%	—	—	—
1946	288	—	16.6%	3.1%	—	—	—
1951	342	—	18.8%	3.5%	—	—	—
1956	481	—	40.6%	7.1%	—	—	—
1960	—	—	—	—	484	—	—
1961	449	—	-6.7%	-1.4%	—	—	—
1963	—	—	—	—	558	15.3%	4.9%
1966	445	—	-0.9%	-0.2%	—	—	—
1968	—	—	—	—	497	-10.9%	-2.3%
1971	487	—	9.4%	1.8%	—	—	—
1972	—	—	—	—	480	-3.4%	-0.9%
1973	—	—	—	—	526	9.6%	9.6%
1975	—	—	—	—	465	-11.6%	-6.0%
1976	460	477	-5.5%	-1.1%	456	-1.9%	-1.9%
1977	—	—	—	—	504	10.5%	10.5%
1980	—	—	—	—	680	34.9%	10.5%
1981	639	—	34.0%	6.0%	—	—	—
1982	—	—	—	—	681	0.1%	0.1%
1986	673	—	5.3%	1.0%	688	1.0%	0.3%
1991	623	—	-7.4%	-1.5%	—	—	—
1996	712	—	14.3%	2.7%	—	—	—
2001	680	—	-4.5%	-0.9%	—	—	—
2002	—	—	—	—	714	3.8%	0.2%
2005	—	—	—	—	749	4.9%	1.6%
2006	821	—	20.7%	3.8%	781	4.3%	4.3%
2011	820	—	-0.1%	0.0%	—	—	—
2016	827	—	0.9%	0.2%	—	—	—
2021	854	—	3.3%	0.6%	—	—	—
2024	—	—	—	—	835	6.9%	0.4%

Sources: Statistics Canada (1931-2021), Alberta Municipal Affairs (1960-2023) and County of Grande Prairie No. 1 (2024)

⁶ Adjusted due to municipal boundary changes that occurred between federal censuses.

Figure 2.5: Hamlet of Hythe Historical Population Growth, 1931-2021



Sources: Statistics Canada (1931-2021), Alberta Municipal Affairs (1960-2023) and County of Grande Prairie No. 1 (2024)

Table 2.10: Hamlet of Hythe Historical Population Growth Over Various Intervals, 1971-2021

Time Period	Change Over Period	CAGR	Average People per Year
50 years (1971-2021)	75.4%	1.1%	7
40 years (1981-2021)	33.6%	0.7%	5
30 years (1991-2021)	37.1%	1.1%	8
20 years (2001-2021)	25.6%	1.1%	9
10 years (2011-2021)	4.1%	0.4%	3

Sources: Statistics Canada (1971-2021)

The following are key observations from Tables 2.9 and 2.10 and Figure 2.5.

- Over its history, Hythe has grown from a population of 278 in 1931 to 835 in 2024.
- The Hamlet’s population recently peaked at 854 in 2021.
- Hythe’s population has increased by 75% over the past 50 years.

2.6 Hamlet of Clairmont Historical Population Growth

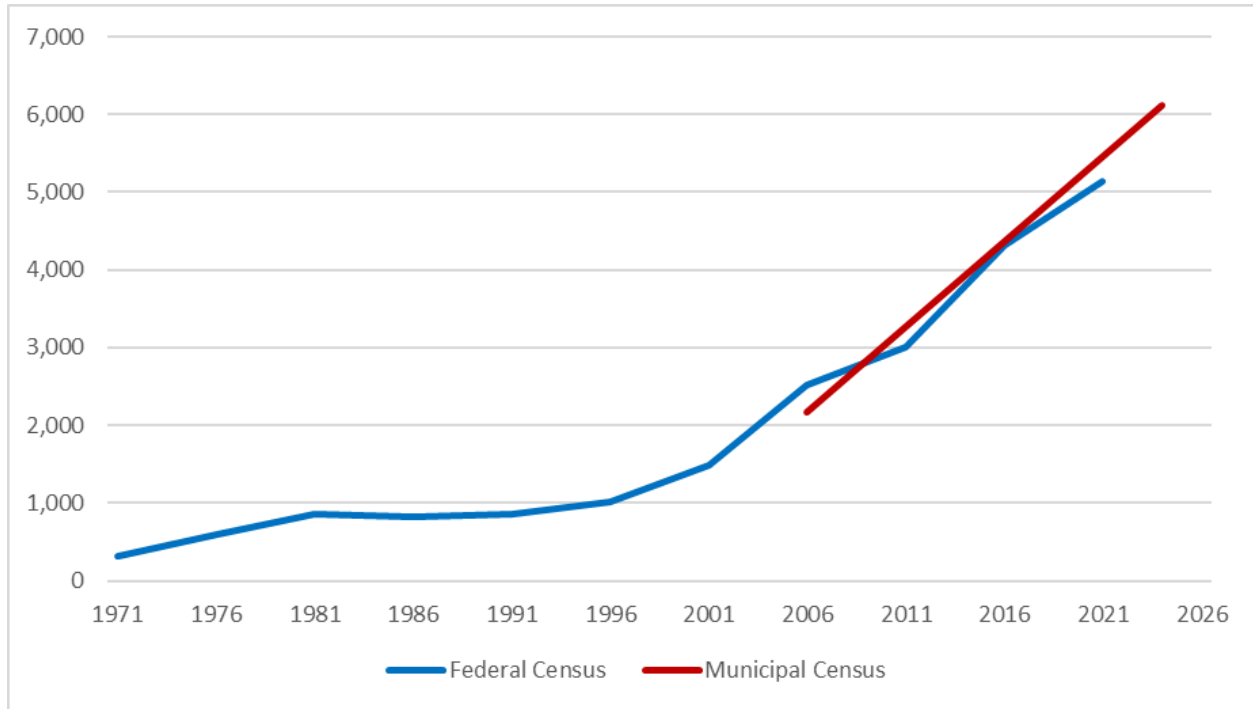
Table 2.11 presents the Hamlet of Clairmont's historical population growth according to federal census results (refer to the rows in grey) and municipal census results since 2006. Overall percentage changes and CAGRs between federal and municipal censuses are presented. **Figure 2.6** illustrates the Hamlet's historical population growth since 1971. **Table 2.12** presents Clairmont's growth rates over various intervals from 1971, ranging from the past 10 years to the past 50 years.

Table 2.11: Hamlet of Clairmont Historical Population Growth, 1931-2021

Year	Federal Census			Municipal Census		
	Population	Percentage Change	CAGR	Population	Percentage Change	CAGR
1931	110	—	—	—	—	—
1936	104	-5.5%	-1.1%	—	—	—
1941	102	-1.9%	-0.4%	—	—	—
1951	71	-30.4%	-3.6%	—	—	—
1956	164	131.0%	18.2%	—	—	—
1961	292	78.0%	12.2%	—	—	—
1966	274	-6.2%	-1.3%	—	—	—
1971	309	12.8%	2.4%	—	—	—
1976	599	93.9%	14.2%	—	—	—
1981	852	42.2%	7.3%	—	—	—
1986	817	-4.1%	-0.8%	—	—	—
1991	864	5.8%	1.1%	—	—	—
1996	1,021	18.2%	3.4%	—	—	—
2001	1,481	45.1%	7.7%	—	—	—
2006	2,517	70.0%	11.2%	2,174	—	—
2011	2,999	19.1%	3.6%	—	—	—
2016	4,313	43.8%	7.5%	—	—	—
2021	5,135	19.1%	3.6%	—	—	—
2024	—	—	—	6,123	181.6%	5.9%

Sources: Statistics Canada (1931-2021), Alberta Municipal Affairs (1960-2023) and County of Grande Prairie No. 1 (2006-2024)

Figure 2.6: Hamlet of Clairmont Historical Population Growth, 1931-2021



Sources: Statistics Canada (1931-2021), Alberta Municipal Affairs (1960-2023) and County of Grande Prairie No. 1 (2006-2024)

Table 2.12: Hamlet of Clairmont Historical Population Growth Over Various Intervals, 1971-2021

Time Period	Change Over Period	CAGR	Average People per Year
50 years (1971-2021)	1561.8%	5.8%	97
40 years (1981-2021)	502.7%	4.6%	107
30 years (1991-2021)	494.3%	6.1%	142
20 years (2001-2021)	246.7%	6.4%	183
10 years (2011-2021)	71.2%	5.5%	214

Sources: Statistics Canada (1971-2021)

The following are key observations from Tables 2.11 and 2.12 and Figure 2.6.

- Over its history, Clairmont has grown from a population of 110 in 1931 to 6,123 in 2024.
- The Hamlet's population is at an all-time high of 6,123 as of 2024.
- Clairmont's population has increased over 1,500% over the past 50 years.

2.7 Historical Population Growth of Other Hamlets in the County

Table 2.13 presents the historical population growth of the County’s remaining 13 hamlets according to federal census results (refer to the rows in grey) since 1971, where available, and the 2024 municipal census. Overall percentage changes are also provided.

Table 2.13: Historical Population Growth of Other Hamlets in the County of Grande Prairie, 1941-2024

Year	Bezanson		Buffalo Lakes		Demmitt		Dimsdale		Elmworth		Goodfare		Halcourt		Huallen		La Glace		Lymburn		Teepee Creek		Valhalla Centre		Wedgewood		
	Pop.	Change	Pop.	Change	Pop.	Change	Pop.	Change	Pop.	Change	Pop.	Change	Pop.	Change	Pop.	Change	Pop.	Change	Pop.	Change	Pop.	Change	Pop.	Change	Pop.	Change	
1941	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	45	—	—	—	—	—	59	—	—	—	—
1951	65	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	120	166.7%	—	—	—	—	79	33.9%	—	—	
1956	73	12.3%	—	—	—	—	—	—	—	—	—	—	—	—	—	—	119	-0.8%	—	—	—	—	67	-15.2%	—	—	
1961	68	-6.8%	—	—	—	—	—	—	—	—	—	—	—	—	—	—	95	-20.2%	—	—	—	—	58	-13.4%	—	—	
1966	67	-1.5%	—	—	—	—	—	—	—	—	—	—	—	—	—	—	102	7.4%	—	—	—	—	59	1.7%	—	—	
1971	54	-19.4%	—	—	—	—	—	—	—	—	25	—	—	—	—	—	92	-9.8%	—	—	—	—	36	-39.0%	—	—	
1976	65	20.4%	—	—	—	—	—	—	—	—	31	24.0%	—	—	—	—	136	47.8%	—	—	—	—	32	-11.1%	—	—	
1981	87	33.8%	—	—	—	—	—	—	—	—	16	-48.4%	—	—	34	—	165	21.3%	14	—	25	—	45	40.6%	—	—	
1986	62	-28.7%	—	—	—	—	25	—	—	—	11	-31.3%	—	—	23	-32.4%	191	15.8%	—	—	—	—	48	6.7%	—	—	
1991	68	9.7%	—	—	—	—	—	—	—	—	—	—	—	—	28	21.7%	176	-7.9%	—	—	—	—	42	-12.5%	87	—	
1996	72	5.9%	—	—	—	—	—	—	—	—	—	—	—	—	—	—	200	13.6%	—	—	—	—	48	14.3%	—	—	
2001	81	12.5%	—	—	—	—	—	—	—	—	—	—	—	—	—	—	213	6.5%	—	—	—	—	52	8.3%	—	—	
2006	137	69.1%	—	—	—	—	—	—	—	—	—	—	—	—	—	—	205	-3.8%	—	—	—	—	60	15.4%	—	—	
2011	121	-11.7%	—	—	—	—	—	—	—	—	—	—	—	—	—	—	181	-11.7%	—	—	—	—	45	-25.0%	755	767.8%	
2016	107	-11.6%	—	—	—	—	—	—	—	—	—	—	—	—	—	—	211	16.6%	—	—	—	—	15	-66.7%	753	-0.3%	
2021	133	24.3%	—	—	—	—	—	—	—	—	—	—	—	—	—	—	179	-15.2%	—	—	—	—	40	166.7%	752	-0.1%	
2024	146	9.8%	5	—	0	—	29	16.0%	5	—	15	36.4%	10	—	10	-64.3%	174	-2.8%	5	-180.0%	20	-20.0%	38	-5.0%	736	-2.1%	

Sources: Statistics Canada (1941-2021) and County of Grande Prairie No. 1 (2024)

The following are key observations from Table 2.13.

- In the 38-year period between 1986 and 2024, La Glace has declined by 8.9% from 191 to 174 people while Valhalla Centre has declined by 21% from 48 to 38 people.
- Bezanson is the only hamlet that has consistently grown since 1986. It has grown by 135% from 62 to 146 people in 2024.
- Wedgewood has recently experienced population stabilization. Based on a review of the community, it is unlikely to accommodate further growth as it has been fully subdivided.
- The Hamlet of Demmitt is unpopulated.
- All remaining hamlets have little to no recorded population history and have population counts between 5 and 29.

2.8 Historical Population Growth of Urban Municipalities in Comparator Regions

Around a century ago, the six core urban communities in the Grande Prairie region – Beaverlodge, Clairmont, Grande Prairie, Hythe, Sexsmith, and Wembley – were all established as their local economies and access to rail enabled concentrations of people to settle within each. Shortly thereafter, Grande Prairie emerged as the high-growth regional centre while the other five communities grew at lesser rates. With the improvement of the automotive transportation system and with Grande Prairie reaching a critical population mass, bedroom community relationships began to establish between it and some of the remaining five communities.

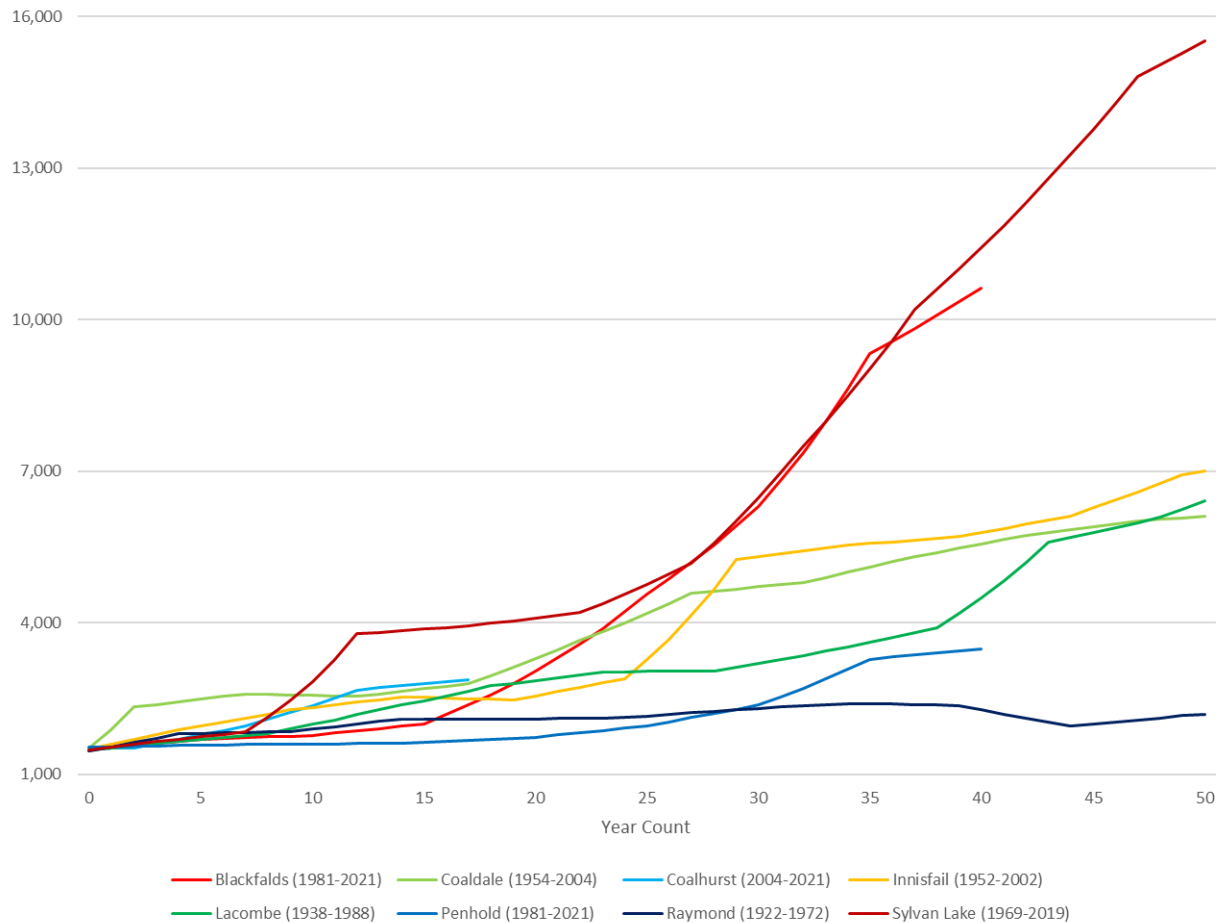
Today, Clairmont has emerged as the highest-growth bedroom community in the Grande Prairie region, though it is recognized that Clairmont also provides significant employment opportunities as well. There is also a recognizable bedroom community component to Sexsmith. Wembley is now also emerging as a bedroom community whereas some residents of Beaverlodge also commute to employment in Grande Prairie. Due to distance, Hythe is the one community with little to no bedroom community relationship with Grande Prairie.

The City of Grande Prairie, as of 2024, has a population of 70,385. The cities of Red Deer and Lethbridge, now with over 100,000 people each, have spurred significant bedroom community growth within their respective regions. It is realistic that the growth pressures they have generated on their neighbouring communities could be similarly experienced in the Grande Prairie region as the City of Grande Prairie grows towards 100,000 people itself.

Figure 2.7 illustrates the historical growth trajectories of eight communities in the Red Deer and Lethbridge regions since they surpassed the 1,500-mark, which is the approximate current size of Wembley. **Figure 2.8** illustrates the historical growth trajectories of the same communities since they surpassed the 2,500 people, which is near the peak sizes of Beaverlodge or Sexsmith to date. **Figure 2.9** does the same from a population of 5,000 onward for five of the eight communities in the Red Deer and Lethbridge regions as well as Clairmont given Clairmont surpassed this milestone in 2021.

Figures 2.7 through 2.9 provide ranges of potential future growth trajectories for Wembley, Beaverlodge, Sexsmith, and Clairmont based on past precedents in the Red Deer and Lethbridge regions. These can be compared with the forthcoming population projections prepared by Nichols to gain a honed understanding of how each is likely to grow in comparison to how these other communities have grown.

Figure 2.7: Historical Growth Trajectories of Comparator Communities From 1,500

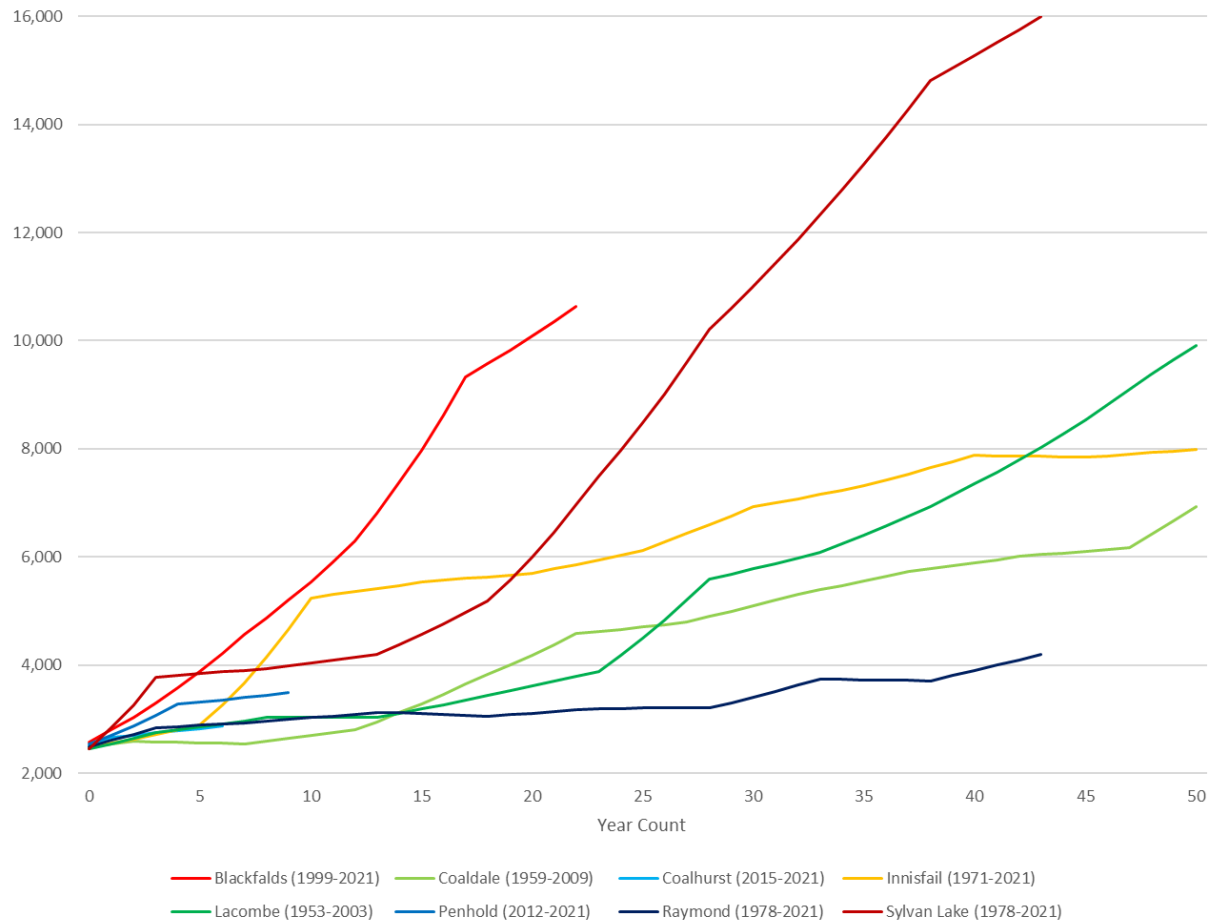


Source: Statistics Canada

The following are key observations from Figure 2.7.

- Since surpassing 1,500 people, Sylvan Lake began experiencing high levels of growth within seven years whereas high growth commenced for Blackfalds within 15 years.
- Coaldale, Innisfail, and Lacombe experienced steady growth to populations ranging from approximately 6,000 to 7,000 in their first 50 years since hitting the 1,500-mark
- Coalhurst and Penhold generally appear to be trending in the same direction as Coaldale, Innisfail, and Lacombe.
- Raymond is the lone municipality that experienced modest growth in its first 50 years.
- Overall, the 50-year growth precedents for Wembley reveal a vast range of growth possibilities from 1,500 to approximately 2,200 on the low end and approximately 15,500 on the high end.

Figure 2.8: Historical Growth Trajectories of Comparator Communities From 2,500

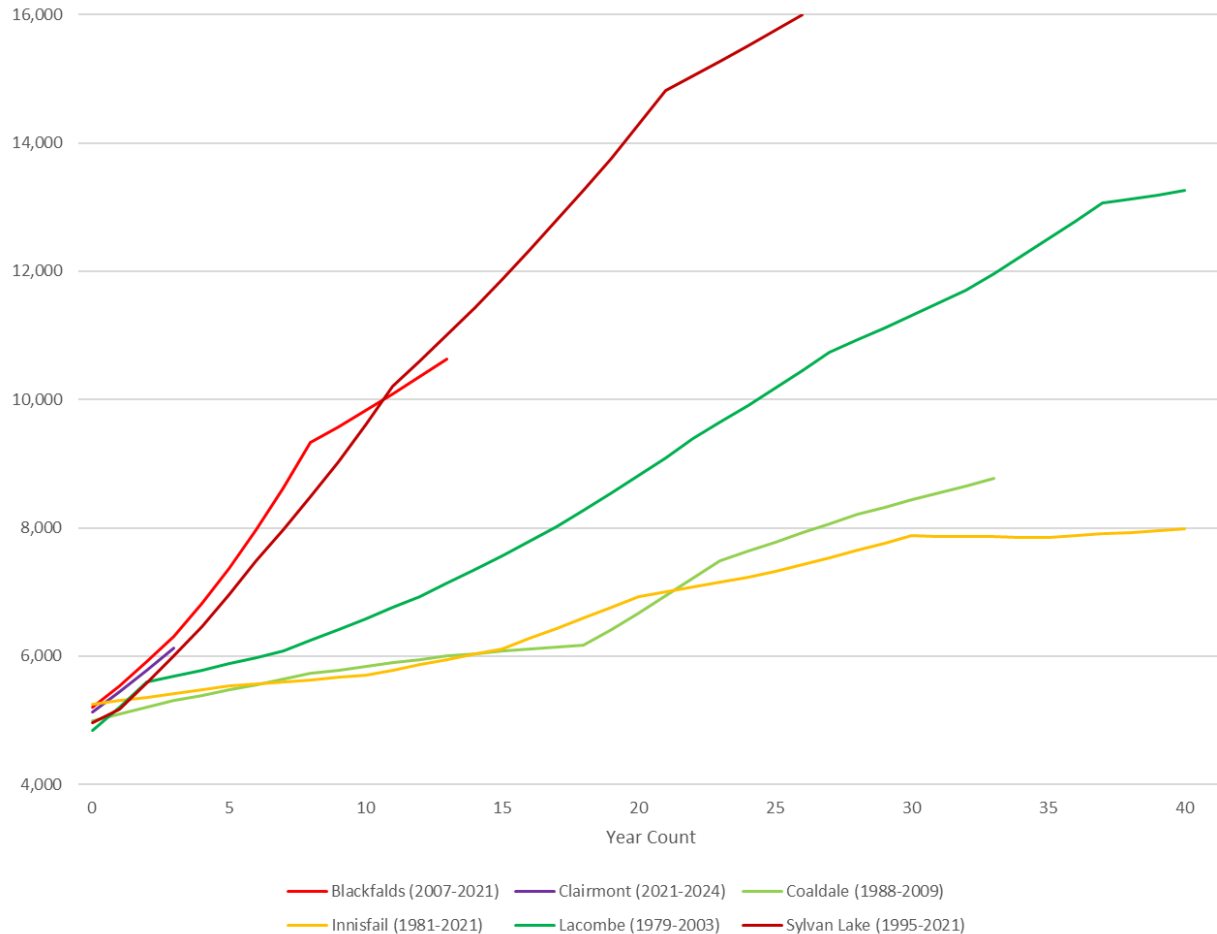


Source: Statistics Canada

The following are key observations from Figure 2.8.

- Since surpassing 2,500 people, Blackfalds and Sylvan Lake have both grown significantly while Innisfail grew significantly for a 10-year period.
- Coaldale, Innisfail, and Lacombe have generally experienced steady growth to populations ranging from approximately 7,000 to 10,000 in their first 50 years since hitting the 2,500-mark.
- Coalhurst and Penhold appear to generally be trending in the same direction as Coaldale, Innisfail, and Lacombe.
- Raymond continues to be the lone municipality that experienced modest growth since surpassing 2,500 but its growth has picked up over the past 15 years.
- Overall, the five precedents for Beaverlodge and Sexsmith have grown for 40+ years since reaching 2,500 people. Between them, they reveal a vast range of growth possibilities from 2,500 to approximately 3,900 on the low end and approximately 15,300 on the high end.

Figure 2.9: Historical Growth Trajectories of Comparator Communities From 5,000



Sources: Statistics Canada and County of Grande Prairie No. 1

The following are key observations from Figure 2.9.

- Since surpassing 5,000 people, Blackfalds and Sylvan Lake have both grown significantly and Clairmont’s path over the past three years emulates their trajectories.
- The growth trajectories of Coaldale, Innisfail, and Lacombe are steady and were all similar for the first several years but Lacombe has since pulled away from the other two.
- Overall, there are four precedents that have grown for 25+ years since reaching 5,000 people. These provide a range of future growth possibilities for Clairmont to a 25-year horizon. Between them, they reveal a range of growth possibilities from 5,000 to approximately 7,300 on the low end and approximately 15,800 on the high end.

2.9 Historical Population Growth of Rural and Specialized Municipalities in Comparator Regions

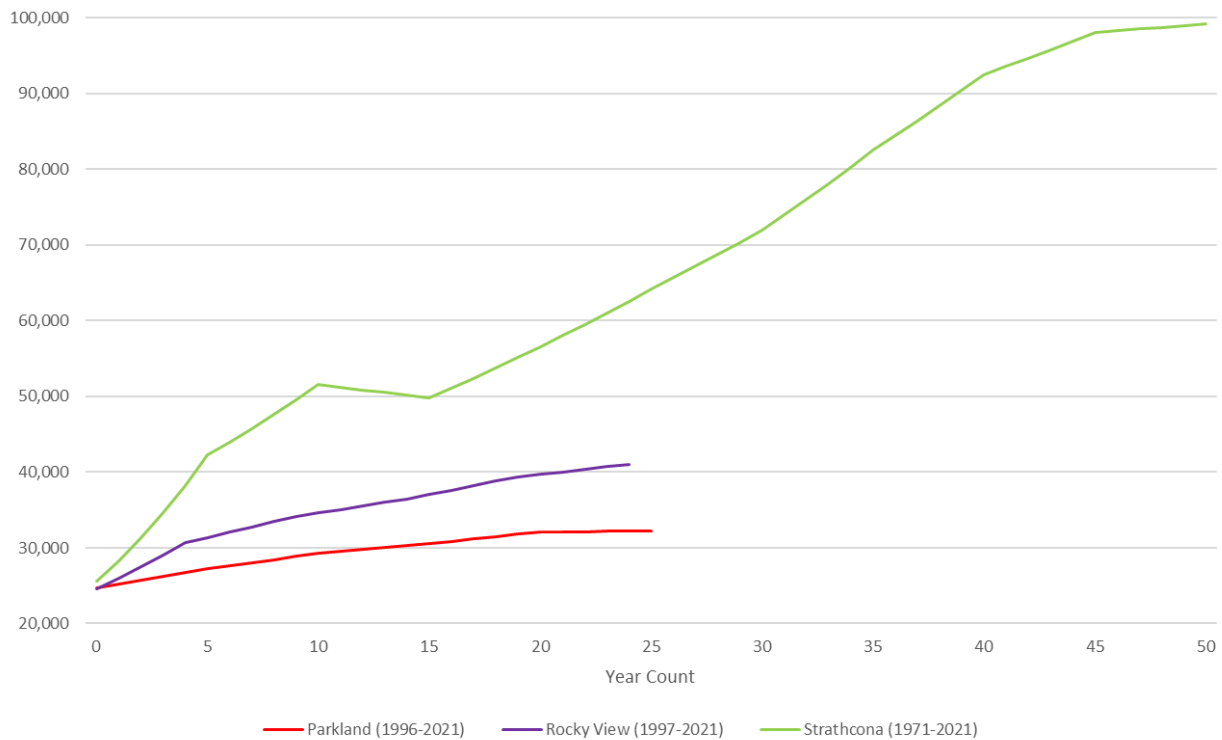
In **Section 2.8**, urban municipal growth in the comparator regions of Red Deer and Lethbridge were used to convey a range of future growth opportunities that could be experienced by Wembley, Beaverlodge, Sexsmith, and Clairmont based on actual precedent trajectories in these comparator regions. Use of the same regions was considered for doing the same for the County of Grande Prairie; however, the County is already larger in population than equivalent municipal districts in these regions.

To enable comparisons, the regions have been changed to Edmonton and Calgary, which feature two municipal districts – Rocky View County and Parkland County – and one specialized municipality – Strathcona County – that are larger than the County of Grande Prairie. Despite these regions being much larger and metropolitan in nature:

- Parkland County would be an appropriate comparator to the County of Grande Prairie if the County was to halt further urban growth in Clairmont as Parkland County does not have a larger urban community similar to Clairmont;
- Rocky View County is an appropriate comparator due to its development of Langdon east of Calgary, which is approximately the same size as Clairmont; and
- Strathcona County, despite it being a specialized municipality, is an appropriate comparator due to Sherwood Park, which was the same size 55 years ago as Clairmont is now.

Figure 2.10 illustrates the historical growth trajectories of Parkland County, Rocky View County, and Strathcona County since they surpassed the 25,000-mark, which was the approximate size of the County of Grande Prairie in 2021. It provides ranges of potential future growth trajectories for the County of Grande Prairie based on past precedents in the Edmonton and Calgary regions. These can be compared with the forthcoming population projections prepared by Nichols to gain a honed understanding of how each is likely to grow in comparison to how these other municipalities have grown.

Figure 2.10: Historical Growth Trajectories of Comparator Municipalities From 25,000



The following are key observations from Figure 2.10.

- Since surpassing 25,000 people, Parkland County has grown moderately in the ensuing 25 years while Rocky View County has grown more rapidly.
- In contrast, Strathcona County grew significantly within the first 25 years. The dip between years 10 and 15 were due to a significant annexation of land by Edmonton in the early 1980s.
- Overall, there are three precedents that have grown for 25+ years since reaching 25,000 people. These provide a range of future growth possibilities for the County of Grande Prairie to a 25-year horizon. Between them, they reveal a range of growth possibilities from 25,000 to approximately 32,000 on the low end and approximately 64,000 on the high end.

3.0 Demographic Profile and Emerging Trends Analysis

This section explores emerging demographic trends in the Region with respect to population, age, mobility status, education, employment, households, and housing. The County and its partner municipalities are individually profiled, and an overarching analysis of the region is presented in **Section 3.5**. Since one of the focus areas of this Regional Growth Study is housing, a summary and analysis of indicators associated with housing availability and affordability are presented in **Section 3.5.8**.

The main source of data for this analysis is Statistics Canada's 2021 Census of Population.^{7, 8}

3.1 County of Grande Prairie

3.1.1 Age

Demographic data from 2021 for the County of Grande Prairie indicated a relatively young population with a median age of 38.8. Around 22% of the population were children aged 0-14, 65% were youth and adults of working age (aged 15-64), and 13% were seniors (aged 65 and over). The County's population distribution reflected a high proportion of children aged 5-19, adults aged 39-39, and older adults aged 55-64.

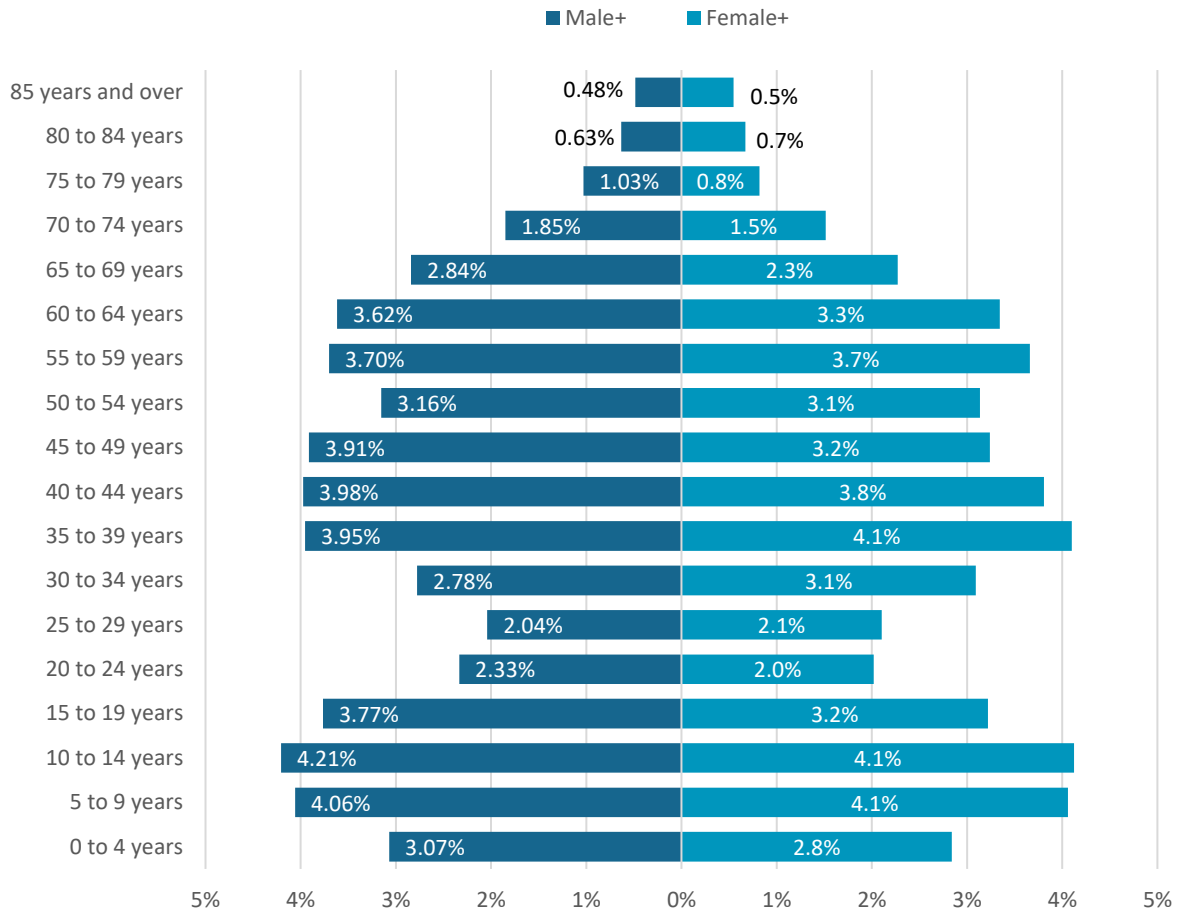
Over the next decade, children in the age cohorts 5-9 and 10-14 will become part of the working age population, replacing adults in the age cohorts 55-59 and 60-69, who will age into the senior category. These changes could increase the demand for senior care facilities and other age-friendly services and amenities.

In terms of gender, males made up 51.4% of the County's population and females represented the other 48.6%. The gender distribution across age cohorts was relatively even. It is important to note that the 2021 Statistics Canada census collected gender data from males, females and non-binary persons. Given that the non-binary population is small, the data for this category is not published to protect the confidentiality of respondents. Non-binary persons are distributed in the male and female categories, hence the labels "male +" and "female +".

⁷ Note that the County of Grande Prairie conducted a municipal census in 2024. However, the latest available data for all other partner municipalities at the time of writing this report was the 2021 Federal Census. Thus, to facilitate comparison, the 2021 census results were used across all municipalities.

⁸ The data presented in this section is as reported by StatCan. Note that in some cases, percentages may not add up to exactly 100% due to rounding in the source data.

Figure 3.1: Breakdown Population by Age Group and Gender, County of Grande Prairie, 2021



Source: Statistics Canada Census, 2021

3.1.2 Mobility Status

Based on 25% sample data, the mobility data for the County of Grande Prairie shows that 90% of residents did not move during the 1-year period prior to the census (i.e., 2020). Of the 9.4% of residents who were movers, 52.4% moved from within the County (non-migrants) and 47.6% moved from outside the County (migrants). The vast majority of migrants (98.5%) were internal, with 85.1% moving from within Alberta, and 14.9% moving from a different province. Only 1.5% of migrants moved from outside of Canada.

Table 3.1: Mobility Status 1-Year Ago, County of Grande Prairie, 2021

Characteristic	Number of Residents	%
Total - Mobility status 1 year ago - 25% sample data	23,025	100.0%
Non-movers	20,870	90.6%
Movers	2,155	9.4%
Non-migrants	1,130	52.4%
Migrants	1,025	47.6%
Internal migrants	1,010	98.5%
Intraprovincial migrants	860	85.1%
Interprovincial migrants	150	14.9%
External migrants	15	1.5%

Source: Statistics Canada Census, 2021

Five years prior to the 2021 census, 35.3% of County residents were movers. Among movers, 20.2% relocated within the County (non-migrants), while 79.8% came from outside (migrants). Nearly all migrants (98%) were internal, with most (87%) moving from within Alberta.

Table 3.2: Mobility Status 5-Years Ago, County of Grande Prairie, 2021

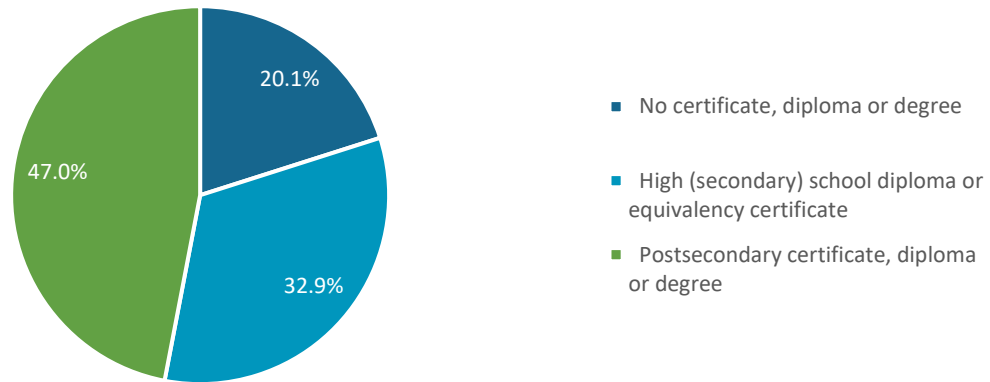
Characteristic	Number of Residents	%
Total - Mobility status 5 years ago - 25% sample data	21,925	100.0%
Non-movers	14,185	64.7%
Movers	7,740	35.3%
Non-migrants	1,565	20.2%
Migrants	6,175	79.8%
Internal migrants	6,050	98.0%
Intraprovincial migrants	5,315	87.9%
Interprovincial migrants	735	13.8%
External migrants	125	2.0%

Source: Statistics Canada Census, 2021

3.1.3 Education

In 2021, nearly half (47%) of the adult population in the County of Grande Prairie had a postsecondary certificate, diploma, or degree. The second-largest group, comprising 32.9% of adult residents, held a high school diploma or equivalency certificate. In contrast, 20.1% of adult residents had no formal certification, diploma, or degree. This distribution highlights a mixed educational profile, with varied degrees of educational attainment.

Figure 3.2: Highest Level of Education, County of Grande Prairie, 2021

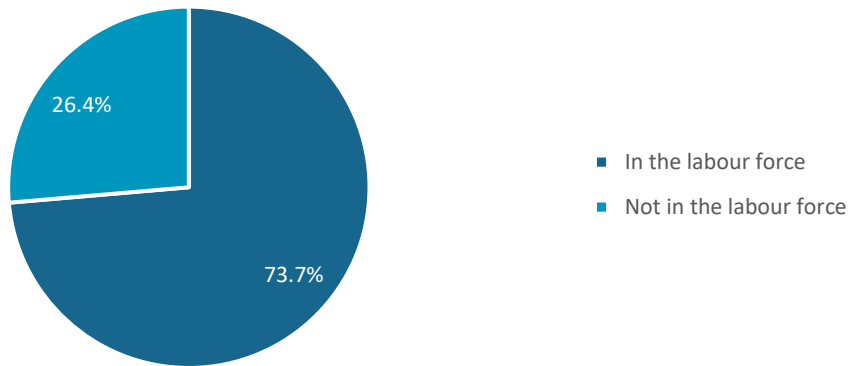


Source: Statistics Canada Census, 2021

3.1.4 Labour Force and Employment

In 2021, 73.7% of County residents were part of the labor force⁹ and 26.4% were not.

Figure 3.3: Labour Force Status, County of Grande Prairie, 2021

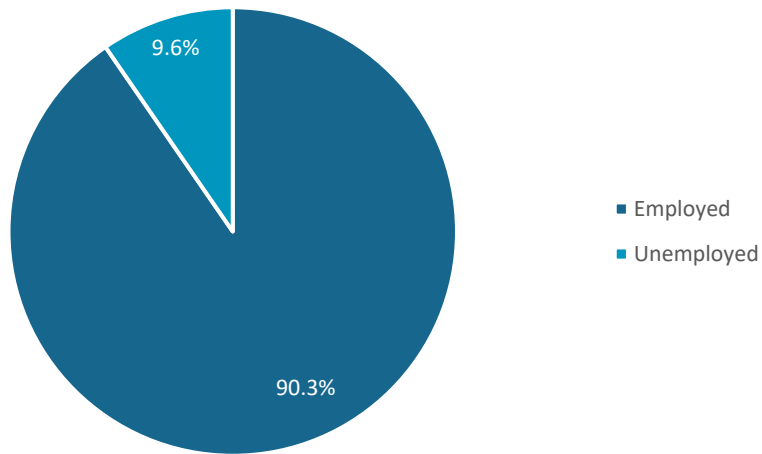


Source: Statistics Canada Census, 2021

Of the 73.7% of County residents who were in the labour force in 2021, 90.3% were employed and 9.6% were unemployed.

⁹ Residents aged 15 and over who are either employed or unemployed during a specific reference period. This encompasses those actively contributing to or available to contribute to the production of goods and services within the System of National Accounts production boundary.

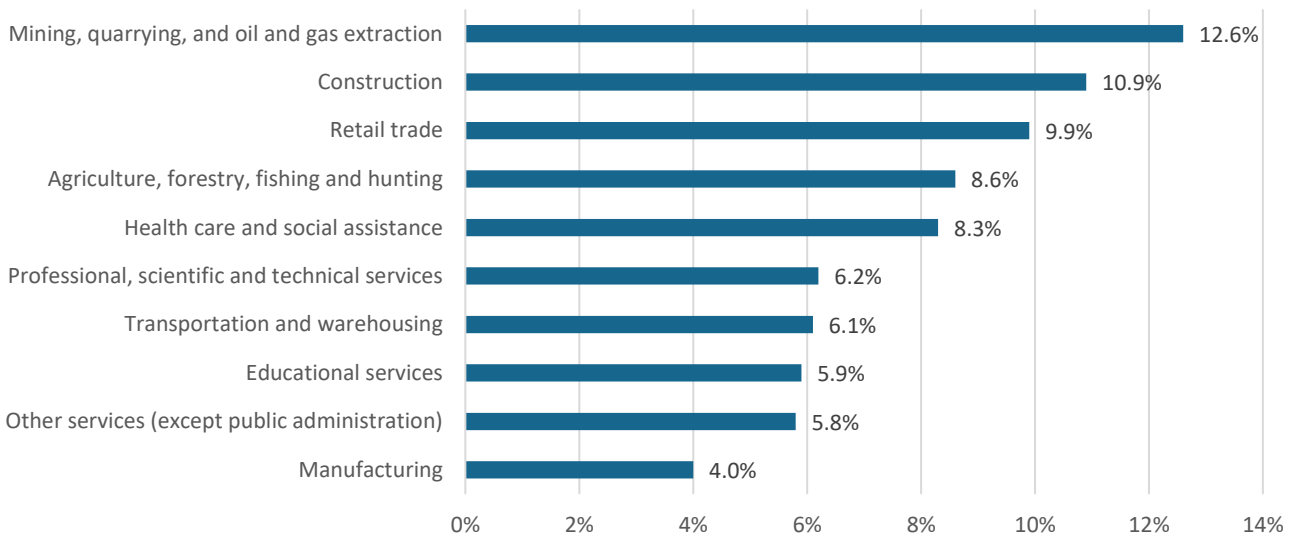
Figure 3.4: Employment Status, County of Grande Prairie, 2021



Source: Statistics Canada Census, 2021

In 2021, the primary industry sectors in the County were mining, quarrying, and oil and gas extraction, construction, and retail trade, representing 12.6%, 10.9%, and 9.9% of the County’s workforce, respectively.

Figure 3.5: Primary Industry Sectors, County of Grande Prairie, 2021



Source: Statistics Canada Census, 2021

3.1.5 Household Profile

Number of Households

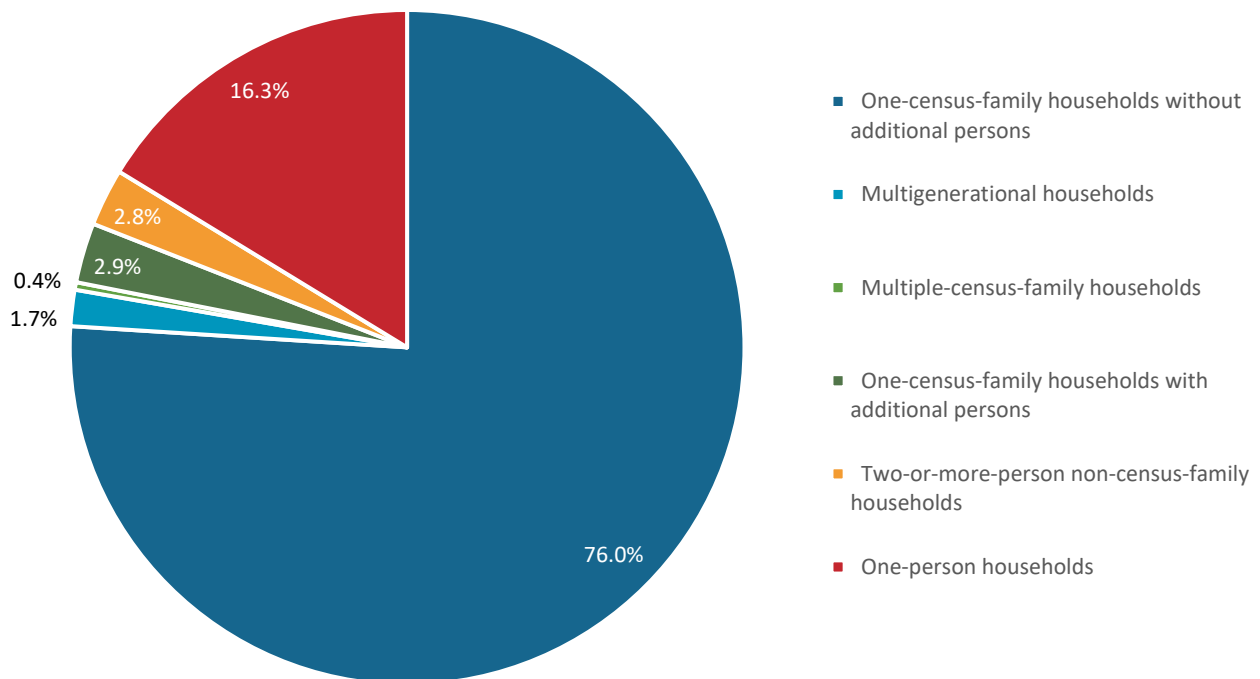
In 2021, there were 8,355 households in the County of Grande Prairie.

Household Type

In 2021, the largest proportion (76.0%) of households in the County of Grande Prairie were made up of one-census-family households without additional persons (i.e., family unit only), followed by one-person households (16.3%).

Of the one-census-family households without additional persons, 93.2% were comprised of couples and 6.8% consisted of one-parent families. Of the couple households, 53.2% reported having children and 46.8% did not.

Figure 3.6: Household Type, County of Grande Prairie, 2021

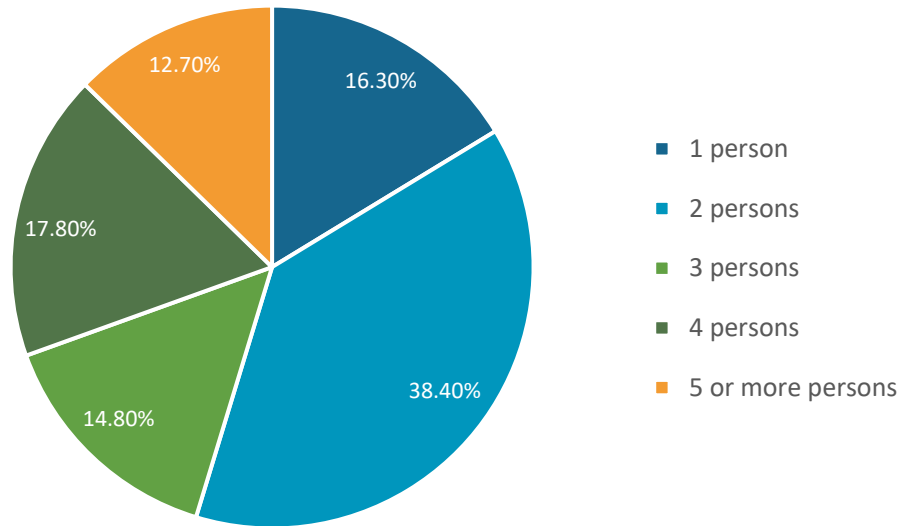


Source: Statistics Canada Census, 2021

Household Size

In 2021, the average household size in the County of Grande Prairie was 2.8, slightly above the provincial average of 2.6. The most common household size was 2-person households, comprising 38.4% of all households, followed by 4-person households (17.8%), 1-person households (16.3%), and 3-person households (14.8%). Meanwhile, larger households with 5 or more persons accounted for 12.7% of households, indicating a smaller but important segment of the population with larger household sizes.

Figure 3.7: Household Size within County of Grande Prairie, 2021

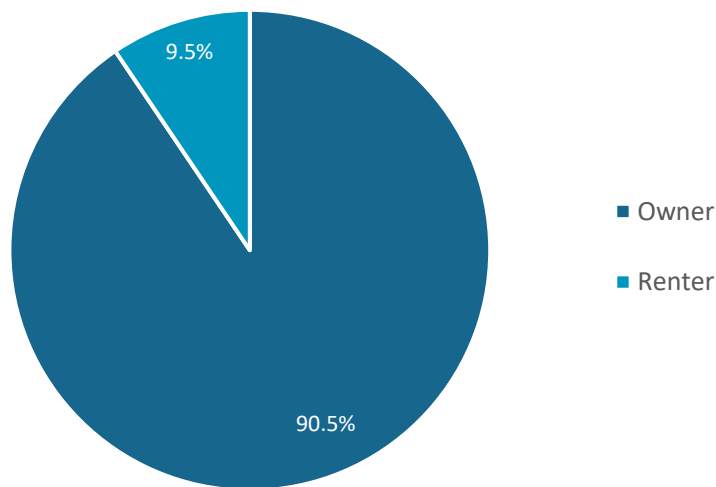


Source: Statistics Canada Census, 2021

Tenure

In 2021, homeownership was extremely prevalent in the County of Grande Prairie, with 90.5% of households owning their usual place of residence. Only 9.5% of households were renters. This rate of homeownership is the highest of all municipalities in the Grande Prairie region.

Figure 3.8: Household Tenure, County of Grande Prairie, 2021

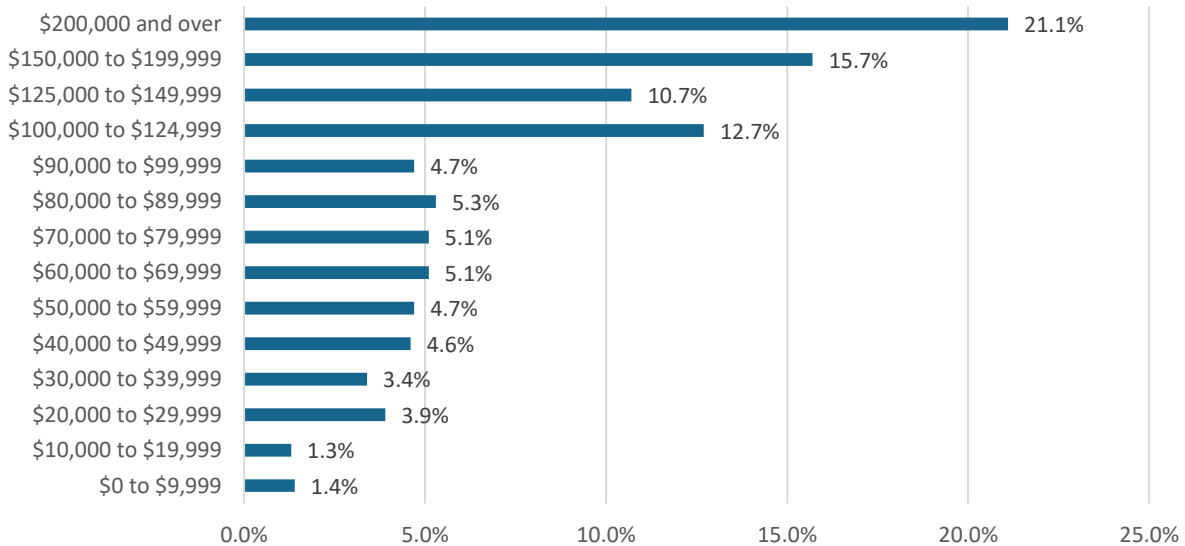


Source: Statistics Canada Census, 2021

Household Income¹⁰

In 2020, the median total income of County households was \$120,000. Over 60% of County households earned over \$100,000, with one in five households earning \$200,000 and over (21.1%). 25% of County households earned between \$50,000 and \$100,000, and 15% earned below \$50,000.

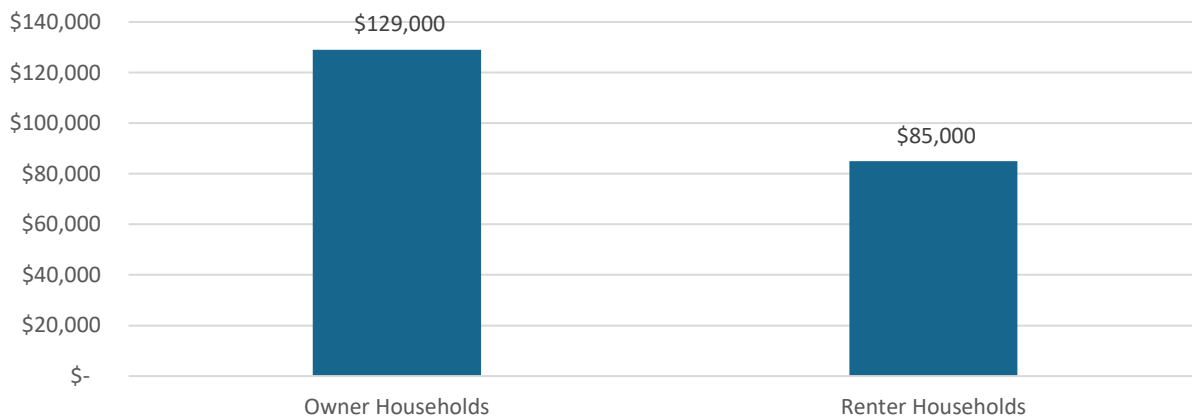
Figure 3.9: Distribution of Households by Income, County of Grande Prairie, 2020



Source: Statistics Canada Census, 2021

There are significant differences, however, when median household income is broken down by tenure. In 2020, the median household income of homeowners in Grande Prairie was \$129,000, while the median household income for renters was significantly lower at \$85,000. The income gap between owner and renter households was around \$44,000.

Figure 3.10: Median Household Income by Tenure, County of Grande Prairie, 2020



Source: Statistics Canada Census, 2021

¹⁰ It is important to note that some incomes may have been higher than usual in 2020 due to temporary COVID-19 benefits.

Households in Core Housing Need¹¹

Core housing need is a method to identify households which are not able to find and maintain housing that meets their needs. It is an indicator that was developed by the Canada Mortgage and Housing Corporation (CMHC) and used nationally to collect information on housing needs as part of the Statistics Canada Census.

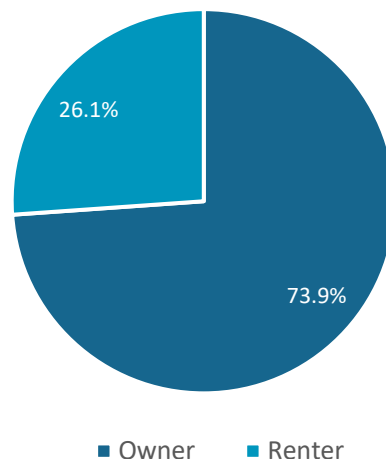
CMHC defines a household as being in core housing need if its housing falls below at least one of the affordability suitability, or adequacy standards, and the household would have to spend 30% or more of its total before-tax income to pay the median shelter cost rent of alternative local housing option that is acceptable (meets all three housing standards):

- **Affordable** dwellings cost less than 30% of total before-tax household income.
- **Suitable** housing has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- **Adequate** housing is reported by their residents as not requiring any major repairs.
- *A household is **not in core housing need** if its housing meets all the adequacy, suitability, and affordability standards; or if a household's housing does not meet one or more of these standards, but it has sufficient income to obtain alternative local housing that is acceptable (meets all three standards).*

CMHC has determined that core housing needs looks beyond the current situation and considers a household's ability to improve their situation by moving to another home in their community that would meet the suitability, adequacy or affordability standards.

In 2021, 9.0% (670) of all County households were in core housing need. When breaking it down by tenure, 73.9% (495) of households in core housing need were homeowners and 26.1% (175) were renters.

Figure 3.11: Households in Core Housing Need by Tenure, County of Grande Prairie, 2021



Source: Statistics Canada Census, 2021

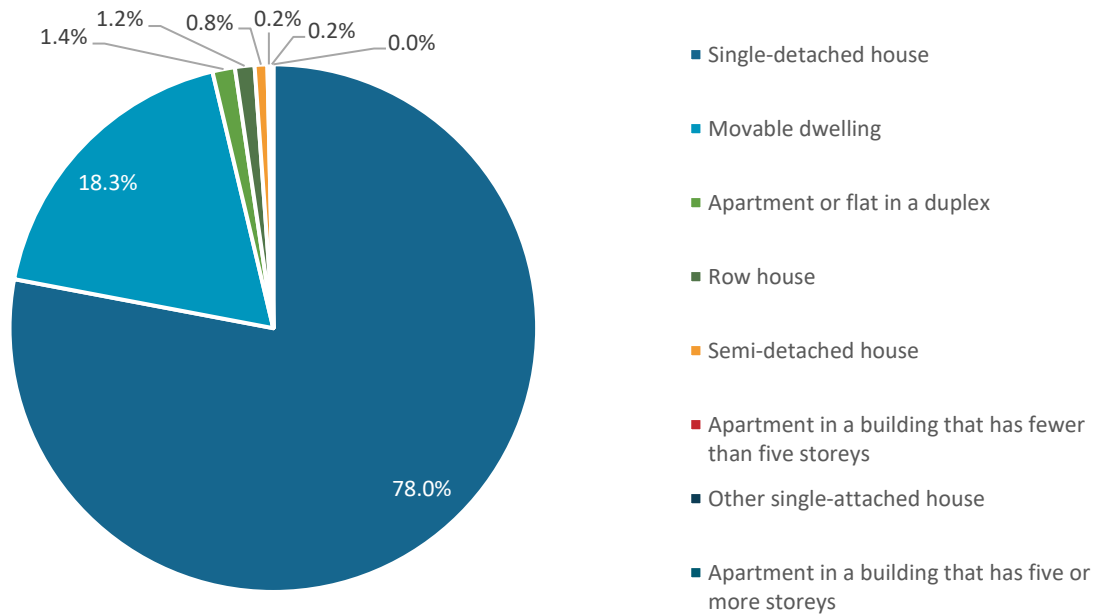
¹¹ It is important to note that core housing need may have been reported lower in 2021 due to temporarily inflated incomes from COVID-19 benefits.

3.1.6 Housing Profile

Dwelling Type

In 2021, there were a total of 24,815 privately occupied dwellings in the County. The majority of dwellings (78.0%) were single-detached, while 18.3% were movable, 1.5% were apartments or flats in a duplex, 1.2% were row houses. The remaining 1.1% were a combination of semi-detached (0.8%), apartments in a building with fewer than 5 storeys (0.2%), and other single-attached houses (0.2%). A large proportion of homes being single-detached and movable dwellings are typical within predominantly rural communities.

Figure 3.12: Dwelling Type, County of Grande Prairie, 2021

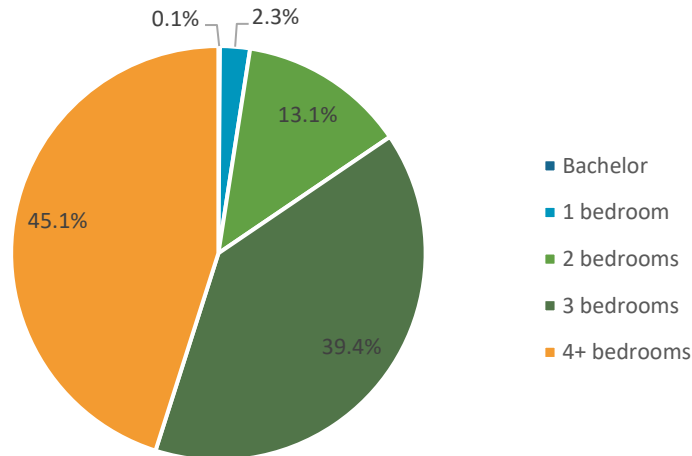


Source: Statistics Canada Census, 2021

Dwelling Size

In 2021, homes with 3 or more bedrooms accounted for 84.5% of all dwelling units in the County. Of these, 45.1% were 4 or more-bedroom units and 39.4% were 3-bedroom units. 13.1% were 2-bedroom units, 2.3% were 1-bedroom units, and 0.1% were bachelor units.

Figure 3.13: Dwelling Size, County of Grande Prairie, 2021

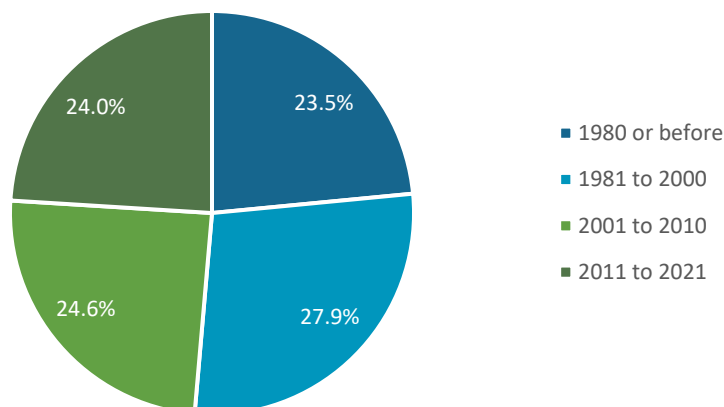


Source: Statistics Canada Census, 2021

Dwelling Age

As of 2021, almost half (48.6%) of the County's housing stock was built since 2001 (in the last two decades). 27.9% of dwelling units were constructed between 1981 and 2000, and 23.5% were constructed before 1980 (more than forty years ago). With almost half of dwelling units in the County being built in the last two decades, the housing stock is relatively new compared to other municipalities in the Grande Prairie region.

Figure 3.14: Dwellings by Period of Construction, County of Grande Prairie, 2021



Source: Statistics Canada Census, 2021

Rental Housing

In 2023, there were 36 primary rental units identified within the County of Grande Prairie; 11 were 2-bedroom units and 25 were 3+ bedroom units (CMHC Housing Market Information Portal, 2023). Despite this information, all other data was suppressed. Given the number of renter households in the County, it can be assumed there are approximately 790 homes available in the secondary rental market (i.e., homes that were not originally built for rental purposes, such as rented single-detached or mobile dwellings).

3.2 Town of Beaverlodge

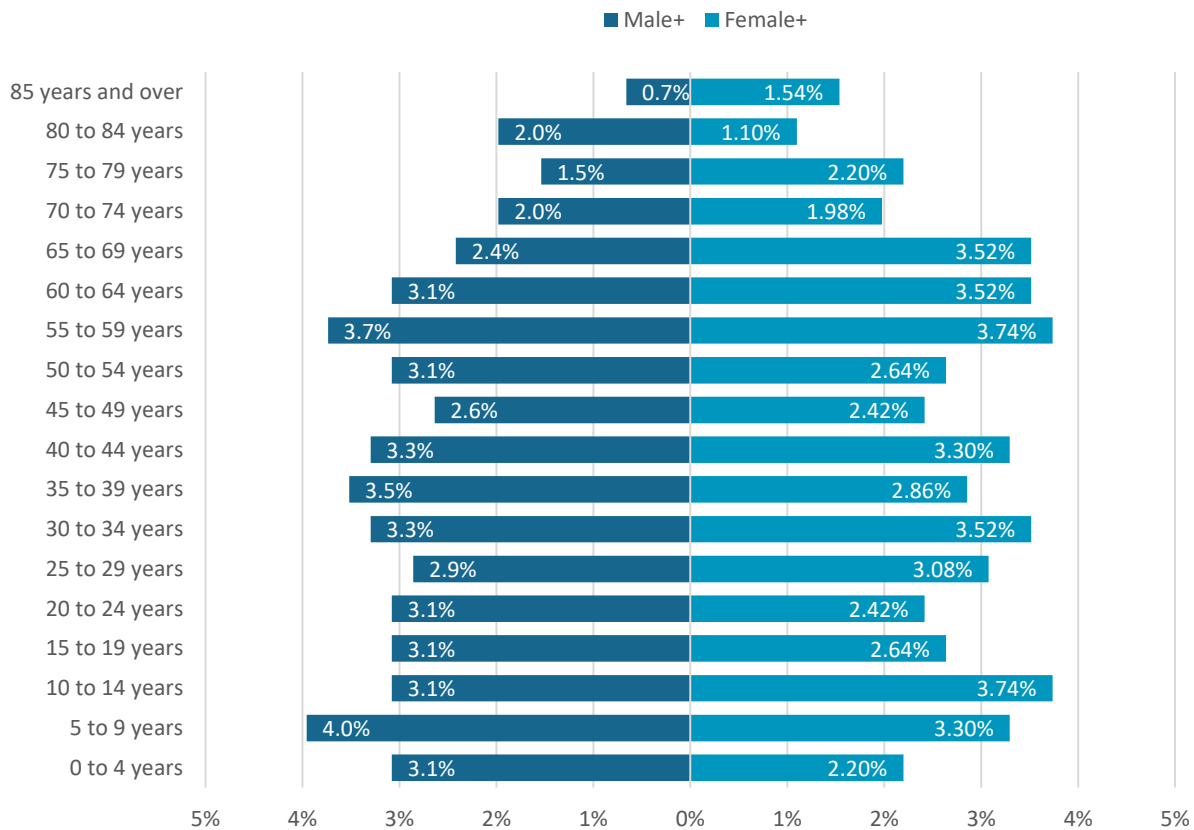
3.2.1 Age

Demographic data from 2021 for the Town of Beaverlodge generally indicated a middle-aged population with a median age of 40.0. Approximately 20% of the population were children aged 0-14, 61% were youth and adults of working age (aged 15-64), and 19% were seniors (ages 65 and over). The Town's population distribution reflected a high proportion of children aged 5-14, and older adults/seniors aged 55-64.

Over the next decade, children in the 5-9 and 10-14 cohorts are expected to become part of the working age population, and older adults in the 55-59 and 60-64 age cohorts are expected to age into the senior category.

In terms of gender, males made up 50.3% of the Town's population and females represented the other 49.7%. The gender distribution across age cohorts was relatively even. It is important to note that the 2021 Statistics Canada census collected gender data from males, females and non-binary persons. Given that the non-binary population is small, the data for this category is not published to protect the confidentiality of respondents. Non-binary persons are distributed in the male and female categories, hence the labels "male +" and "female +".

Figure 3.15: Breakdown Population by Age Group and Gender, Town of Beaverlodge, 2021



Source: Statistics Canada Census, 2021

3.2.2 Mobility Status

Based on 25% sample data, the mobility data for the Town of Beaverlodge shows that 83% of residents did not move during the 1-year period prior to the 2021 census (i.e., 2020); it is likely that the COVID-19 pandemic influenced residents' choices, need, and ability to move during this time. Of the 17.8% of residents who did move, 38.5% moved from within Beaverlodge (i.e., non-migrants), and 60.3% moved from outside of Beaverlodge (i.e., migrants). All of the migrants were internal, with 73.9% moving from within Alberta, and 35.3% moving from a different Canadian province. No migrants moved from outside of Canada.

Table 3.3: Mobility Status 1-Year Ago, Town of Beaverlodge, 2021

Characteristic	Number of Residents	%
Total - Mobility status 1 year ago - 25% sample data	2,185	100.0%
Non-movers	1,805	82.6%
Movers	390	17.8%
Non-migrants	150	38.5%
Migrants	235	60.3%
Internal migrants	230	97.9%
Intraprovincial migrants	170	73.9%
Interprovincial migrants	60	35.3%
External migrants	0	0.0%

Source: Statistics Canada Census, 2021

Five years prior to the 2021 census, 42.4% of Beaverlodge residents were movers. Among movers, 27.6% relocated within the Beaverlodge (i.e., non-migrants), while 72.4% came from outside Beaverlodge (i.e., migrants). Over the five-year period, 98.4% of the migrants were internal, with most (77.4%) moving from within Alberta.

Table 3.4: Mobility Status 5-Years Ago, Town of Beaverlodge, 2021

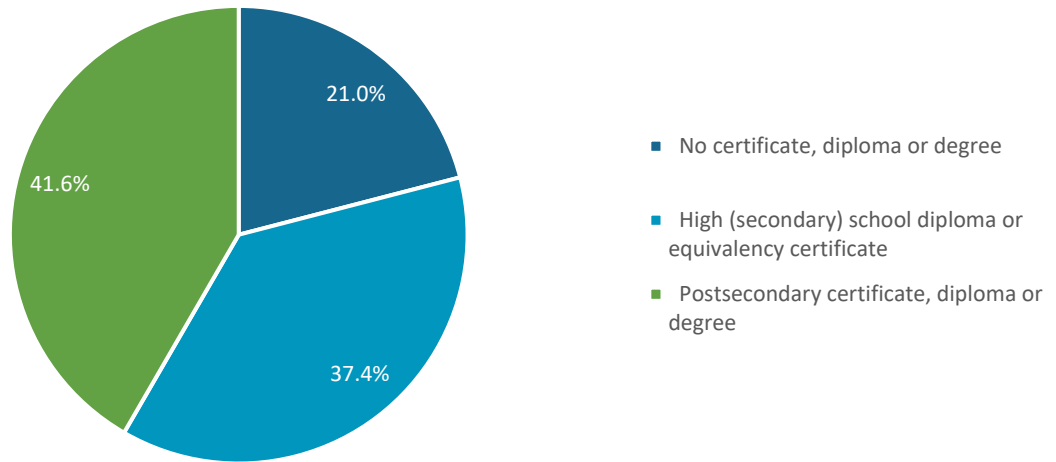
Characteristic	Number of Residents	%
Total - Mobility status 5 years ago - 25% sample data	2,060	100.0%
Non-movers	1,190	57.8%
Movers	870	42.2%
Non-migrants	240	27.6%
Migrants	630	72.4%
Internal migrants	620	98.4%
Intraprovincial migrants	480	77.4%
Interprovincial migrants	135	21.8%
External migrants	15	2.4%

Source: Statistics Canada Census, 2021

3.2.3 Education

In 2021, 41.6% of the adult population in Beaverlodge had a postsecondary certificate, diploma or degree. 37.4% of adult residents held a high school diploma or equivalency certificate. However, 21.0% of Town residents had no formal certification, diploma, or degree. Overall, the educational distribution in the Town is diverse, and there are opportunities to enhance educational attainment for some parts of the population.

Figure 3.16: Highest Level of Education, Town of Beaverlodge, 2021

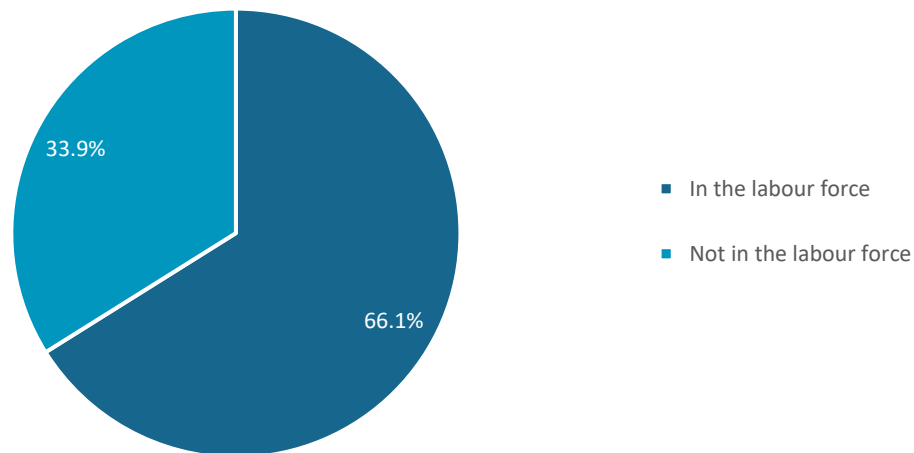


Source: Statistics Canada Census, 2021

3.2.4 Labour Force and Employment

In 2021, 66.1% of Beaverlodge’s residents were part of the labor force and 33.9% were not.

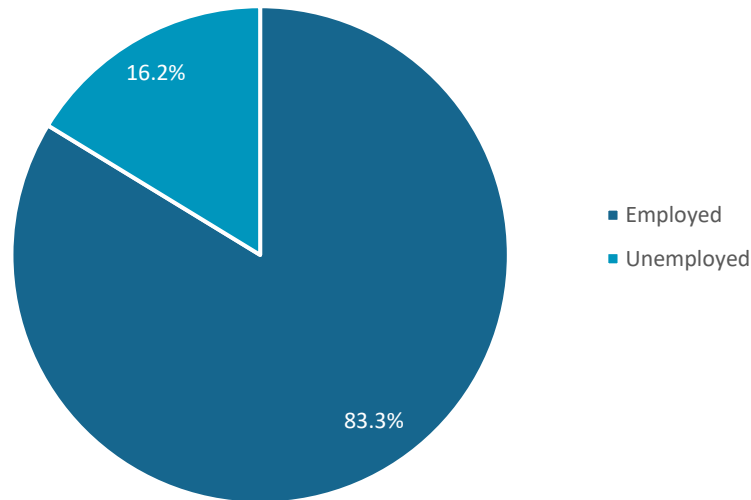
Figure 3.17: Labour Force Status, Town of Beaverlodge, 2021



Source: Statistics Canada Census, 2021

Of the 66.1% of Beaverlodge residents who were in the labour force in 2021, 83.3% were employed and 16.2% were unemployed.

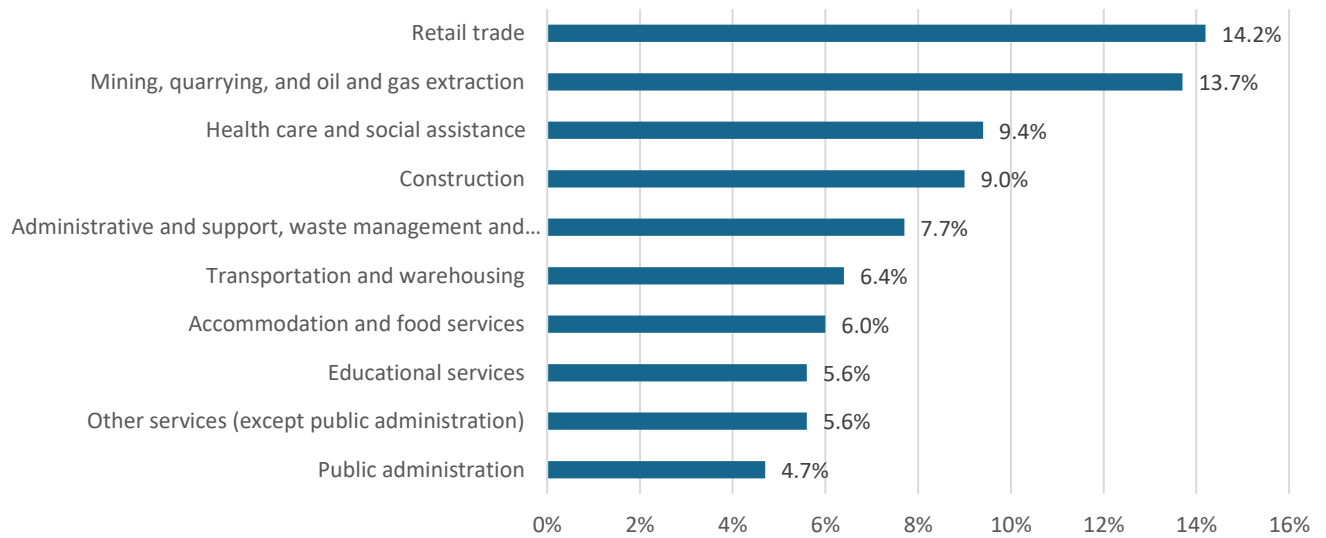
Figure 3.18: Employment Status, Town of Beaverlodge, 2021



Source: Statistics Canada Census, 2021

In 2021, the primary industry sectors in Beaverlodge were retail trade, mining, quarrying, and oil and gas extraction, and health care and social assistance, representing 14.2%, 13.7%, and 9.4% of the Town’s work force, respectively.

Figure 3.19: Primary Industry Sectors, Town of Beaverlodge, 2021



3.2.5 Household Profile

Number of Households

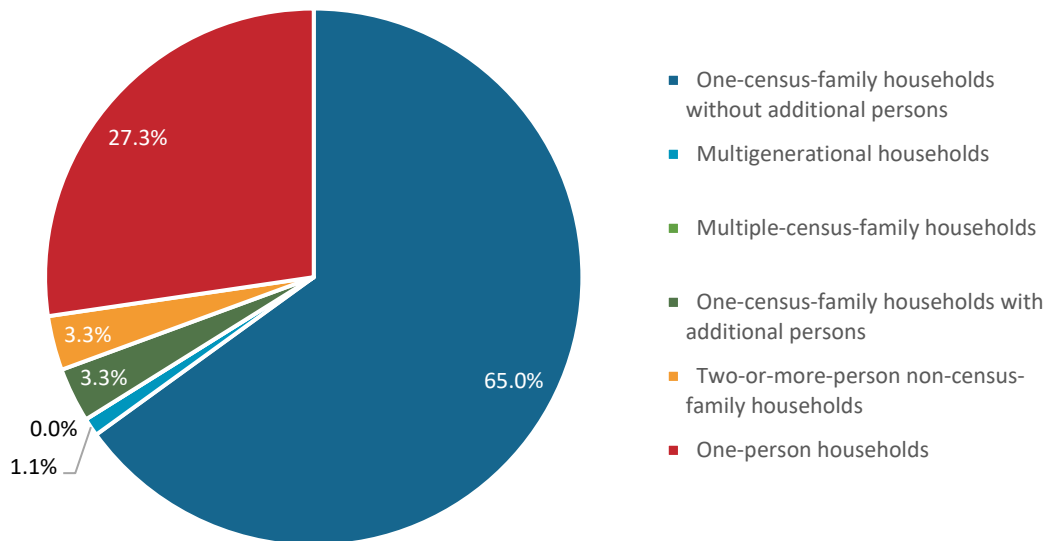
In 2021, there were 930 households in the Town of Beaverlodge .

Household Type

In 2021, the largest portion of households in the Town of Beaverlodge were made up of one-census-family households without additional persons (65.0%), followed by one-person households (27.3%).

One-census-family households without additional persons (i.e., family unit only) were made up of couples (86.6%) and one-parent families (13.4%). Further, 43.7% of couples reported having children and 53.3% did not.

Figure 3.20: Household Type, Town of Beaverlodge, 2021

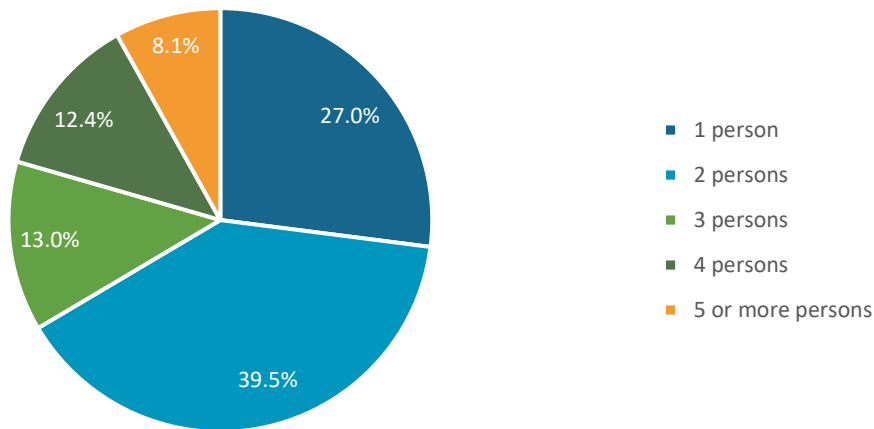


Source: Statistics Canada Census, 2021

Household Size

In 2021, the average household size in the Town of Beaverlodge was 2.4, which was below the provincial average of 2.6. The most common household size was 2-person households, comprising 39.5% of all households, followed by 1-person households (27.0%). The percentage of 3 and 4-person households were very similar, at 13.0% and 12.4% of households, respectively. Only 8.1% of households had 5 or more people.

Figure 3.21: Household Size, Town of Beaverlodge, 2021

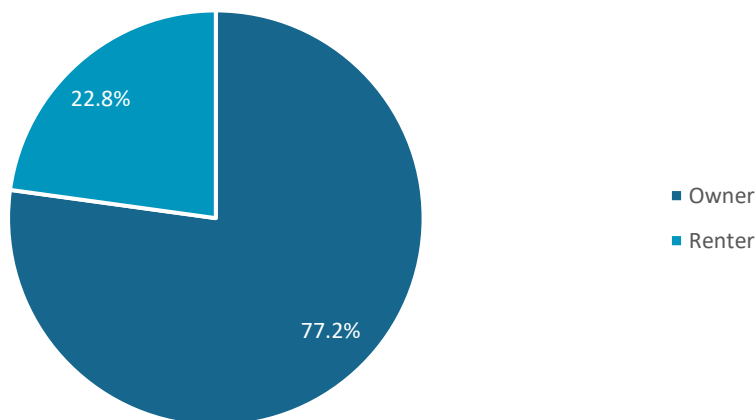


Source: Statistics Canada Census, 2021

Tenure

In 2021, 77.2% of households owned their usual place of residence, while 22.8% of households were occupied by renters. The rate of ownership is lower than that of the County of Grande Prairie.

Figure 3.22: Household Tenure, Town of Beaverlodge, 2021

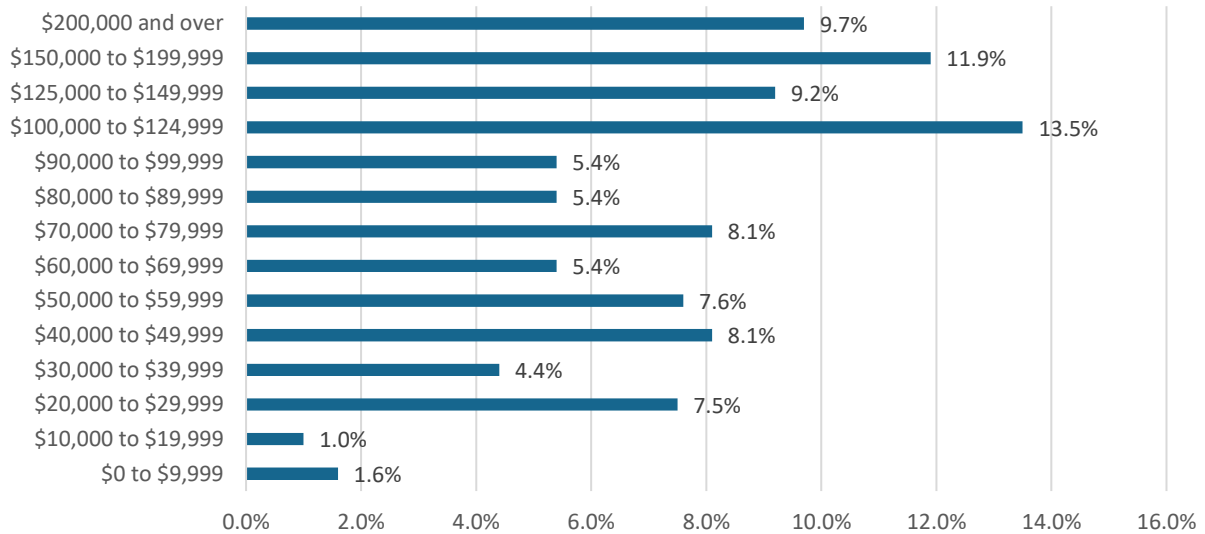


Source: Statistics Canada Census, 2021

Household Income¹²

In 2020, the median total income of Beaverlodge households was \$90,000. Over 44% of Beaverlodge households earned over \$100,000, 32% earned between \$50,000 and \$100,000, and 23% earned below \$50,000.

Figure 3.23: Household Income, Town of Beaverlodge, 2021

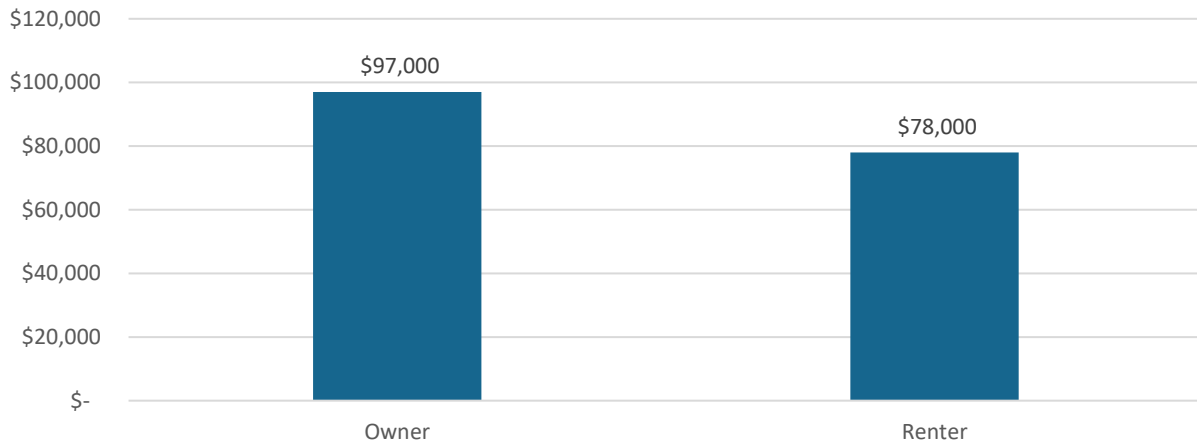


Source: Statistics Canada Census, 2021

When median household income is broken down by tenure, the median household income for owners was \$97,000 and the median household income for renters was \$78,000. The income gap between owner and renter households is therefore around \$19,000.

¹² It is important to note that some incomes may have been higher than usual in 2020 due to temporary COVID-19 benefits.

Figure 3.24: Median Household Income by Tenure, Town of Beaverlodge, 2020

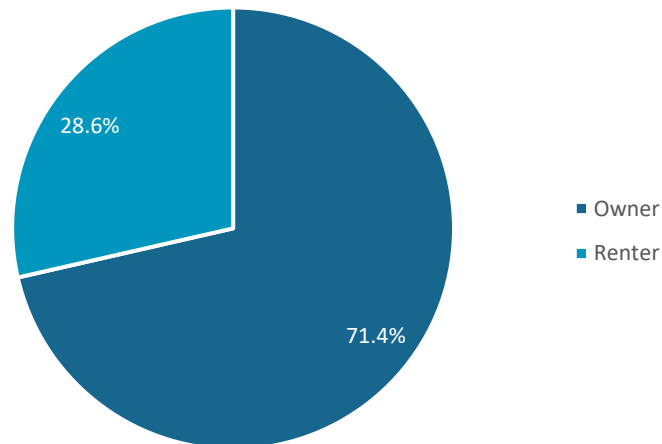


Source: Statistics Canada Census, 2021

Core Housing Need¹³

In 2021, 3.9% of Beaverlodge households were in core housing need. When breaking it down by tenure, 71.4% of households in core housing need were homeowners and 28.6% were renters.

Figure 3.25: Households in Core Housing Need by Tenure, Town of Beaverlodge, 2021



Source: Statistics Canada Census, 2021

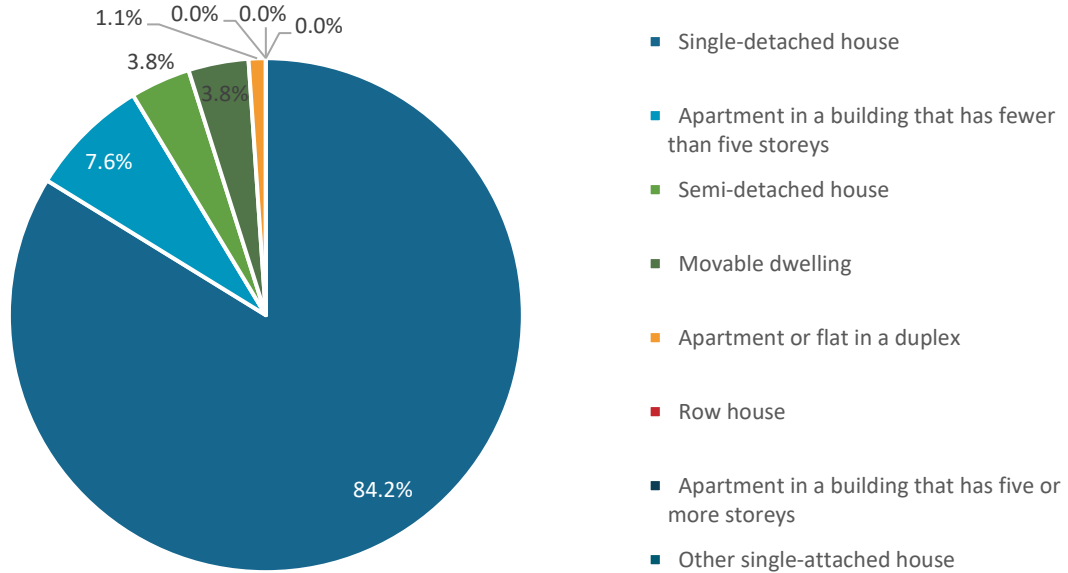
¹³ It is important to note that core housing need may have been reported lower in 2021 due to temporarily inflated incomes from COVID-19 benefits.

3.2.6 Housing Profile

Dwelling Type

In 2021, there were 920 privately occupied dwellings in Beaverlodge. Of these dwellings, 84.2% were single detached homes, while 7.6% were apartments in a building that has fewer than 5 storeys, 3.8% were semi-detached, 3.8% were movable, and 1.1% were apartments or flats in a duplex.

Figure 3.26: Dwelling Type, Town of Beaverlodge, 2021

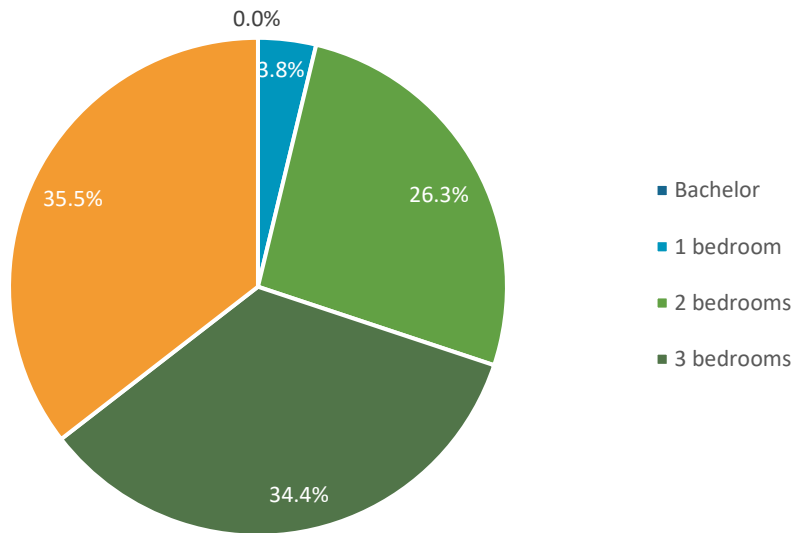


Source: Statistics Canada Census, 2021

Dwelling Size

In 2021, dwellings with four or more bedrooms accounted for 35.5% of all units in Beaverlodge. This is closely followed by three-bedroom units, which represented 34.4% of all units, and two-bedroom units, which accounted for 26.3% of units. One-bedroom units accounted for only 3.8% of units.

Figure 3.27: Dwelling Size, Town of Beaverlodge, 2021

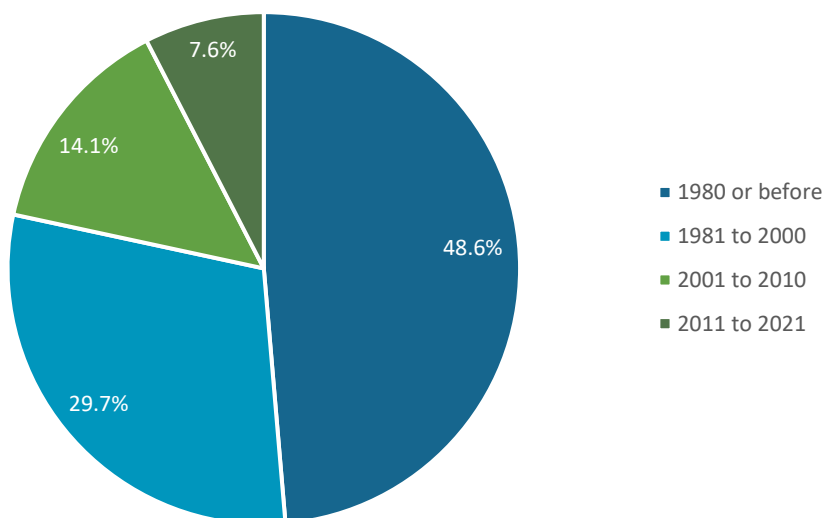


Source: Statistics Canada Census, 2021

Dwelling Age

As of 2021, 48.6% of dwelling units in Beaverlodge were built before 1980 (more than forty years ago). 29.7% of dwelling units were constructed between 1981 and 2000, and 21.6% were built since 2001 (within the last 20 years). With less than a quarter of dwelling units in Beaverlodge being built in the last two decades, the Town’s housing stock is generally aging.

Figure 3.28: Dwellings by Period of Construction, Town of Beaverlodge, 2021



Source: Statistics Canada Census, 2021

Rental Housing

In 2023, there were 102 rental units identified in the Town of Beaverlodge. In 2023, the average rental rate for a bachelor unit was \$975, a 1 bedroom unit was \$821, a 2 bedroom unit was \$904, and a 3 bedroom unit was \$975. There was no record of 4+ bedroom rental units in the Town.

Table 3.5: Weighted Average Rental Range by Type of Unit, Town of Beaverlodge, 2023

Bachelor		1 Bedroom		2 Bedroom		3 Bedroom		4+ Bedroom	
Avg.	Range	Avg.	Range	Avg.	Range	Avg.	Range	Avg.	Range
\$975	\$975-975	\$821	\$750-900	\$904	\$750-1,025	\$975	\$600-1,100	-	-

Source: Apartment Vacancy and Rental Cost Survey, 2023¹⁴

Of the 102 rental units in Beaverlodge, there was only one vacant unit in 2023, meaning that the town has a very low vacancy rate. Between 2022 and 2023, the Town’s rental vacancy rate decreased from 17.1% to 1.0%, a -16.1% change.

Table 3.6: Number of Vacancies and Vacancy Rates by Type of Unit

Bachelor			1 Bedroom			2 Bedroom			3 Bedroom			4+ Bedroom			Total		
#	Vac	%	#	Vac	%	#	Vac	%	#	Vac	%	#	Vac	%	#	Vac	%
1	0	0.0	28	0	8.0	64	1	1.6	9	0	0.0	0	0	0.0	102	1	1.0

Source: Apartment Vacancy and Rental Cost Survey, 2023

3.3 Town of Sexsmith

3.3.1 Age

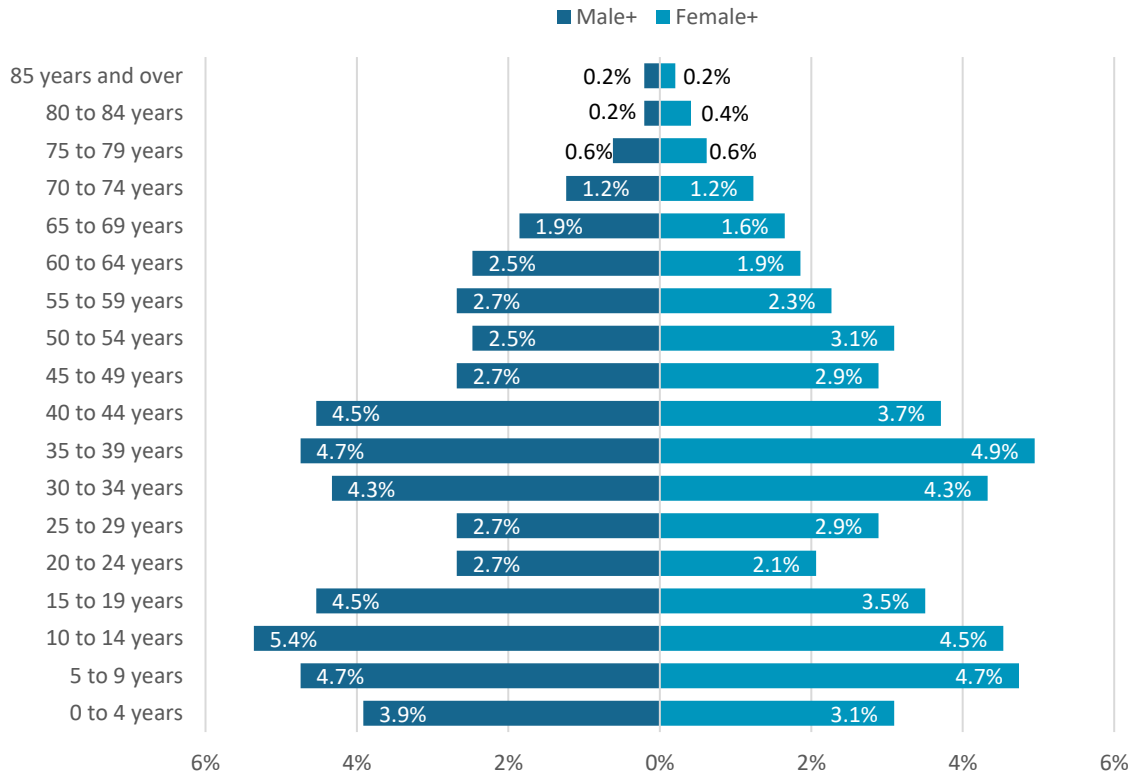
Generally, the Town of Sexsmith has a young population compared with the other partner municipalities. Demographic data from 2021 for Sexsmith indicated a median age of 33.2. Approximately 26% of the population were children aged 0-14, 66% were youth and adults of working age (aged 15-64), and 8% were seniors (aged 65 and over). The Town’s population distribution reflected a high proportion of children aged 5-19 and adults aged 30-44.

Over the next decade, children in the 5-9, 10-14, and 15-19 age cohorts are expected to become part of the working age population, while adults in the 30-34, 35-39, and 40-44 age cohorts age into the older adult categories.

In terms of gender, males made up 52.0% of the Town’s population and females represented the other 48.0%. The gender distribution across age cohorts was relatively even. It is important to note that the 2021 Statistics Canada census collected gender data from males, females and non-binary persons. Given that the non-binary population is small, the data for this category is not published to protect the confidentiality of respondents. Non-binary persons are distributed in the male and female categories, hence the labels “male +” and “female +”.

¹⁴ The Apartment Vacancy and Rental Cost Survey was conducted from June to August 2023 and includes non-subsidized rental buildings containing four or more market rental units.

Figure 3.29: Breakdown Population by Age Group and Gender, Town of Sexsmith, 2021



Source: Statistics Canada Census, 2021

3.3.2 Mobility Status

Based on 25% sample data, the mobility data for the Town of Sexsmith shows that 90% of residents did not move during the 1-year period prior to the 2021 census (i.e., 2020); it is likely that the COVID-19 pandemic influenced residents' choices, need, and ability to move during this time. Of the 10% of residents who did move, 32.7% moved from within Sexsmith (i.e., non-migrants), and 69.4% moved from outside of Sexsmith (i.e., movers). All of the migrants were internal, with 85.3% moving from within Alberta, and 11.8% moving from a different Canadian province. No migrants moved from outside of Canada.

Table 3.7: Mobility Status 1-Year Ago, Town of Sexsmith, 2021

Characteristic	Number of Residents	%
Total - Mobility status 1 year ago - 25% sample data	2,400	100.0%
Non-movers	2,155	89.8%
Movers	245	10.2%
Non-migrants	80	32.7%
Migrants	170	69.4%
Internal migrants	170	100.0%
Intraprovincial migrants	145	85.3%
Interprovincial migrants	20	11.8%
External migrants	0	0.0%

Source: Statistics Canada Census, 2021

Five years prior to the census, 38.9% of Beaverlodge residents were movers. Among movers, 26.3% relocated within the Sexsmith (i.e., non-migrants), while 74.3% came from outside Sexsmith (i.e., migrants). All of the migrants were internal, with most (82.3%) moving from within Alberta.

Table 3.8: Mobility Status 5-Years Ago, Town of Sexsmith, 2021

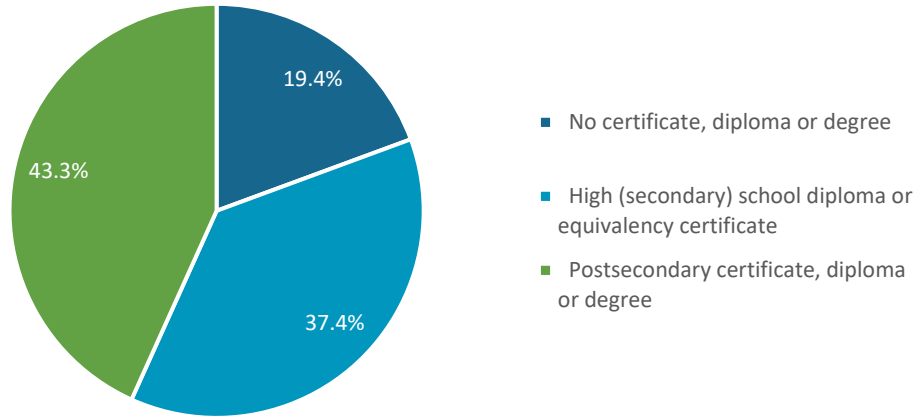
Characteristic	Number of Residents	%
Total - Mobility status 5 years ago - 25% sample data	2,250	100.0%
Non-movers	1,375	61.1%
Movers	875	38.9%
Non-migrants	230	26.3%
Migrants	650	74.3%
Internal migrants	650	100.0%
Intraprovincial migrants	535	82.3%
Interprovincial migrants	120	18.5%
External migrants	0	0.0%

Source: Statistics Canada Census, 2021

3.3.3 Education

In 2021, 43.3% of the adult population in Sexsmith had a postsecondary certificate, diploma, or degree. 37.4% of adult residents held a high school diploma or equivalency certificate. However, 19.4% of Sexsmith residents had no certificate, diploma, or degree. Overall, the educational distribution in the Town is diverse, and there are opportunities to enhance educational attainment.

Figure 3.30: Highest Level of Education, Town of Sexsmith, 2021

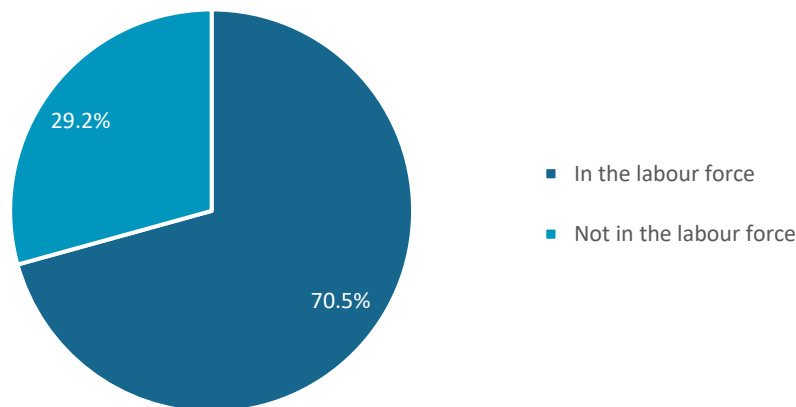


Source: Statistics Canada Census, 2021

3.3.4 Labour Force and Employment

In 2021, 70.5% of Sexsmith residents were part of the labor force and 29.2% were not.

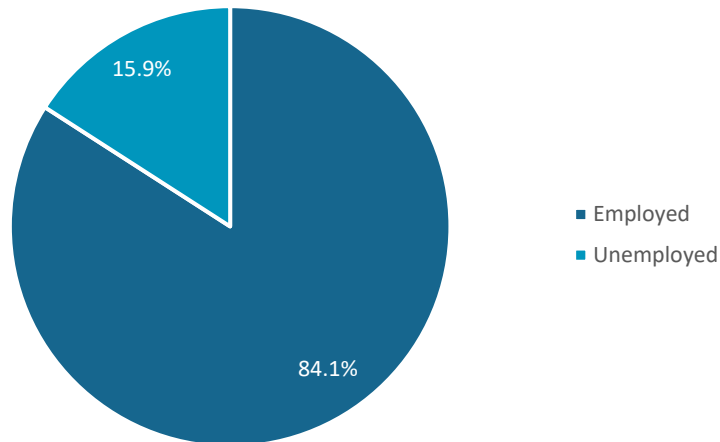
Figure 3.31: Labour Force Status, Town of Sexsmith, 2021



Source: Statistics Canada Census, 2021

Of the 70.5% of Sexsmith residents who were in the labour force in 2021, 84.1% were employed and 15.9% were unemployed.

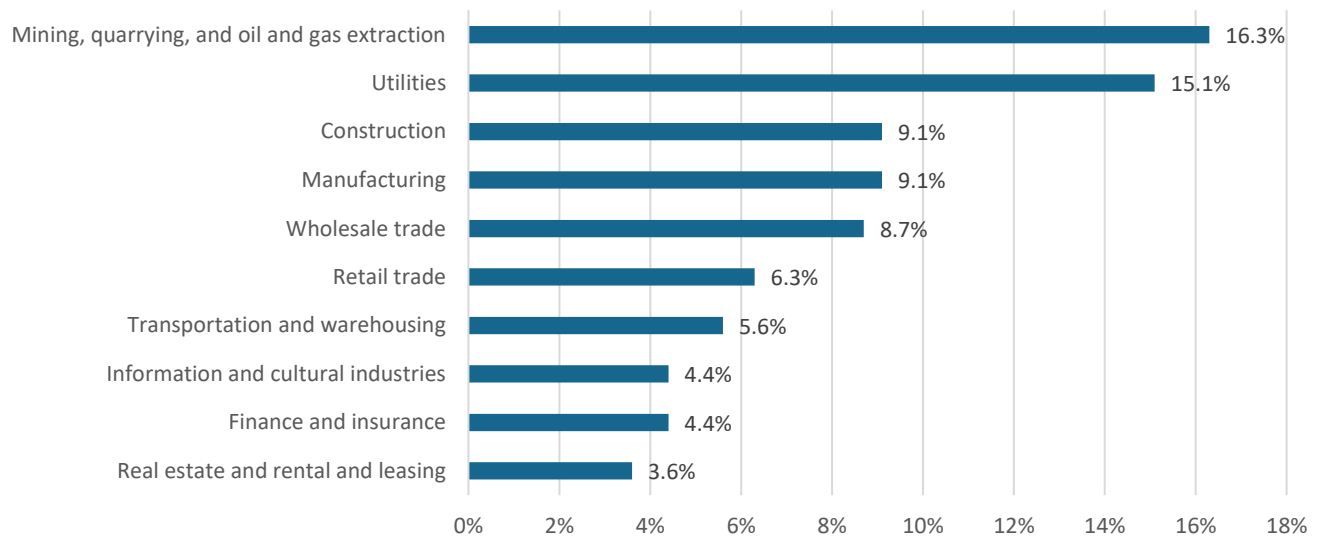
Figure 3.32: Employment Status, Town of Sexsmith, 2021



Source: Statistics Canada Census, 2021

In 2021, the primary industry sectors in Sexsmith were mining, quarrying, and oil and gas extraction, utilities, and construction, representing 16.3%, 15.1%, and 9.1% of the Town’s workforce, respectively.

Figure 3.33: Primary Industry Sectors, Town of Sexsmith, 2021



Source: Statistics Canada Census, 2021

3.3.5 Household Profile

Number of Households

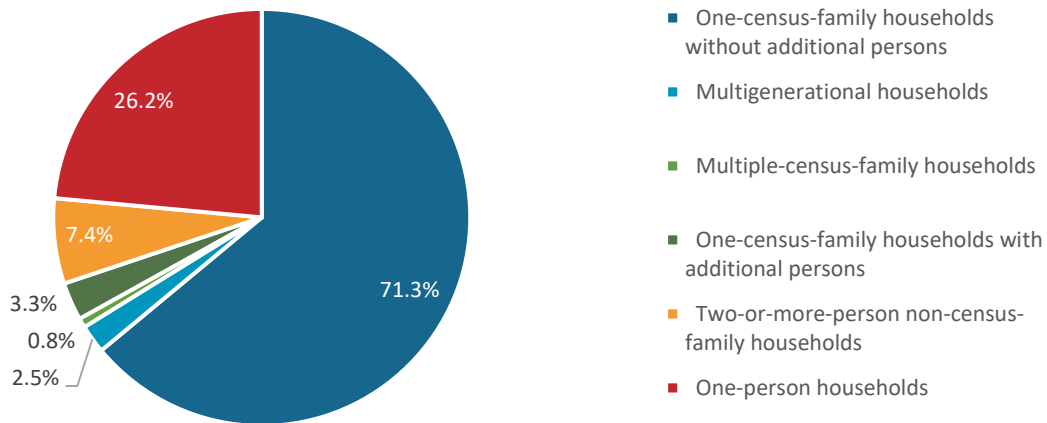
In 2021, there were 845 households in the Town of Sexsmith.

Household Type

In 2021, the largest portion of households in Sexsmith were made up of one-census-family households without additional persons (71.3%), followed by one-person households (26.2%).

One-census-family households without additional persons (i.e., family unit only) were made up of couples (85.2%) and one-parent families (14.8%). Further, 59.6% of couples reported having children and 40.4% did not.

Figure 3.34: Household Type, Town of Sexsmith, 2021

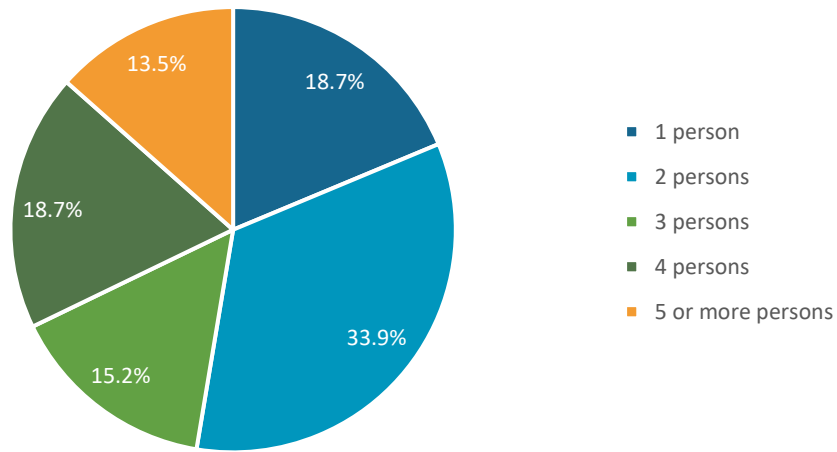


Source: Statistics Canada Census, 2021

Household Size

In 2021, the average household size in Sexsmith was 2.8. The most common household size was 2-person households, comprising 33.9% of households. Following this, 4-person households and 1-person households each represented 18.7% of households, 3-person households represented 15.2% of households, and 5+ person households represented 10.7% of households.

Figure 3.35: Household Size, Town of Sexsmith, 2021

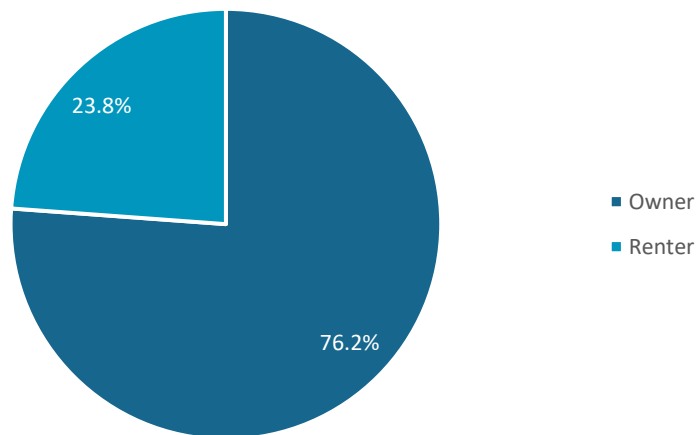


Source: Statistics Canada Census, 2021

Tenure

In 2021, 76.2% of households owned their home, while 23.8% of households were renters. This rate of ownership is lower than that of the County of Grande Prairie but is very similar to Beaverlodge.

Figure 3.36: Household Tenure, Town of Sexsmith, 2021

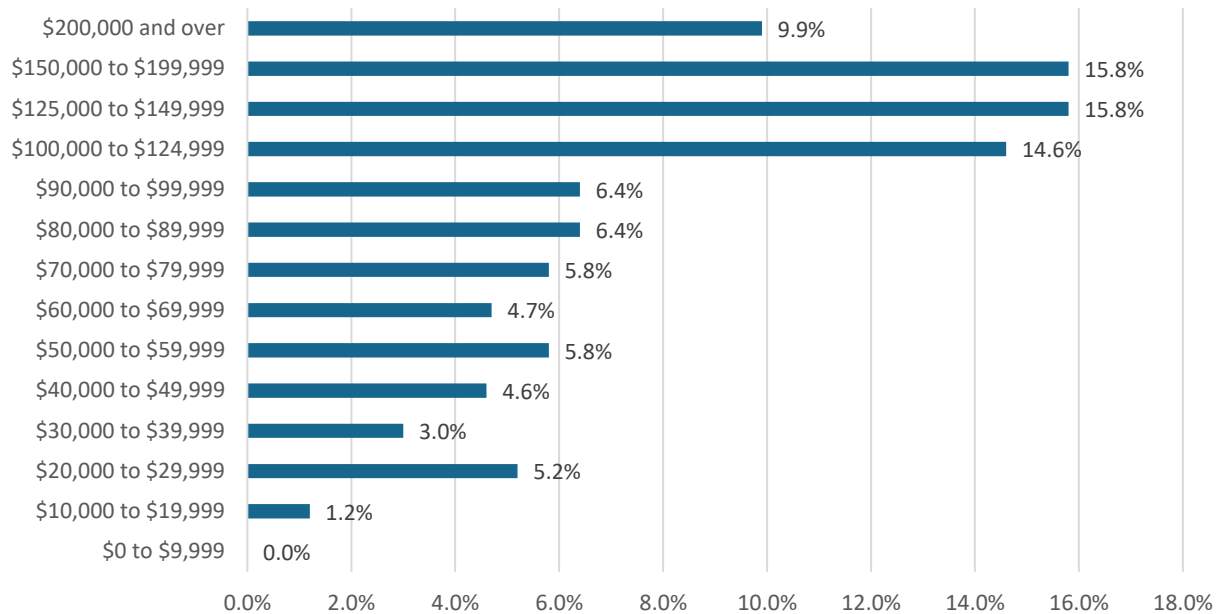


Source: Statistics Canada Census, 2021

Household Income¹⁵

In 2020, the median total income of Sexsmith households was \$109,000. Over 56% of Sexsmith households earned over \$100,000, 29% of earned between \$50,000 and \$100,000, and 14% earned less than \$50,000.

Figure 3.37: Household Income, Town of Sexsmith, 2021

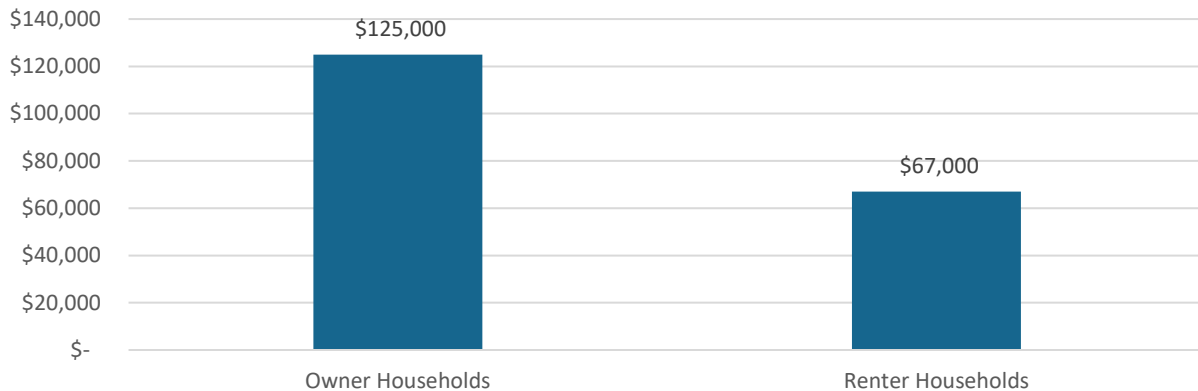


Source: Statistics Canada Census, 2021

There are differences, however, when median household income is broken down by tenure. In Sexsmith in 2020, the median owner household income was \$125,000 and the median renter household income was \$67,000. The income gap between owner and renter households is therefore around \$58,000.

¹⁵ It is important to note that some incomes may have been higher than usual in 2020 due to temporary COVID-19 benefits.

Figure 3.38: Median Household Income by Tenure, Town of Sexsmith, 2020

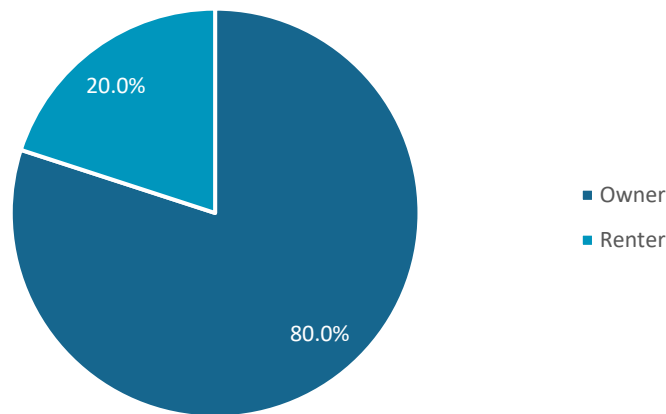


Source: Statistics Canada Census, 2021

Core Housing Need¹⁶

In 2021, 3.0% (25) of Sexsmith households were in core housing need. When breaking it down by tenure, 80.0% of households in core housing need were homeowners and 20.0% were renters.

Figure 3.39: Households in Core Housing Need by Tenure, Town of Sexsmith, 2021



Source: Statistics Canada Census, 2021

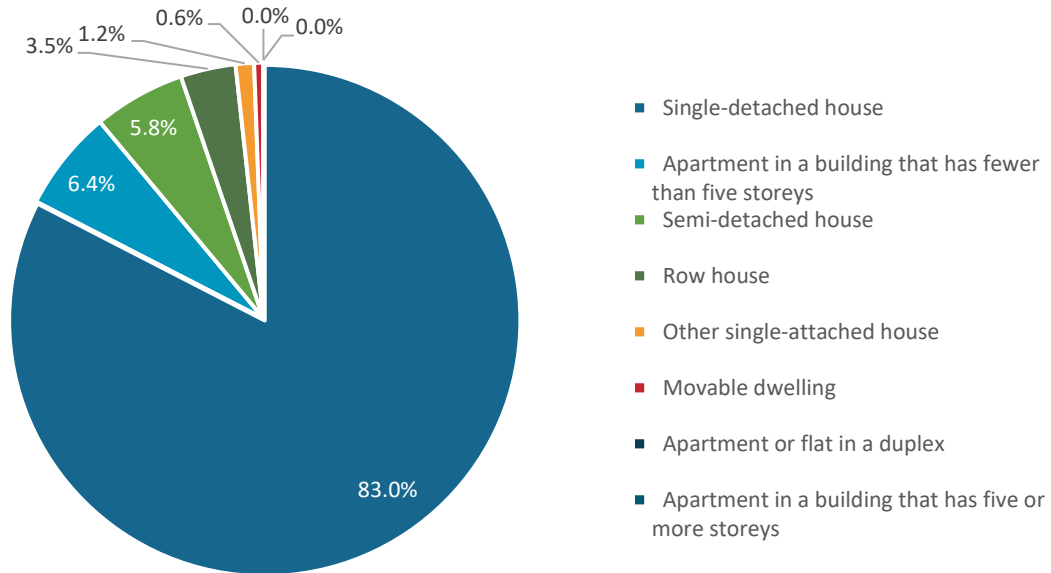
3.3.6 Housing Profile

Dwelling Type

In 2021, there were a total of 855 privately occupied dwellings in Sexsmith. Of these dwellings, 83.0% were single detached, 6.4% were apartments in a building that has fewer than 5 storeys, 5.9% were semi-detached, and 3.5% were row houses. The remaining 2% of dwellings were comprised of other single-attached houses (1.2%) and moveable dwellings (0.6%).

¹⁶ It is important to note that core housing need may have been reported lower in 2021 due to temporarily inflated incomes from COVID-19 benefits.

Figure 3.40: Dwelling Type, Town of Sexsmith, 2021

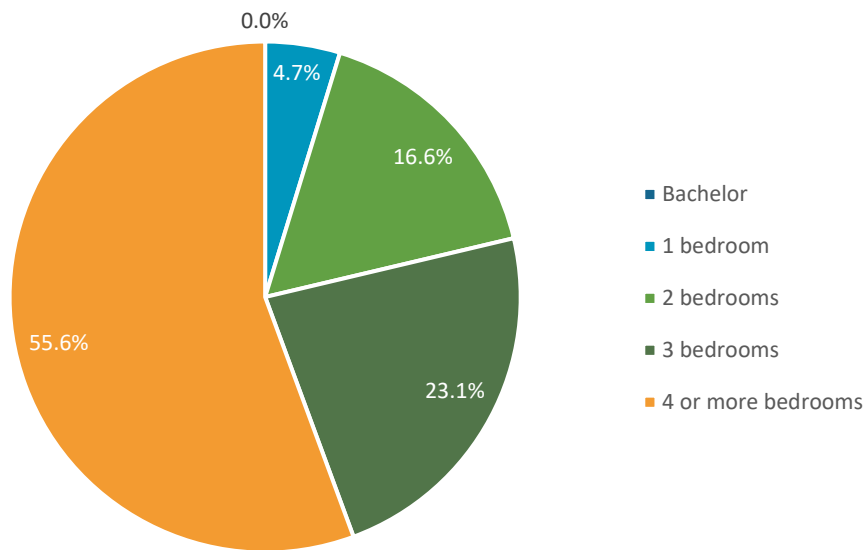


Source: Statistics Canada Census, 2021

Dwelling Size

In 2021, homes with four or more bedrooms accounted for 55.6% of all dwelling units in Sexsmith, while 23.1% had three bedrooms, 16.6% had two bedrooms, and 4.7% had one bedroom. There were no bachelor units in Sexsmith.

Figure 3.41: Dwelling Size, Town of Sexsmith, 2021

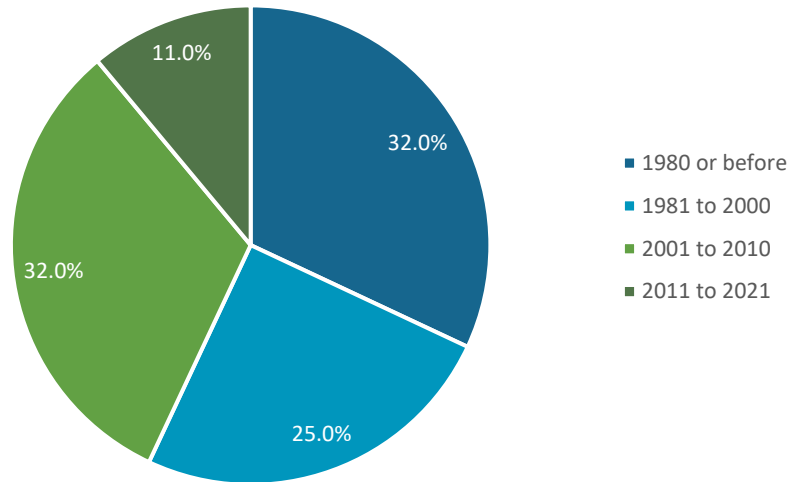


Source: Statistics Canada Census, 2021

Dwelling Age

As of 2021, 43% of dwelling units in Sexsmith had been built since 2001 (in the last 20 years). 32% of dwelling units were constructed before 1980 (more than 40 years ago), and 25% of dwelling units were constructed between 1981 and 2000. With almost three quarters of dwelling units in Sexsmith being built since 1981, the Town's housing stock is relatively new.

Figure 3.42: Dwellings by Period of Construction, Town of Sexsmith, 2021



Source: Statistics Canada Census, 2021

Rental Housing

In 2023, there were 28 rental units identified in the Town of Sexsmith. The average rental rate for a 2-bedroom unit was \$954 and the average rental rate was \$1,456 for a 3-bedroom unit. There were no records of bachelor, 1-bedroom, or 4+ bedroom rental units in Sexsmith.

Table 3.9: Weighted Average Rental Range by Type of Unit, Town of Sexsmith, 2023

Bachelor		1 Bedroom		2 Bedroom		3 Bedroom		4+ Bedroom	
Avg.	Range	Avg.	Range	Avg.	Range	Avg.	Range	Avg.	Range
-	-	-	-	\$954	\$870-955	\$1,456	\$1,145-1,700	-	-

Source: Apartment Vacancy and Rental Cost Survey, 2023

Of the 28 rental units in Sexsmith, there were no vacancies in 2023.

Table 3.10: Number of Vacancies and Vacancy Rates by Type of Unit, Town of Sexsmith, 2023

Bachelor			1 Bedroom			2 Bedroom			3 Bedroom			4+ Bedroom			Total		
#	Vac	%	#	Vac	%	#	Vac	%	#	Vac	%	#	Vac	%	#	Vac	%
-	-	-	-	-	-	21	0	0.0	7	0	0.0	-	-	-	28	0	0.0

Source: Apartment Vacancy and Rental Cost Survey, 2023

3.4 Town of Wembley

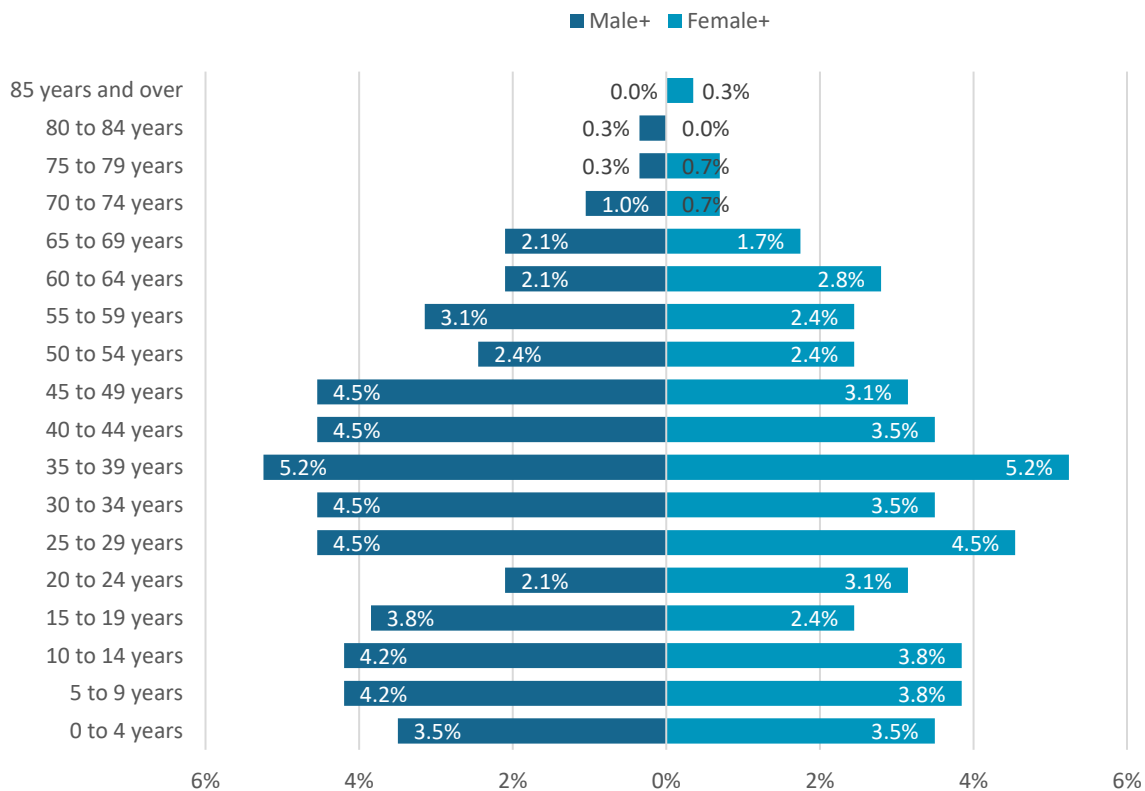
3.4.1 Age

Demographic data from 2021 for the Town of Wembley indicated a young population, with a median age of 34.4, the second youngest median age of the partner municipalities in the Grande Prairie region. Around 23% of the population were children aged 0-14, 69% were youth and adults of working age (aged 15-64), and 8% were seniors (aged 65 and over). The Town’s population distribution reflected a high proportion of children aged 0-19 and adults aged 25-49.

Over the next decade, children in the 0-4 age cohort are expected to enter the education system, children in the 5-9, 10-14, and 15-19 age cohorts are expected to become part of the working age population, and adults aged 25-49 will age into the older adult categories.

In terms of gender, males made up 52.8% of the Town’s population and females represented the other 47.9%. The gender distribution across age cohorts was relatively even. It is important to note that the 2021 Statistics Canada census collected gender data from males, females and non-binary persons. Given that the non-binary population is small, the data for this category is not published to protect the confidentiality of respondents. Non-binary persons are distributed in the male and female categories, hence the labels “male +” and “female +”.

Figure 3.43: Breakdown Population by Age Group and Gender, Town of Wembley (2021)



Source: Statistics Canada Census, 2021

3.4.2 Mobility Status

Based on 25% sample data, the mobility data for the Town of Wembley shows that 93% of residents did not move during the 1-year period prior to the 2021 census (i.e., 2020); it is likely that the COVID-19 pandemic influenced residents' choices, need, and ability to move during this time. Of the 7% of residents who did move, 63.2% moved from within Wembley (i.e., non-migrants), and 36.8% moved from outside of Wembley (i.e., migrants). All of the migrants were internal, with 100% moving from within Alberta. No migrants moved from other Canadian provinces or from outside of Canada.

Table 3.11: Mobility Status 1-Year Ago, Town of Wembley, 2021

Characteristic	Number of Residents	%
Total - Mobility status 1 year ago - 25% sample data	1,425	100.0%
Non-movers	1,330	93.3%
Movers	95	6.7%
Non-migrants	60	63.2%
Migrants	35	36.8%
Internal migrants	35	100.0%
Intraprovincial migrants	35	100.0%
Interprovincial migrants	0	0.0%
External migrants	0	0.0%

Source: Statistics Canada Census, 2021

Five years prior to the census, 38.7% of Wembley residents were movers. Among movers, 29.1% relocated within the Wembley (i.e., non-migrants), while 70.9% came from outside Wembley (i.e., migrants). All of the migrants were internal, with 71.2% moving from within Alberta and 27.4% moving from other Canadian provinces.

Table 3.12: Mobility Status 5-Years Ago, Town of Wembley, 2021

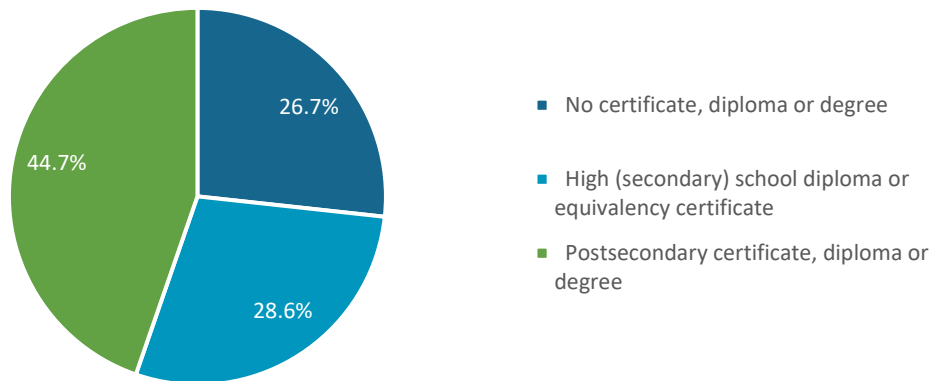
Characteristic	Number of Residents	%
Total - Mobility status 5 years ago - 25% sample data	1,330	100.0%
Non-movers	815	61.3%
Movers	515	38.7%
Non-migrants	150	29.1%
Migrants	365	70.9%
Internal migrants	365	100.0%
Intraprovincial migrants	260	71.2%
Interprovincial migrants	100	27.4%
External migrants	0	0.0%

Source: Statistics Canada Census, 2021

3.4.3 Education

In 2021, 44.7% of the adult population in Wembley had a postsecondary certificate, diploma or degree. 28.6% of adult residents held a high school diploma or equivalency certificate. However, over a quarter (26.7%) of Wembley residents had no formal certification, diploma, or degree, which is the largest portion of municipalities in the Grande Prairie region. Overall, the educational distribution in the Town is diverse, and there are opportunities to enhance educational attainment.

Figure 3.44: Highest Level of Education Town of Wembley, 2021

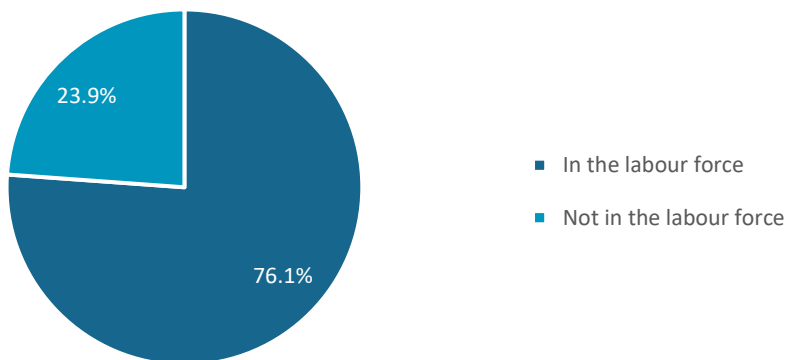


Source: Statistics Canada Census, 2021

3.4.4 Employment

In 2021, 76.1% of Wembley residents were part of the labor force and 23.9% were not.

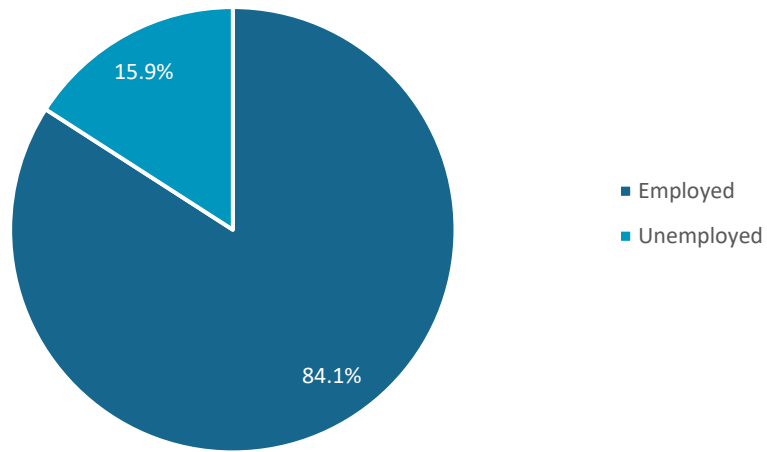
Figure 3.45: Labour Force Status, Town of Wembley, 2021



Source: Statistics Canada Census, 2021

Of the 76.1% of Wembley residents who were in the labour force, 89.2% were employed and 11.4% were unemployed.

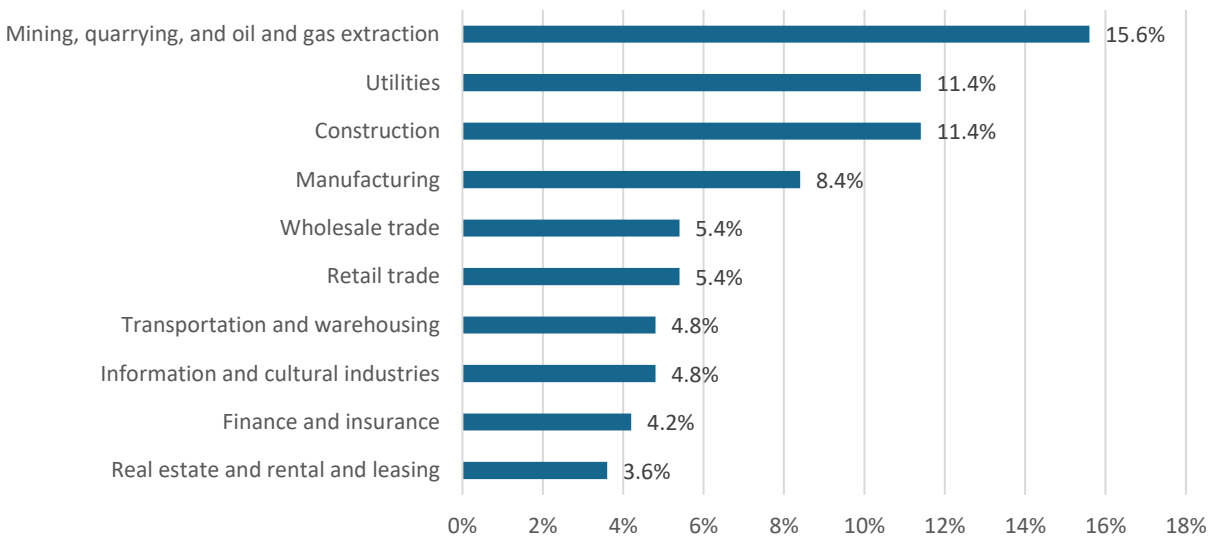
Figure 3.46: Employment Status, Town of Wembley, 2021



Source: Statistics Canada Census, 2021

In 2021, the primary industry sectors in Wembley were mining, quarrying, and oil and gas extraction, construction, and utilities, representing 15.6%, 11.4%, and 11.4%, respectively.

Figure 3.47: Primary Industry Sectors, Town of Wembley, 2021



Source: Statistics Canada Census, 2021

3.4.5 Household Profile

Number of Households

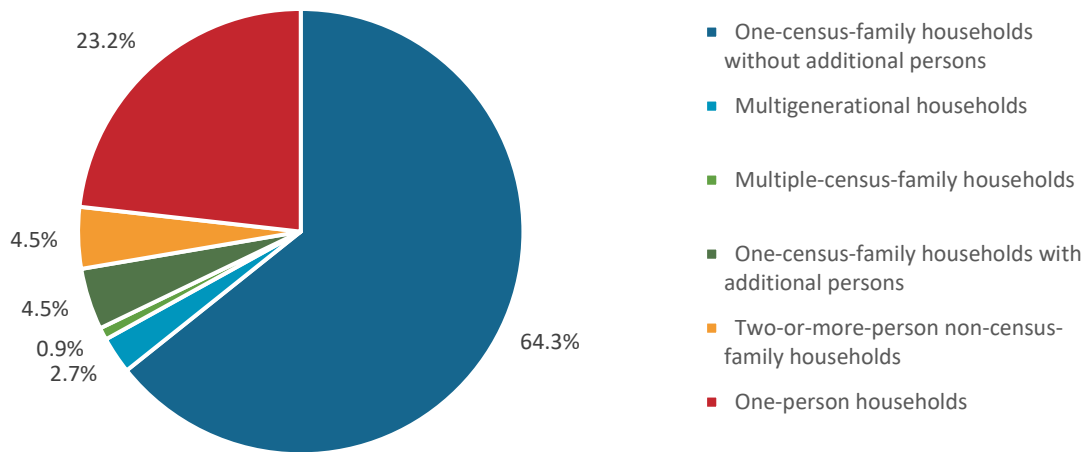
In 2021, there were 545 households in the Town of Wembley.

Household Type

In 2021, the largest portion of households in the Town of Wembley was made up of one-census-family households without additional persons (64.3%), followed by one-person households (23.2%).

One-census-family households without additional persons (i.e., family unit only) were made up of couples (86.1%) and one-parent families (13.9%). Further, 56.5% of couples reported having children and 41.9% did not.

Figure 3.48: Household Type, Town of Wembley, 2021

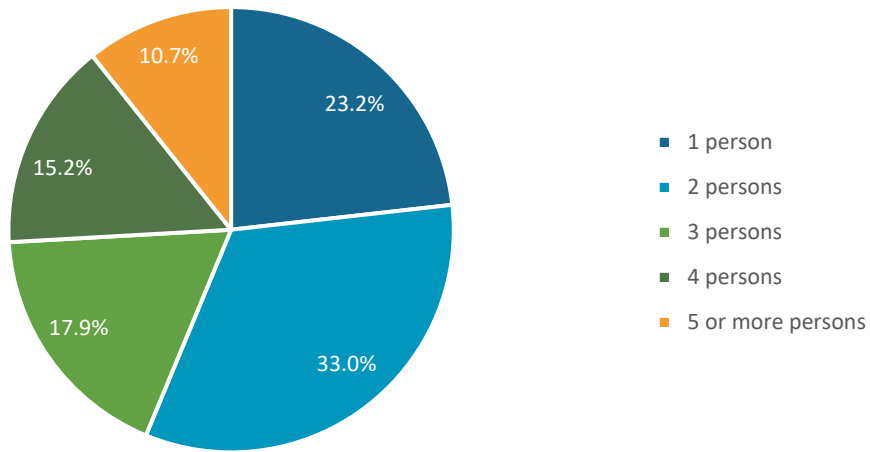


Source: Statistics Canada Census, 2021

Household Size

In 2021, the average household size in Wembley was 2.6, which was the same as the provincial average. The most common household size was 2-person households, representing 33% of all households. There was also a large percentage of 1-person households (23.2%), followed by 3-person households (17.9%) and 4-person households (15.2%). 5 or more person households accounted for 10.7% of households.

Figure 3.49: Household Size within Town of Wembley, 2021

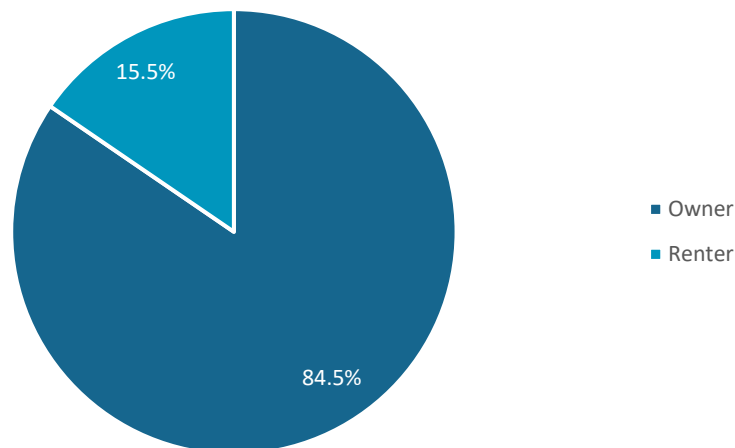


Source: Statistics Canada Census, 2021

Tenure

In 2021, 84.5% of households owned their home, while 15.5% of households rented.

Figure 3.50: Household Tenure, Town of Wembley, 2021

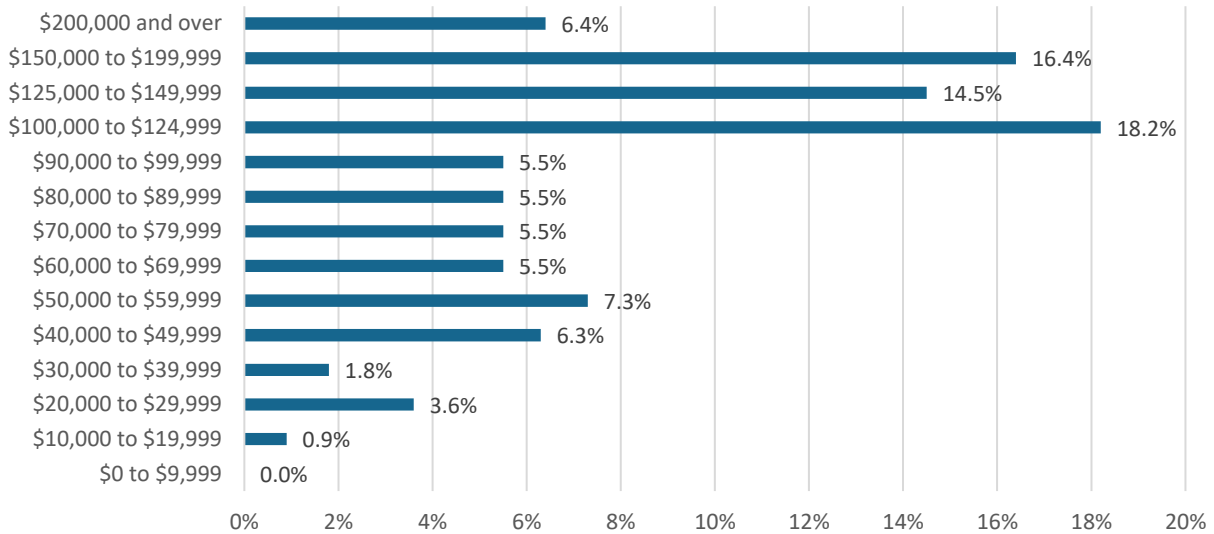


Source: Statistics Canada Census, 2021

Household Income¹⁷

In 2020, the median total income of Wembley households was \$107,000. Over 55% of Wembley households earned over \$100,000, 29% earned between \$50,000 and \$100,000, and 13% earned below \$50,000.

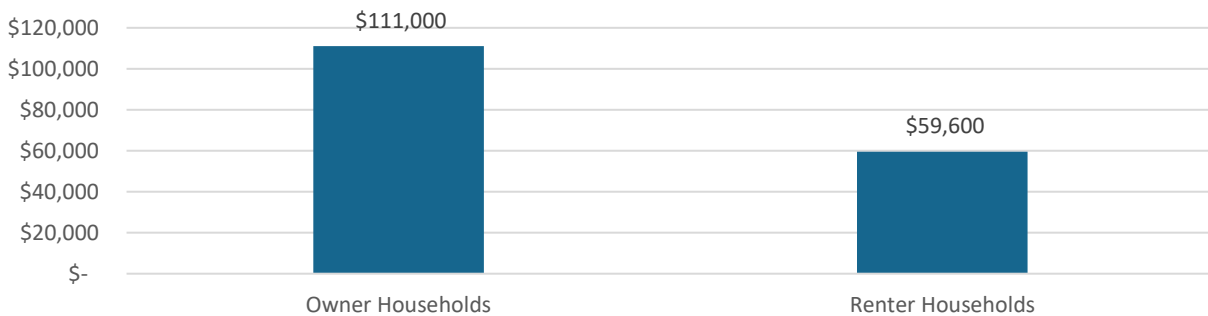
Figure 3.51: Household Income, Town of Wembley, 2020



Source: Statistics Canada Census, 2021

There are differences, however, when median household income is broken down by tenure. In Wembley in 2020, the median owner household income was \$111,000 and the median renter household income was \$59,600. The income gap between owner and renter households is therefore around \$51,400.

Figure 3.52: Median Household Income by Tenure, Town of Wembley, 2020



Source: Statistics Canada Census, 2021

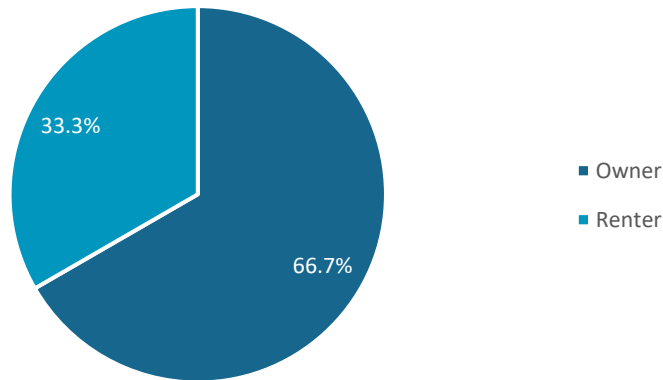
Core Housing Need¹⁸

In 2021, 5.6% (30) of Wembley households were in core housing need. When breaking it down by tenure, 66.7% of households in core housing need were homeowners and 33.3% were renters.

¹⁷ It is important to note that some incomes may have been higher than usual in 2020 due to temporary COVID-19 benefits.

¹⁸ It is important to note that core housing need may have been reported lower in 2021 due to temporarily inflated incomes from COVID-19 benefits.

Figure 3.53: Households in Core Housing Need by Tenure, Town of Wembley, 2021



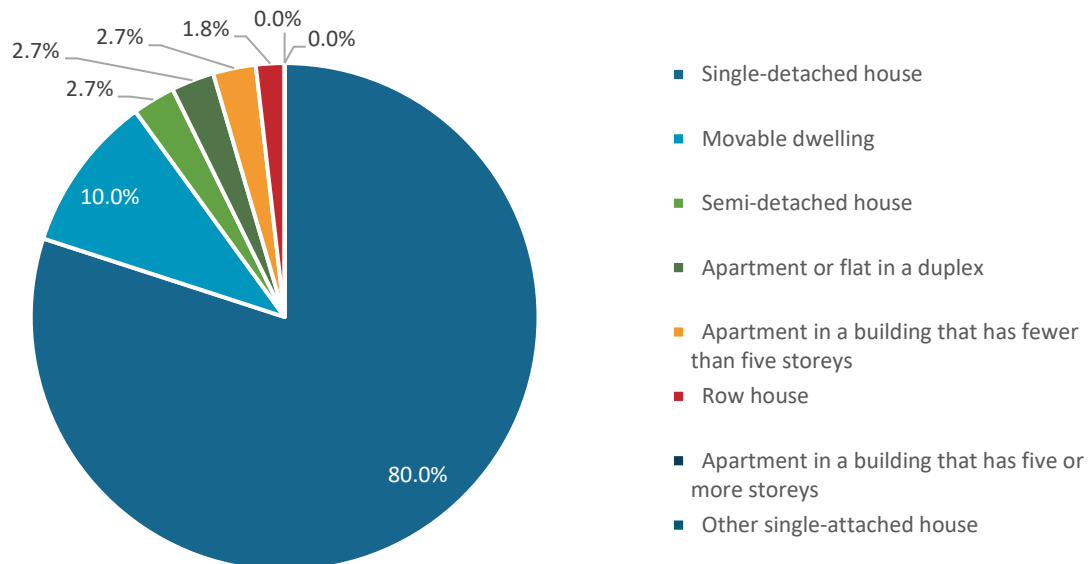
Source: Statistics Canada Census, 2021

3.4.6 Housing Profile

Dwelling Type

In 2021, there were a total of 550 privately occupied dwellings in Wembley. Of these dwellings, 80.0% were single-detached and 10.0% were movable. Semi-detached, apartments or flats in a duplex, and apartments in a building that has fewer than 5 storeys each comprised 2.7% of Wembley’s housing stock, while 1.8% were comprised of row houses.

Figure 3.54: Dwelling Type, Town of Wembley, 2021

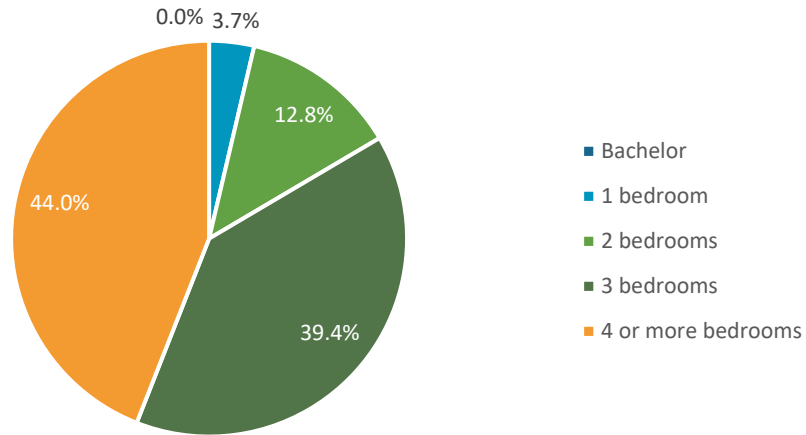


Source: Statistics Canada Census, 2021

Dwelling Size

In 2021, homes with four or more bedrooms accounted for 44.0% of all dwelling units in Wembley, while 39.4% had three bedrooms, 12.8% had two bedrooms, and 3.7% had one bedroom. There were no bachelor units reported in Wembley.

Figure 3.55: Dwelling Size, Town of Wembley, 2021

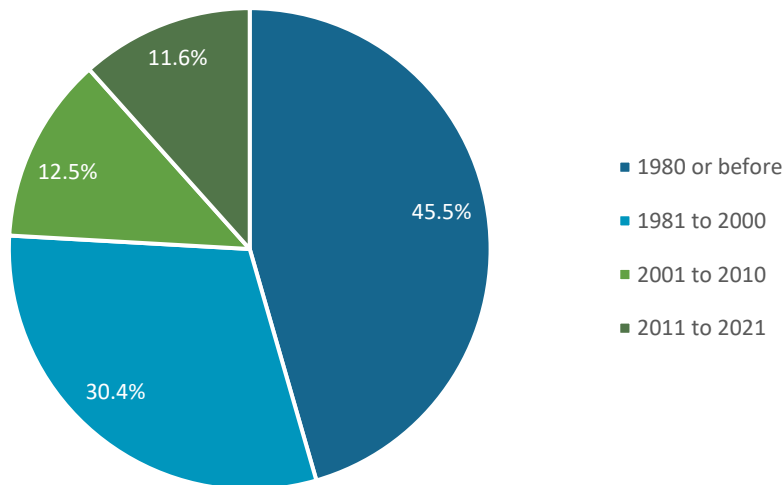


Source: Statistics Canada Census, 2021

Dwelling Age

As of 2021, 45.5% of dwelling units in Wembley were built before 1980 (more than forty years ago). 30.4% were constructed between 1981 and 2000, and 24.1% were constructed since 2001 (within the last 20 years). With just one quarter (24.1%) of dwelling units in Wembley being built in the last two decades, the Town’s housing stock is generally aging.

Figure 3.56: Dwellings by Period of Construction, Town of Wembley, 2021



Source: Statistics Canada Census, 2021

Rental Housing

At the time of writing, rental housing information was not available for the Town of Wembley from CMHC, Statistics Canada, or the Government of Alberta.

3.5 Regional Overview

The Grande Prairie region comprises five municipalities – the City of Grande Prairie, the County of Grande Prairie, and the towns of Beaverlodge, Sexsmith, and Wembley – and one First Nation reserve – Horse Lakes 152B. **Table 3.13** presents the population of the Grande Prairie region by geographic component. Its total population was 95,383 in 2021. By factoring in the 2024 municipal censuses completed by the City and the County and estimates prepared by Nichols for the three towns and Statistics Canada for Horse Lakes 152B, the Grande Prairie region has an approximate 2024 population of 104,071.

Table 3.13: Population of the Grande Prairie Region, 2021 Census and 2024 Estimated

Geographic Component	2021 Population	2024 Population	2024 Source
County of Grande Prairie No. 1 ¹⁹	24,623	26,701	County municipal census
Town of Beaverlodge	2,271	2,349	Nichols estimate
Town of Sexsmith	2,427	2,558	Nichols estimate
Town of Wembley	1,432	1,563	Nichols estimate
Sub-Total: Regional Growth Study Partners	30,753	~33,171	
City of Grande Prairie	64,141	70,385	City municipal census
Horse Lakes 152B	489	515	Statistics Canada estimate ²⁰
Total: Grande Prairie Region	95,383	104,071	

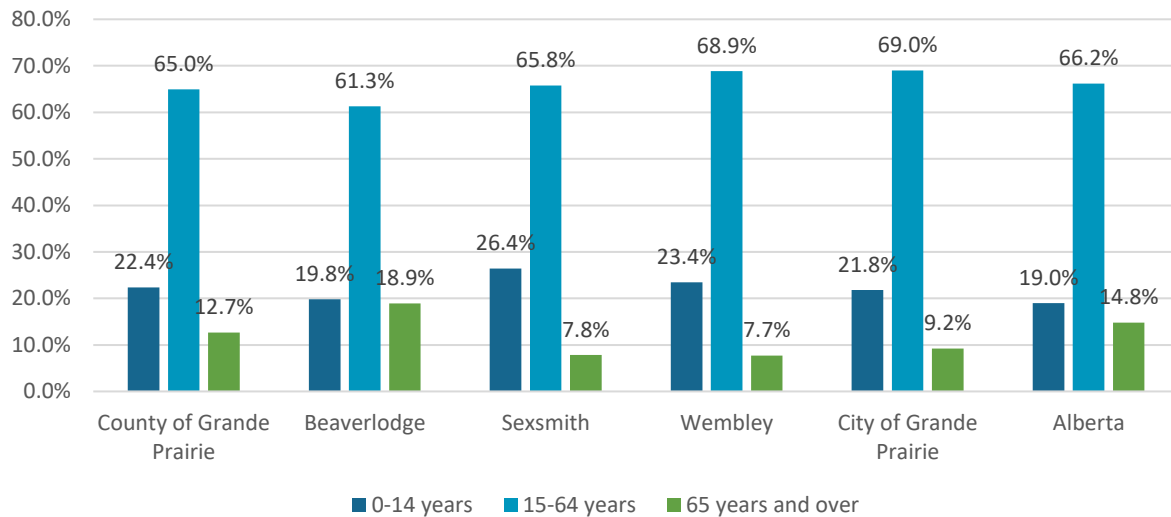
¹⁹ Population includes the former Village of Hythe that dissolved and came under the jurisdiction of the County of Grande Prairie No. 1 on July 1, 2021.

²⁰ Statistics Canada. [Table 17-10-0155-01 Population estimates, July 1, by census subdivision, 2021 boundaries](#)

3.5.2 Age

Figure 3.57 illustrates age cohorts by municipality in the Grande Prairie region as of 2021. Sexsmith had the largest percentage of residents aged 0-14, the City of Grande Prairie had the largest percentage of residents aged 15-64, and Beaverlodge had the largest percentage of residents aged 65 years and over.

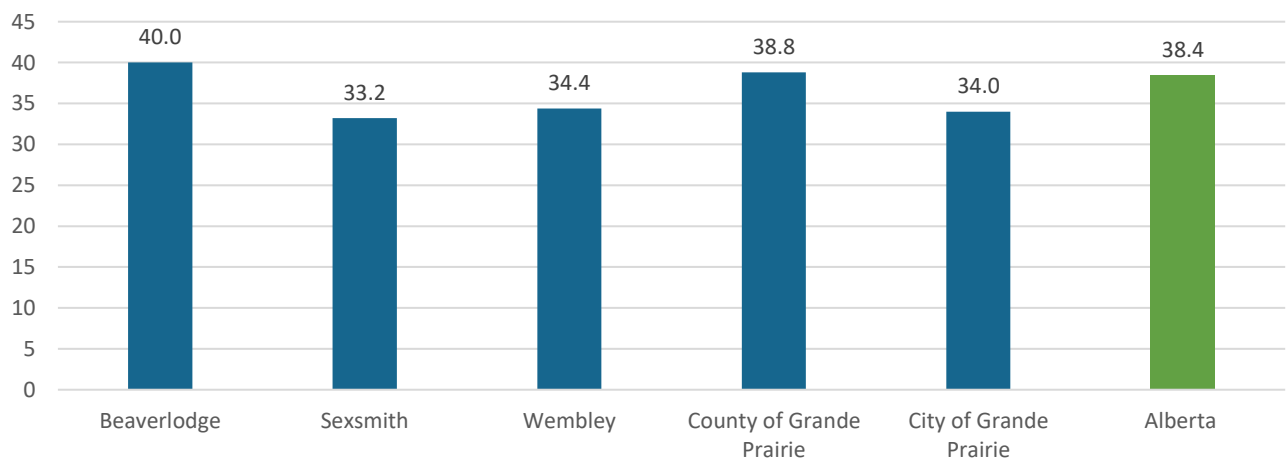
Figure 3.57: Age Cohort, Grande Prairie Region, 2021



Source: Statistics Canada Census, 2021

Figure 3.58 illustrates the median age of municipalities in the Grande Prairie region as of 2021. Sexsmith had the youngest median population age at 33.2 years old, while the City of Grande Prairie and Wembley had slightly higher median ages of 34.0 and 34.4, respectively. The County and Beaverlodge had the eldest median population at 38.8 and 40.0 years old, respectively. All municipalities within the Grande Prairie region had younger median populations compared to the provincial median of 38.4, except the County and Beaverlodge.

Figure 3.58: Median Age, Grande Prairie Region, 2021



Source: Statistics Canada Census, 2021

3.5.3 Mobility Status

Based on 25% sample data, mobility data for the Grande Prairie region shows that the majority of residents did not move during the 1-year period prior to the 2021 census (i.e., 2020); it is likely that the COVID-19 pandemic influenced residents' choices, need, and ability to move during this time. The Town of Wembley had the largest percentage of non-movers (93.3%), and the Town of Beaverlodge had the lowest percentage of non-movers (82.6%).

When looking at the relatively small percentage of movers across the region, the County of Grande Prairie, the Town of Wembley, and the City of Grande Prairie had the highest percentages of residents move from within their existing community (i.e., non-migrants), while the Towns of Beaverlodge and Sexsmith had the highest percentages of residents move from outside the community (i.e., migrants). The majority of movers were internal, with all municipalities having a higher percentage of movers coming from within Alberta as opposed to from other Canadian provinces. The County of Grande Prairie and the City of Grande Prairie were the only municipalities who had residents who moves from outside of Canada (i.e., external migrants).

Table 3.14: Mobility Status 1-Year Ago, Grande Prairie Region, 2021

Characteristic	County of Grande Prairie		Beaverlodge		Sexsmith		Wembley		City of Grande Prairie	
	#	%	#	%	#	%	#	%	#	%
Total - Mobility status 1 year ago - 25% sample data	23,025	100.0	2,185	100.0	2,400	100.0	1,425	100.0	62,215	100.0
Non-movers	20,870	90.6	1,805	82.6	2,155	89.8	1,330	93.3	51,975	83.5
Movers	2,155	9.4	390	17.8	245	10.2	95	6.7	10,245	16.5
Non-migrants	1,130	52.4	150	38.5	80	32.7	60	63.2	7,690	75.1
Migrants	1,025	47.6	235	60.3	170	69.4	35	36.8	2,550	24.9
Internal migrants	1,010	98.5	230	97.9	170	100.0	35	100.0	2,270	89.0
Intraprovincial migrants	860	85.1	170	73.9	145	85.3	35	100.0	1,535	67.6
Interprovincial migrants	150	14.9	60	35.3	20	11.8	0	0.0	735	32.4
External migrants	15	1.5	0	0.0	0	0.0	0	0.0	285	11.2

Source: Statistics Canada Census, 2021

Five years prior to the census, the City of Grande Prairie had the highest percentage of movers (49.8), while the County of Grande Prairie had the lowest percentage of movers (35.3%).

The City of Grande Prairie was the only municipality in the region who had a higher percentage of residents move from within their existing community (i.e., non-migrants), while the County and the Towns all had higher percentages of residents move from outside the community (i.e., migrants), all of which had over 70% migrants. The majority of movers were internal, with all municipalities having a higher percentage of movers coming from within Alberta as opposed to from other Canadian provinces. The County of Grande Prairie, the City of Grande Prairie, and the Town of Beaverlodge were the only municipalities who had migrants from outside of Canada.

Table 3.15: Mobility Status 5-Years Ago, Grande Prairie Region, 2021

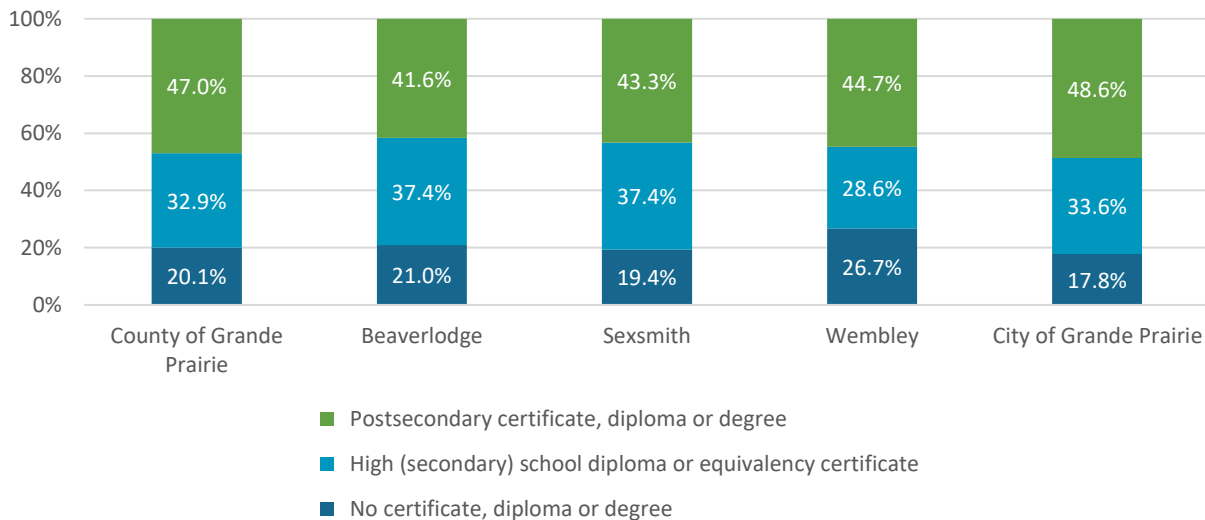
Characteristic	County of Grande Prairie		Beaverlodge		Sexsmith		Wembley		City of Grande Prairie	
	#	%	#	%	#	%	#	%	#	%
Total - Mobility status 5 years ago - 25% sample data	21,925	100.0	2,060	100.0	2,250	100.0	1,330	100.0	58,465	100.0
Non-movers	14,185	64.7	1,190	57.8	1,375	61.1	815	61.3	29,330	50.2
Movers	7,740	35.3	870	42.2	875	38.9	515	38.7	29,135	49.8
Non-migrants	1,565	20.2	240	27.6	230	26.3	150	29.1	14,845	51.0
Migrants	6,175	79.8	630	72.4	650	74.3	365	70.9	14,290	49.0
Internal migrants	6,050	98.0	620	98.4	650	100.0	365	100.0	12,190	85.3
Intraprovincial migrants	5,315	87.9	480	77.4	535	82.3	260	71.2	8,415	69.0
Interprovincial migrants	735	13.8	135	21.8	120	18.5	100	27.4	3,770	30.9
External migrants	125	2.0	15	2.4	0	0.0	0	0.0	2,100	14.7

Source: Statistics Canada Census, 2021

3.5.4 Education

In 2021, over 40% of the adult population in all municipalities within the Grande Prairie region had post-secondary certificate, diploma, or degree. The City of Grande Prairie had the highest percentage of adult residents with a postsecondary certificate, diploma, or degree (48.6%), while the Town of Wembley had the largest percentage of adult residents who had no certificate, diploma, or degree.

Figure 3.59: Highest Level of Education, Grande Prairie Region

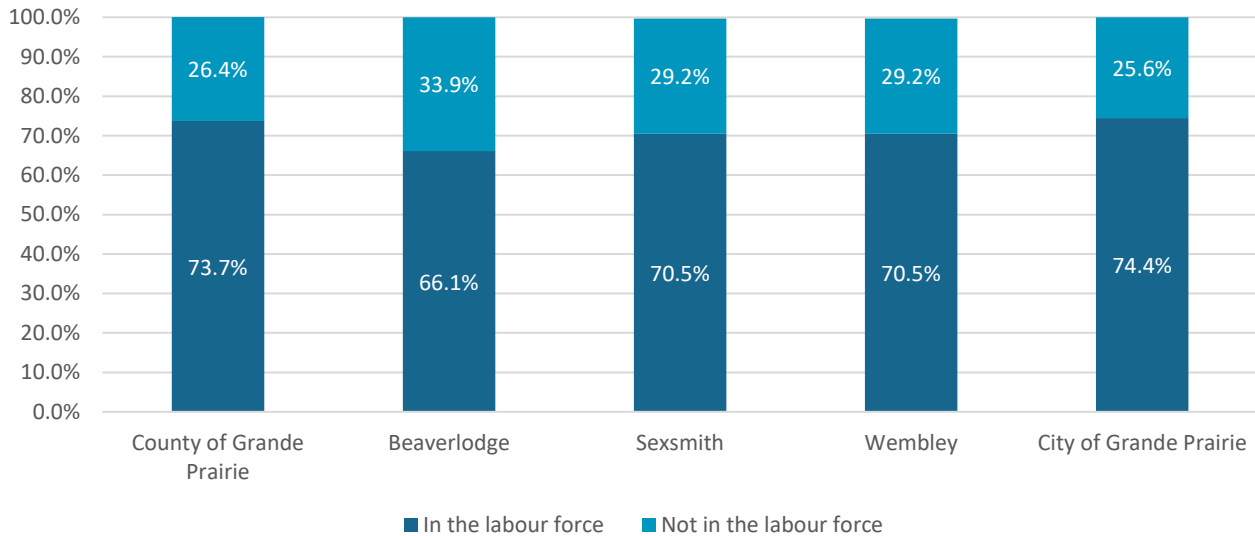


Source: Statistics Canada Census, 2021

3.5.5 Labour Force

In 2021, Beaverlodge had the lowest percentage residents in the workforce (66.1%) and City of Grande Prairie had the highest percentage (74.4%). Generally, labour force rates are comparable across municipalities in the Grande Prairie region.

Figure 3.60: Labour Force, Grande Prairie Region, 2021

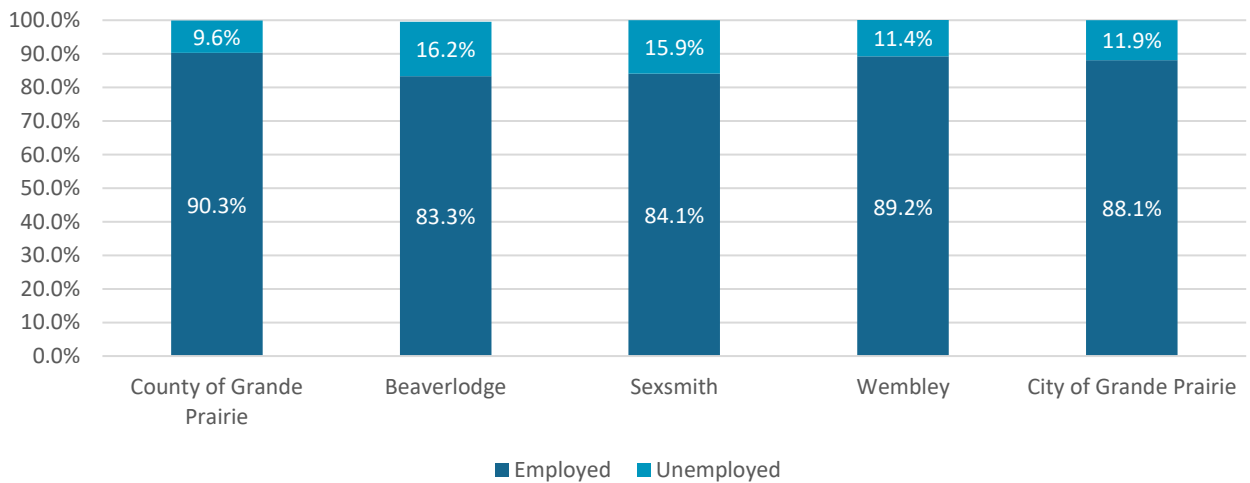


Source: Statistics Canada Census, 2021

3.5.6 Employment Status

In 2021, Beaverlodge had the lowest percentage of employed individuals within the workforce (83.3%) and the County of Grande Prairie had the highest percentage (90.3%).

Figure 3.61: Employment Status, Grande Prairie Region, 2021



Source: Statistics Canada Census, 2021

3.5.7 Industry Sectors

In 2021, all municipalities in the Grande Prairie region shared mining, quarrying, and oil and gas extraction as one of their top three largest industries. Four municipalities shared retail trade (not Sexsmith), three municipalities shared construction (not Beaverlodge or the City of Grande Prairie, and three municipalities shared health care and social assistance (not the County of Grande Prairie or Wembley).

Table 3.16: Industry Sectors, Grande Prairie Region, 2021

Industry Sector	County of Grande Prairie	Beaverlodge	Sexsmith	Wembley	City of Grande Prairie
Agriculture, forestry, fishing and hunting	8.6%	0.9%	0.8%	3.6%	1.1%
Mining, quarrying, and oil and gas extraction	12.6%	13.7%	15.1%	11.4%	10.2%
Utilities	0.9%	1.3%	0.8%	0.0%	0.9%
Construction	10.9%	9.0%	16.3%	11.4%	9.6%
Manufacturing	4.0%	2.6%	4.4%	4.8%	4.5%
Wholesale trade	3.7%	0.9%	2.0%	3.6%	3.4%
Retail trade	9.9%	14.2%	9.1%	15.6%	13.8%
Transportation and warehousing	6.1%	6.4%	8.7%	5.4%	5.4%
Information and cultural industries	0.6%	0.0%	0.8%	0.0%	0.8%
Finance and insurance	1.7%	2.1%	1.6%	3.6%	1.9%
Real estate and rental and leasing	2.2%	2.1%	1.6%	3.0%	2.0%
Professional, scientific and technical services	6.2%	3.4%	3.6%	4.8%	5.1%
Management of companies and enterprises	0.2%	0.0%	0.0%	0.0%	0.0%
Administrative and support, waste management and remediation services	2.9%	7.7%	2.0%	3.0%	3.3%
Educational services	5.9%	5.6%	6.3%	3.6%	5.3%
Health care and social assistance	8.3%	9.4%	9.1%	8.4%	11.8%
Arts, entertainment and recreation	1.4%	0.9%	1.2%	1.2%	1.3%
Accommodation and food services	2.8%	6.0%	3.2%	2.4%	7.7%
Other services (except public administration)	5.8%	5.6%	5.6%	5.4%	5.8%
Public administration	3.8%	4.7%	4.4%	4.2%	3.7%

Source: Statistics Canada Census, 2021

3.5.8 Household Profile

Number of Households

In 2021, the number of households within the Grande Prairie region varied from 560 in the Town of Wembley to nearly 25,000 in the City of Grande Prairie.

Table 3.17: Number of Households, Grande Prairie Region, 2021

Household Type	Wembley	Sexsmith	Beaverlodge	County of Grande Prairie	City of Grande Prairie
Total Households	560	855	915	8,355	24,820

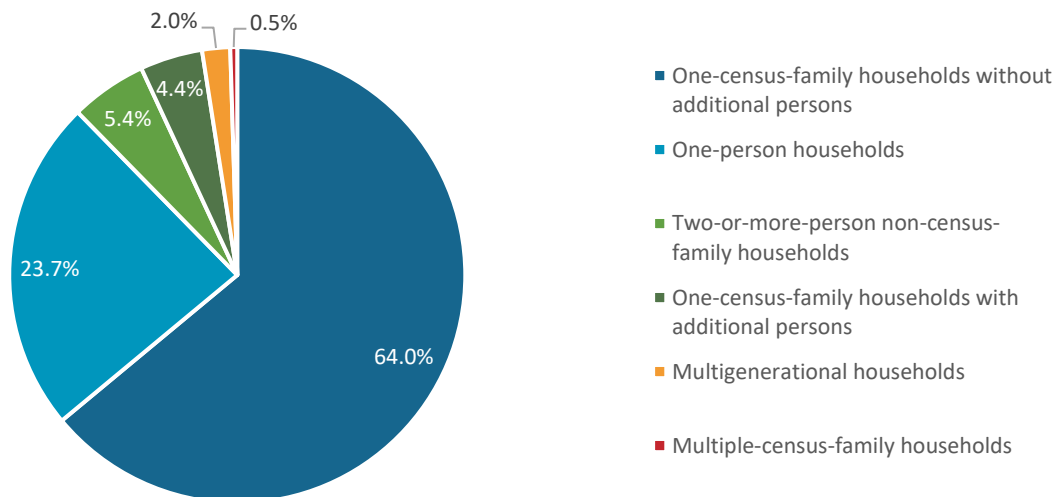
Source: Statistics Canada Census, 2021

Household Type

Across the Grande Prairie region, 64.0% of households were comprised of one-census family and 23.7% were comprised of one-person. The remaining 12.3% of households were comprised of a combination of two-or-more person non-census family households (5.4%), one-census-family households with additional persons (4.4%), multigenerational households (2.0%), and multiple-census-family households (0.5%).

Of the one-census family households without additional persons, 86.9% were couple-family households, while only 13.0% were one-parent households. Of the couple-family households, 55.3% did not have children while 43.7% did.

Figure 3.62: Household Type, Grande Prairie Region, 2021



Source: Statistics Canada Census, 2021

Table 3.18: Household Type, Grande Prairie Region, 2021

Household Type	Beaverlodge		Sexsmith		Wembley		County of Grande Prairie		City of Grande Prairie	
Total Households	915		855		560		8,355		24,820	
One-census-family households without additional persons	595	65.0%	610	71.3%	360	64.3%	6,350	76.0%	14,800	59.6%
Couple-family households	515	86.6%	520	85.2%	310	86.1%	5,920	93.2%	12,485	84.4%
With children	225	43.7%	310	59.6%	175	56.5%	3,150	53.2%	7,075	56.7%
Without children	285	55.3%	210	40.4%	130	41.9%	2,770	46.8%	5,410	43.3%
One-parent-family households	80	13.4%	90	14.8%	50	13.9%	430	6.8%	2,310	15.6%
Multigenerational households	10	1.1%	15	2.5%	15	2.7%	145	1.7%	520	2.1%
Multiple-census-family households	0	0.0%	5	0.8%	5	0.9%	30	0.4%	135	0.5%
One-census-family households with additional persons	30	3.3%	20	3.3%	25	4.5%	240	2.9%	1,260	5.1%
Two-or-more-person non-census-family households	30	3.3%	45	7.4%	25	4.5%	230	2.8%	1,595	6.4%
One-person households	250	27.3%	160	26.2%	130	23.2%	1,360	16.3%	6,510	26.2%

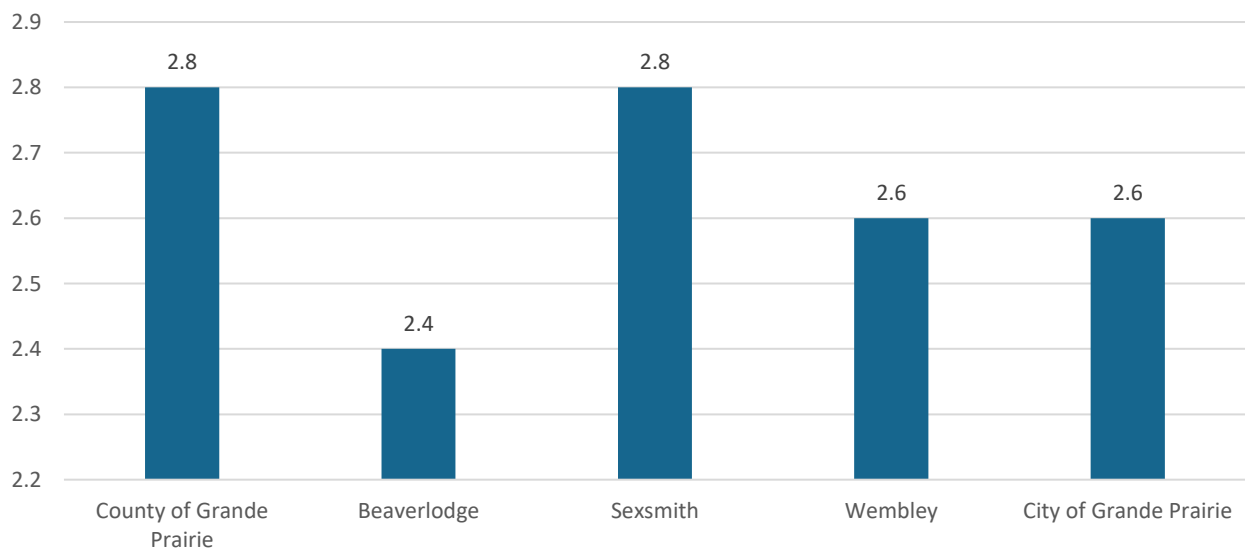
Source: Statistics Canada Census, 2021

Household Size

AVERAGE HOUSEHOLD SIZE

Amongst all municipalities, Beaverlodge had the lowest average household size of 2.4 and Sexsmith and the County had the largest of 2.8.

Figure 3.63: Average Household Size, Grande Prairie Region, 2021

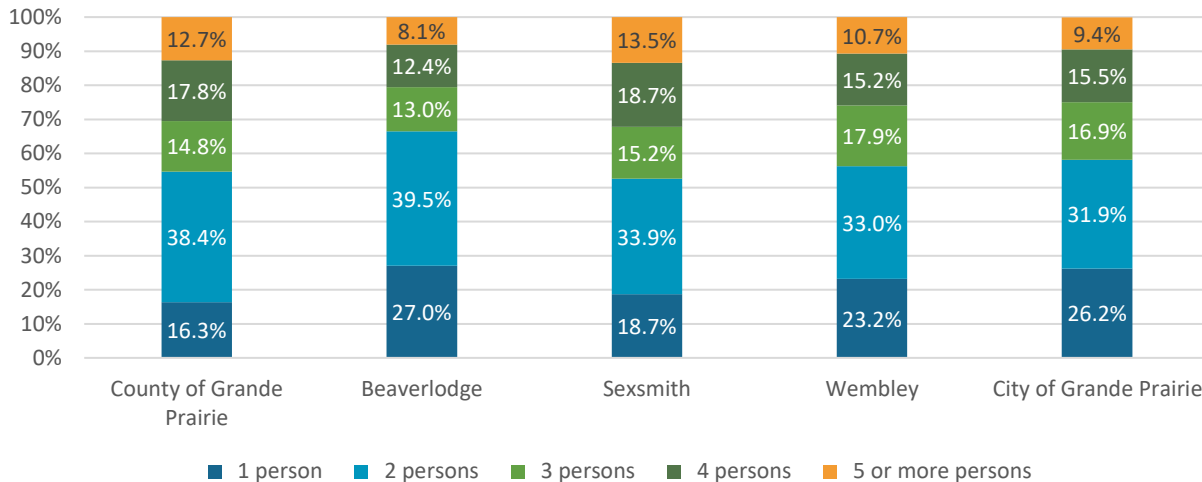


Source: Statistics Canada Census, 2021

PEOPLE PER HOUSEHOLD

Beaverlodge and the City had the highest percentage of one person households in the Grande Prairie region, with 27% and 26.2%, respectively. Sexsmith and the County had the highest percentage of 5+ people per household, with 13.5% and 12.7%, respectively. 2-person households accounted for the highest percentage of households across all municipalities in the Grande Prairie region, while 5+ person households accounted for the lowest percentage of households across all municipalities in the Grande Prairie region.

Figure 3.64: People per Household, Grande Prairie Region, 2021



Source: Statistics Canada Census, 2021

Tenure

In 2021, the majority of households across the Grande Prairie region owned their usual place of residence. The highest percentage of ownership was in the County with 90.5% of the households as owners, and the lowest percentage of ownership was in the City with 65.7%.

Table 3.19: Household Tenure, Grande Prairie Region, 2021

Municipality	Owner Households		Renter Households		Total Households	
Beaverlodge	710	77.2%	210	22.8%	920	100.0%
Sexsmith	655	76.2%	205	23.8%	860	100.0%
Wembley	465	84.5%	85	15.5%	550	100.0%
County of Grande Prairie	7,565	90.5%	790	9.5%	8,355	100.0%
City of Grande Prairie	16,305	65.7%	8,510	34.3%	24,815	100.0%
Regional Total	25,700	72.4%	9,800	27.6%	35,500	100.0%

Source: Statistics Canada Census, 2021

Median Household Income

In 2020, the County of Grande Prairie had the highest median household income at \$120,000 and the Town of Beaverlodge had the lowest at \$90,000.

Table 3.20: Median Household Income, Grande Prairie Region, 2021

Income Category	Beaverlodge	Sexsmith	Wembley	County of Grande Prairie	City of Grande Prairie
Median total household income - 2020	\$90,000	\$109,000	\$107,000	\$120,000	\$102,000

Source: Statistics Canada Census, 2021

Household Income by Tenure

Across all municipalities in the Grande Prairie region in 2021, the median household income for renter households was significantly lower than the median household income for owner households. For owner households, Beaverlodge had the lowest median household income at \$97,000, while the County had the highest at \$129,000. In contrast, Sexsmith had the lowest renter household income at \$67,000, while the County had the highest at \$85,000. When comparing the difference between owner and renter household incomes across municipalities, Sexsmith had the largest gap of \$58,000, while Beaverlodge had the smallest gap of \$12,000.

Table 3.21: Household Income by Tenure, Grande Prairie Region, 2021

2021 Median Household Income	Owner Households	Renter Households	All Households
Beaverlodge	\$97,000	\$78,000	\$93,000
Sexsmith	\$125,000	\$67,000	\$111,000
Wembley	\$111,000	\$59,600	\$110,000
County Grande Prairie	\$129,000	\$85,000	\$124,000
City of Grande Prairie	\$123,000	\$72,000	\$104,000

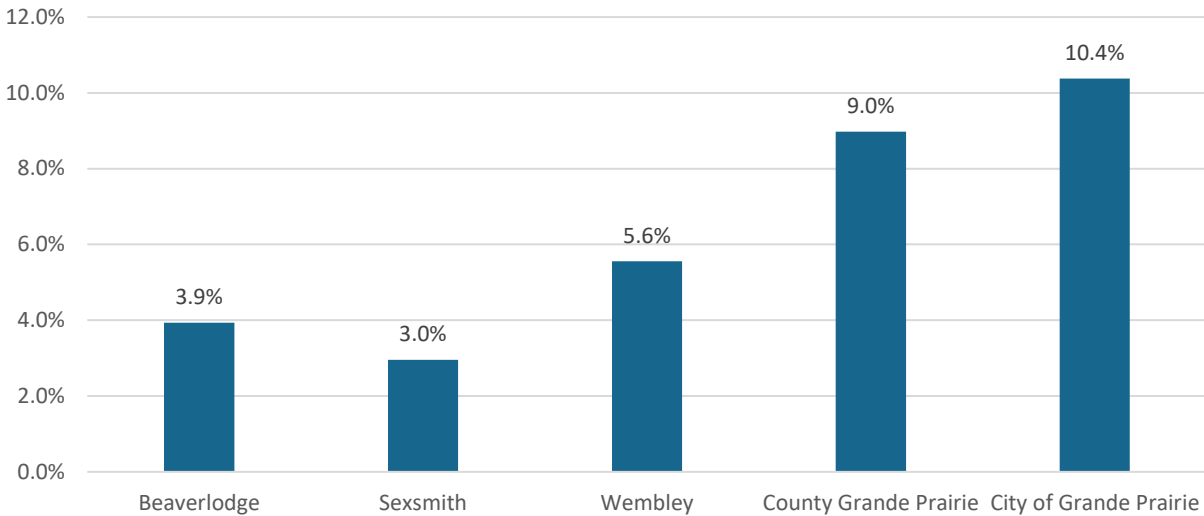
Source: Statistics Canada Census, 2021

Core Housing Need²¹

In 2021, the municipality with the highest percentage of households in core housing need in the Grande Prairie region was the City of Grande Prairie, where 10.4% of the households did not meet one or more of the adequacy, suitability, or affordability standards that comprise core housing need. The County of Grande Prairie had the second highest percentage of households in core housing need at 9.0%. This was followed by the towns of Wembley, Beaverlodge, and Sexsmith, who had 5.6%, 3.9%, and 3.0% of households in core housing need, respectively.

²¹ It is important to note that core housing need may have been reported lower in 2021 due to temporarily inflated incomes from COVID-19 benefits.

Figure 3.65: Core Housing Need, Grande Prairie Region, 2021



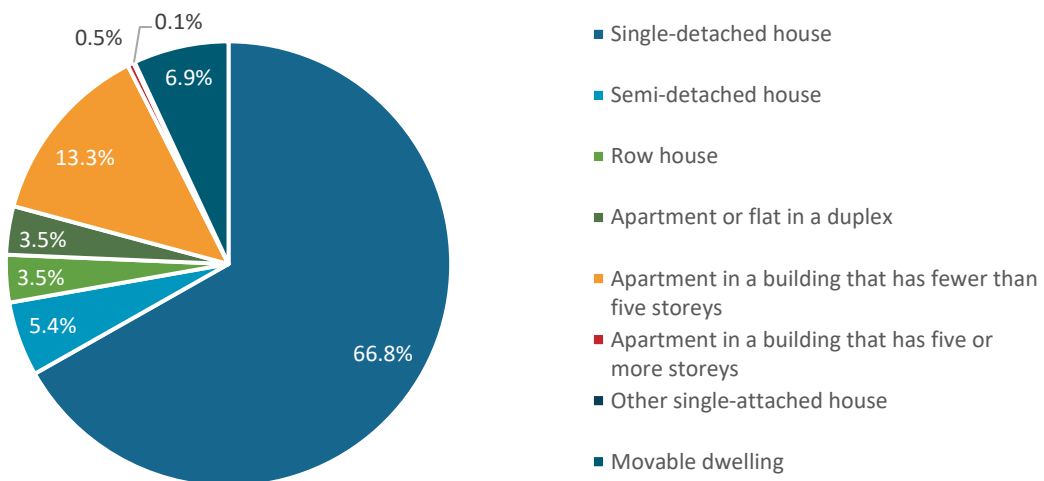
Source: Statistics Canada Census, 2021

3.5.9 Housing Profile

Dwelling Type

In 2021, the most common dwelling type across municipalities in the Grande Prairie region was single detached homes (66.8%), followed by apartments in a building with fewer than 5 storeys (13.3%), and movable dwellings (6.9%).

Figure 3.66: Dwelling Type, Grande Prairie Region, 2021



Source: Statistics Canada Census, 2021

Between 70-80% of dwellings in the County, Beaverlodge, Sexsmith, and Wembley were single-detached houses, while only 61.6% of dwellings in the City of Grande Prairie fell within this category. The next most common dwelling types representing the highest percentage of dwellings across municipalities were apartments in a building with fewer than 5 storeys, semi-detached dwellings, and movable dwellings.

Table 3.22: Dwelling Type, Grande Prairie Region, 2021

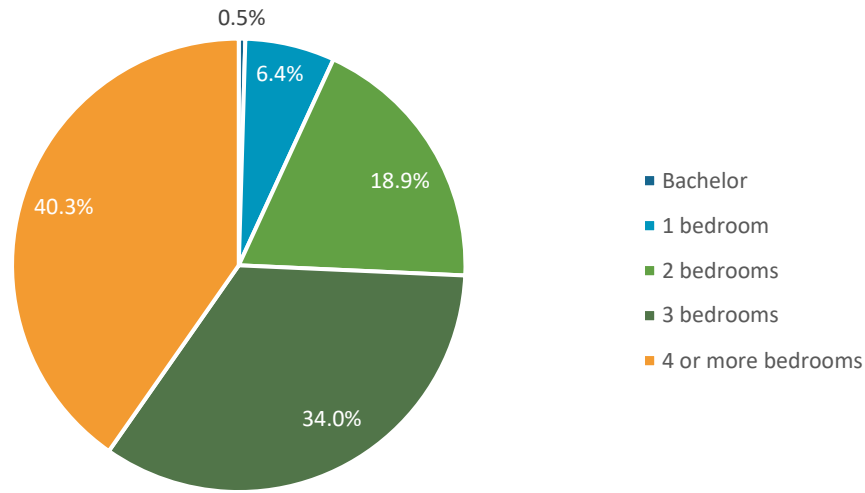
Dwelling Type	Beaverlodge		Sexsmith		Wembley		County of Grande Prairie		City of Grande Prairie		Regional Total	
Total Occupied Private Dwellings (100% data)	920		855		550		8,355		24,820		35,500	
Single-detached house	775	84.2%	710	83.0%	440	80.0%	6,515	78.0%	15,280	61.6%	23,720	66.8%
Semi-detached house	35	3.8%	50	5.8%	15	2.7%	65	0.8%	1,760	7.1%	1,925	5.4%
Row house	0	0.0%	30	3.5%	10	1.8%	100	1.2%	1,085	4.4%	1,225	3.4%
Apartment or flat in a duplex	10	1.1%	0	0.0%	15	2.7%	115	1.4%	1,110	4.5%	1,250	3.5%
Apartment in a building that has fewer than five storeys	70	7.6%	55	6.4%	15	2.7%	15	0.2%	4,580	18.5%	4,735	13.3%
Apartment in a building that has five or more storeys	0	0.0%	0	0.0%	0	0.0%	0	0.0%	160	0.6%	160	0.5%
Other single-attached house	0	0.0%	10	1.2%	0	0.0%	15	0.2%	10	0.0%	35	0.1%
Movable dwelling	35	3.8%	5	0.6%	55	10.0%	1,530	18.3%	835	3.4%	2,460	6.9%

Source: Statistics Canada Census, 2021

Dwelling Size

In 2021, dwellings with 4 or more bedrooms made up the largest percentage (40.3%) of total occupied private dwellings in the Grande Prairie region. 3-bedroom, 2-bedroom, and 1-bedroom dwellings represented the next largest percentages, with 34.0%, 18.9%, and 6.4%, respectively. Bachelor dwelling units made up the smallest percentage of total occupied dwellings in the Grande Prairie region, accounting for only 0.5%.

Figure 3.67: Dwelling Size, Grande Prairie Region, 2021



Source: Statistics Canada Census, 2021

In 2021, Sexsmith had the largest percentage of its housing stock comprised of 4 or more-bedroom dwellings (55.6%), while the City of Grande Prairie had the smallest percentage of its housing stock comprised of 4 or more-bedroom dwellings. The County of Grande Prairie and Town of Wembley had the largest percentage of their housing stock comprised of 3-bedroom dwellings, while the Town of Sexsmith had the smallest percentage of its housing stock comprised of 3-bedroom dwellings. The Town of Beaverlodge had the largest percentage of its housing stock comprised of 2-bedroom dwellings, while the County of Grande Prairie had the smallest percentage of its housing stock comprised of 2-bedroom dwellings. Generally, the size of homes in the Grande Prairie region are large and may not be able to meet the needs of smaller, 1-2- person households.

Table 3.23: Dwelling Size, Grande Prairie Region, 2021

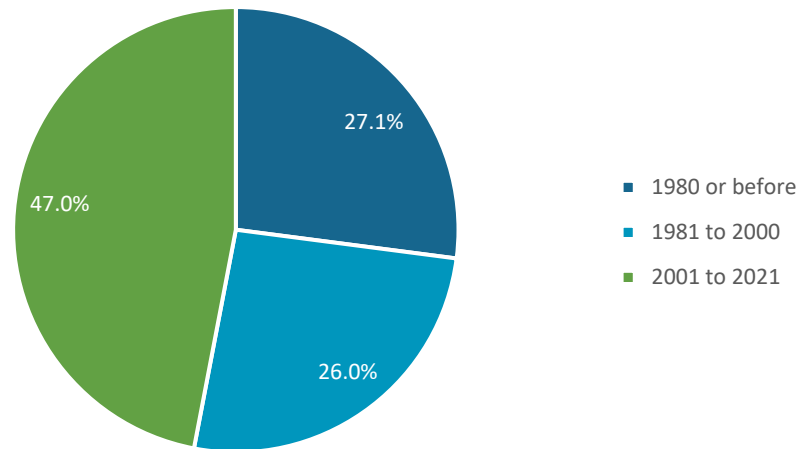
Number of Bedrooms	Beaverlodge		Sexsmith		Wembley		County of Grande Prairie		City of Grande Prairie	
Total Occupied Private Dwellings (25% sample data)	930		845		545		8,350		24,815	
1 bedroom	35	3.8%	40	4.7%	20	3.7%	195	2.3%	1,980	8.0%
2 bedrooms	245	26.3%	140	16.6%	70	12.8%	1,090	13.1%	5,145	20.7%
3 bedrooms	320	34.4%	195	23.1%	215	39.4%	3,290	39.4%	8,045	32.4%
4 or more bedrooms	330	35.5%	470	55.6%	240	44.0%	3,765	45.1%	9,490	38.2%
No bedrooms	0	0.0%	0	0.0%	0	0.0%	10	0.1%	155	0.6%

Source: Statistics Canada Census, 2021

Dwelling Age

In 2021, the age of dwellings across the Grande Prairie region was relatively new, with 47% of the housing stock being built since 2001 (in the last two decades prior to 2021). This percentage is skewed however due to the inclusion of the City’s dwellings in the regional total.

Figure 3.68: Dwelling Age by Period of Construction, Grande Prairie Region, 2021



Source: Statistics Canada Census, 2021

When breaking the age of dwellings down by municipality, the County of Grande Prairie, City of Grande Prairie, and Town of Sexsmith had the largest percentage of their housing stock built since 2001, with 48.6%, 48.0%, and 43.0%, respectively. In contrast, the towns of Beaverlodge and Wembley had the largest percentage of their housing stock built before 1980, with 48.6% and 45.5%, respectively. This indicates that the housing stock in Beaverlodge and Wembley are generally older than those in the County of Grande Prairie, City of Grande Prairie, and Town of Sexsmith.

Table 3.24: Dwelling Age by Period of Construction, Grande Prairie Region, 2021

Period of Construction	Beaverlodge		Sexsmith		Wembley		County of Grande Prairie		City of Grande Prairie	
Total Occupied Private Dwellings (25% sample data)	925		860		560		8,350		24,815	
1980 or before	450	48.6%	275	32.0%	255	45.5%	1,960	23.5%	6,670	26.9%
1981 to 2000	275	29.7%	215	25.0%	170	30.4%	2,330	27.9%	6,225	25.1%
2001 to 2021	200	21.6%	370	43.0%	135	24.1%	4,060	48.6%	11,920	48.0%

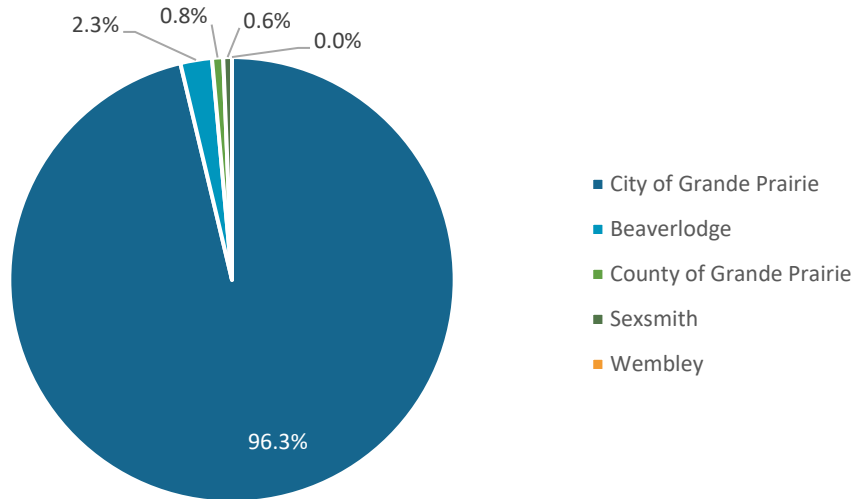
Source: Statistics Canada Census, 2021

Rental Housing²²

In 2023, there were a total of 4,453 primary rental units identified within the Grande Prairie region; 96.3% (4,287) in the City of Grande Prairie, 2.3% (102) in Beaverlodge, 0.8% (36) in the County of Grande Prairie, 0.6% (28) in Sexsmith, and 0.0% in Wembley.

²² Rental housing data is from the primary rental market only, it does not include information on the secondary rental market.

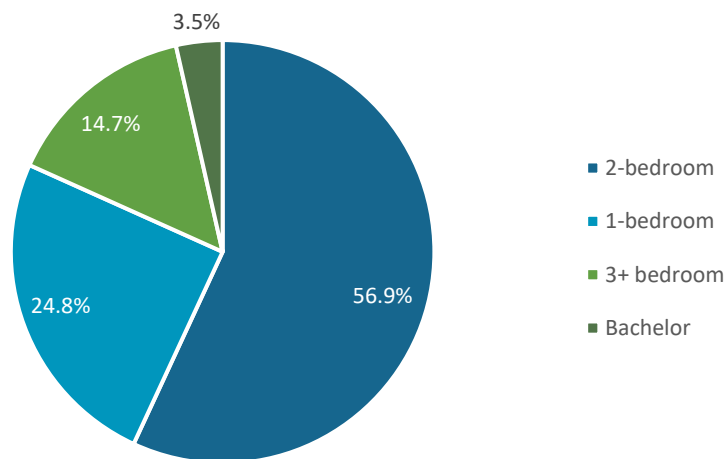
Figure 3.69: Primary Rental Units, Grande Prairie Region, 2023



Sources: Apartment Vacancy and Rental Cost Survey and CMHC Housing Market Information Portal, 2023

In 2023, over half (56.9%) of rental units in the Grande Prairie region were 2-bedroom units, 24.8% were 1-bedroom units, 14.7% were 3+ bedroom units, and 3.5% were bachelor units.

Figure 3.70: Primary Rental Units by Size, Grande Prairie Region, 2023



Sources: Apartment Vacancy and Rental Cost Survey and CMHC Housing Market Information Portal, 2023

In 2023, average rental rates ranged from \$917-\$1,700 across the Grande Prairie region for bachelor, 1-bedroom, 2-bedroom, and 3+bedroom units, based on available rental rate data.

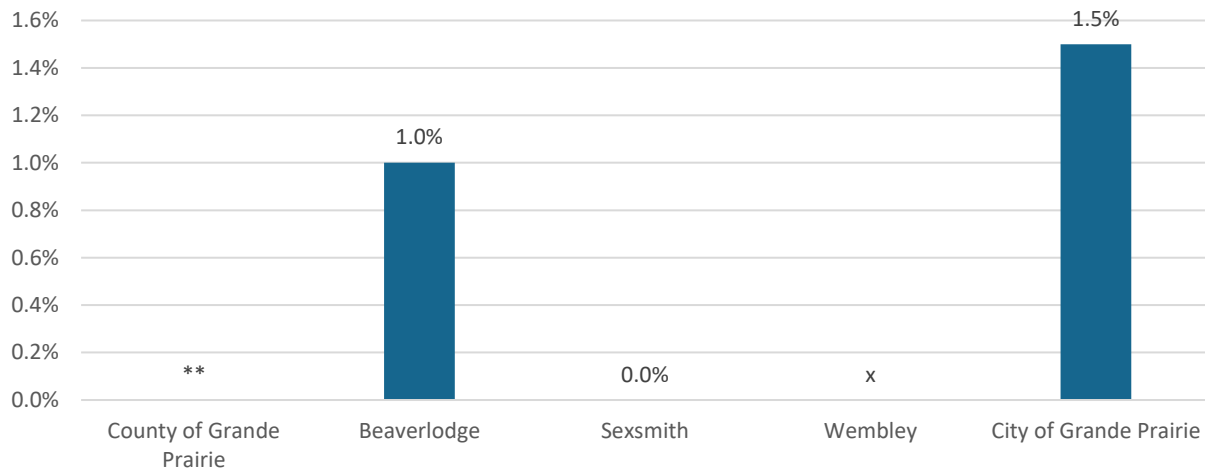
Table 3.25: Average Rental Range by Type of Unit, Grande Prairie Region, 2023

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom		4+ Bedroom	
	Avg.	Range	Avg.	Range	Avg.	Range	Avg.	Range	Avg.	Range
County of Grande Prairie	**	**	**	**	**	**	**	**	**	**
Beaverlodge	\$975*	\$975-975	\$821	\$750-900	\$904	\$750-1,025	975	600-1,100	-	-
Sexsmith	-	-	-	-	\$954*	\$870-955	\$1,456*	\$1,145-1,700	-	-
City of Grande Prairie	\$917	-	\$1,041	-	\$1,206	-	\$1,422			

Sources: Apartment Vacancy and Rental Cost Survey and CMHC Housing Market Information Portal, 2023

In 2023, average rental vacancy rates in the Grande Prairie region ranged from 1.5% in the City of Grande Prairie, to 0.0% in Sexsmith (no available data for the County of Grande Prairie or Wembley). Based on this, all municipalities within the Grande Prairie region that had available rental vacancy data had a rental vacancy below 3.0% in 2023, which is generally considered a healthy rental vacancy rate.

Table 3.26: Average Rental Vacancy Rate, Grande Prairie Region, 2023



Sources: Apartment Vacancy and Rental Cost Survey and CMHC Housing Market Information Portal, 2023

**Data suppressed

x No data available

■ 4.0 Status of Municipal Lands

4.1 Land Supply Analysis

An analysis of land supply provides a general overview of the amounts of absorbed and available land within a community, municipality or region. Once combined with future growth projections, the results of a land supply analysis can either confirm that sufficient land is available to accommodate future growth in the long-term or predict a timeframe when the available land supply is likely to run out.

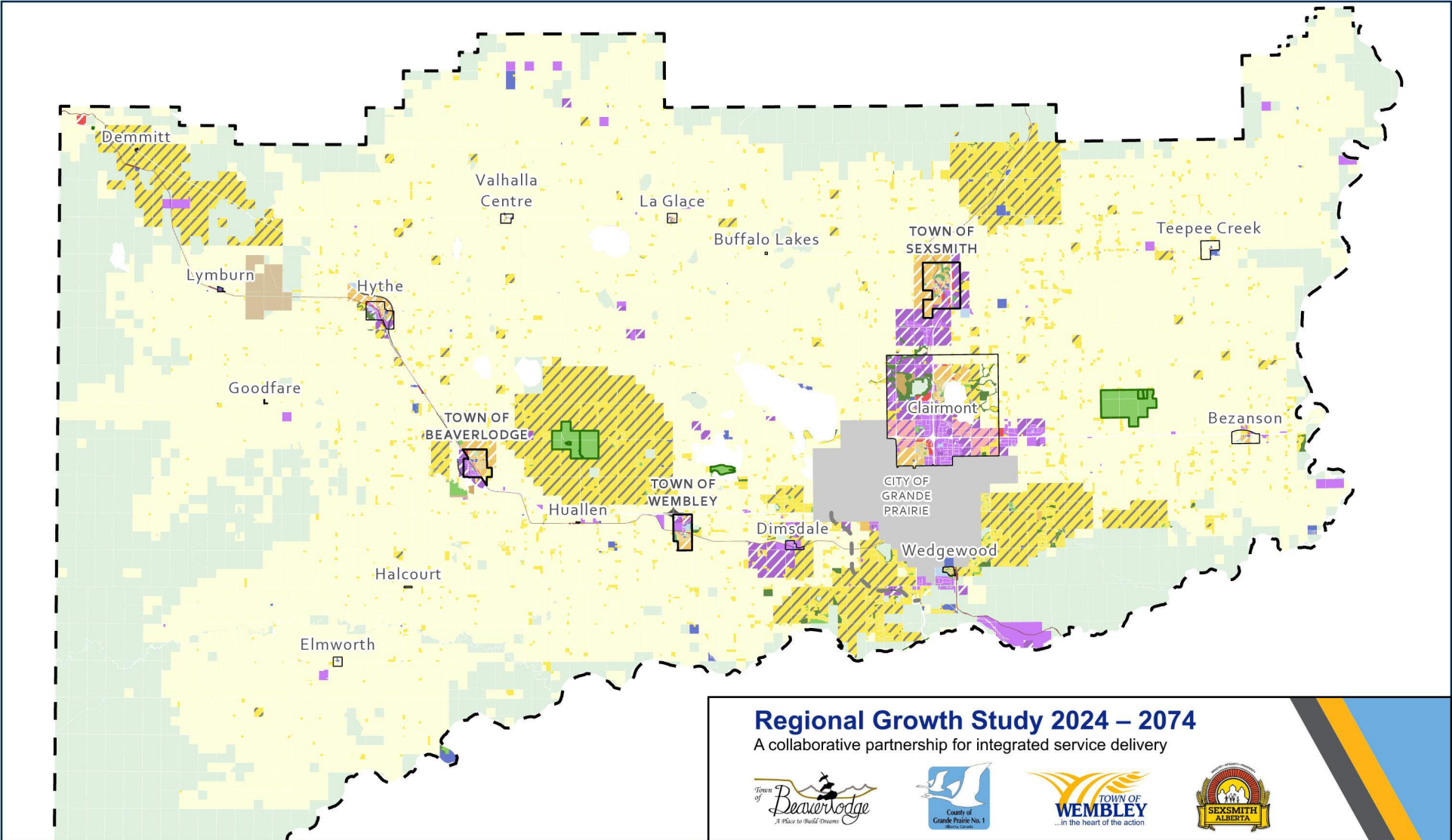
A typical land supply analysis classifies lands into two overarching categories – absorbed land supply and unabsorbed land supply. It then breaks down each category by core land use – residential (urban and rural), commercial, industrial and institutional. In accordance with this system, **Map 4.1** through **Map 4.6** show the classification of the regional land supply by municipality – the County, Beaverlodge, Sexsmith, and Wembley – and for two sub-municipal areas within the County – Clairmont and Hythe.

- **Absorbed land supply** is defined as land zoned under the land use bylaw (LUB) and subdivided for development. This includes zoned and subdivided terminal parcels that are fully developed, partially developed, or undeveloped but shovel-ready and awaiting site development uptake through the development permit approval process. Absorbed land supply is typically unavailable to accommodate future growth except through infill development, intensification, or redevelopment.
- **Unabsorbed land supply** (or available land supply) is defined as lands not yet zoned and/or subdivided for its ultimate intended development. Future land uses within unabsorbed land supplies are typically based on LUB districting, approved area structure plan (ASP) land use designations, and future land uses identified in other applicable statutory and non-statutory plans.

ISL's approach to the land supply analysis largely adheres to the above definitions. The preliminary allocation of land use categories is drawn from registered parcel designations (e.g., ER for environmental reserve, MR for municipal reserve, PUL for public utility lot, etc.), LUB districting and land use designations from ASPs, MDPs, and IDPs, where available. Where ambiguities or peculiarities are observed, the directions from the above are audited through the review of imagery available through Google Earth, examining images through Google Street View where coverage is available, consulting with municipal staff, and using professional judgement. This auditing process often results in evidence-based overrides to preliminary land use category assignments.

This section summarizes the results of the land supply analysis by municipality and sub-municipal area, and then provides a regional overview of findings.

Date: 20/2/2025 Document: M:\10709_County_GP_RGS2024_GIS2025_Figure03.1_Land_Supply/LandSupply/Analysis/Analysis.aprx



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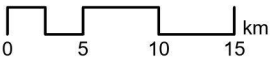
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- County
- Town
- City
- Hamlet
- Reserve
- Parks and Protected Areas
- Highway 40X Proposed Alignment

- Land Supply**
- Absorbed Commercial
 - Absorbed Industrial

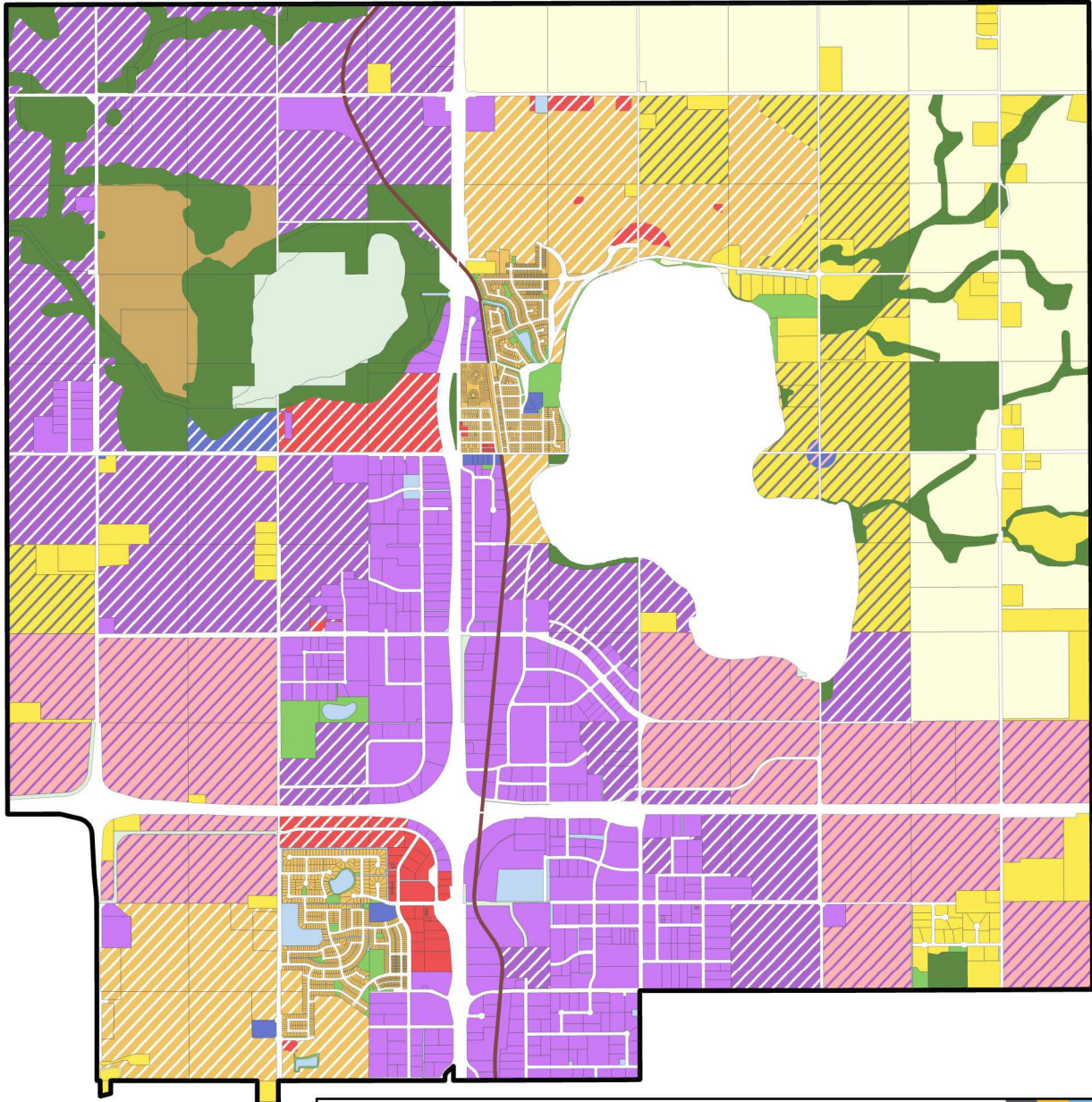
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural
- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility

- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential



**COUNTY OF GRANDE PRAIRIE
REGIONAL GROWTH STUDY**

MAP 4.1:
REGIONAL LAND SUPPLY



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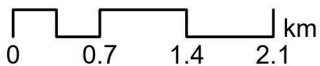
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- Clairmont
- Parcel
- Land Supply**
- Absorbed Rural Residential
- Absorbed Urban Residential
- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Agricultural
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial

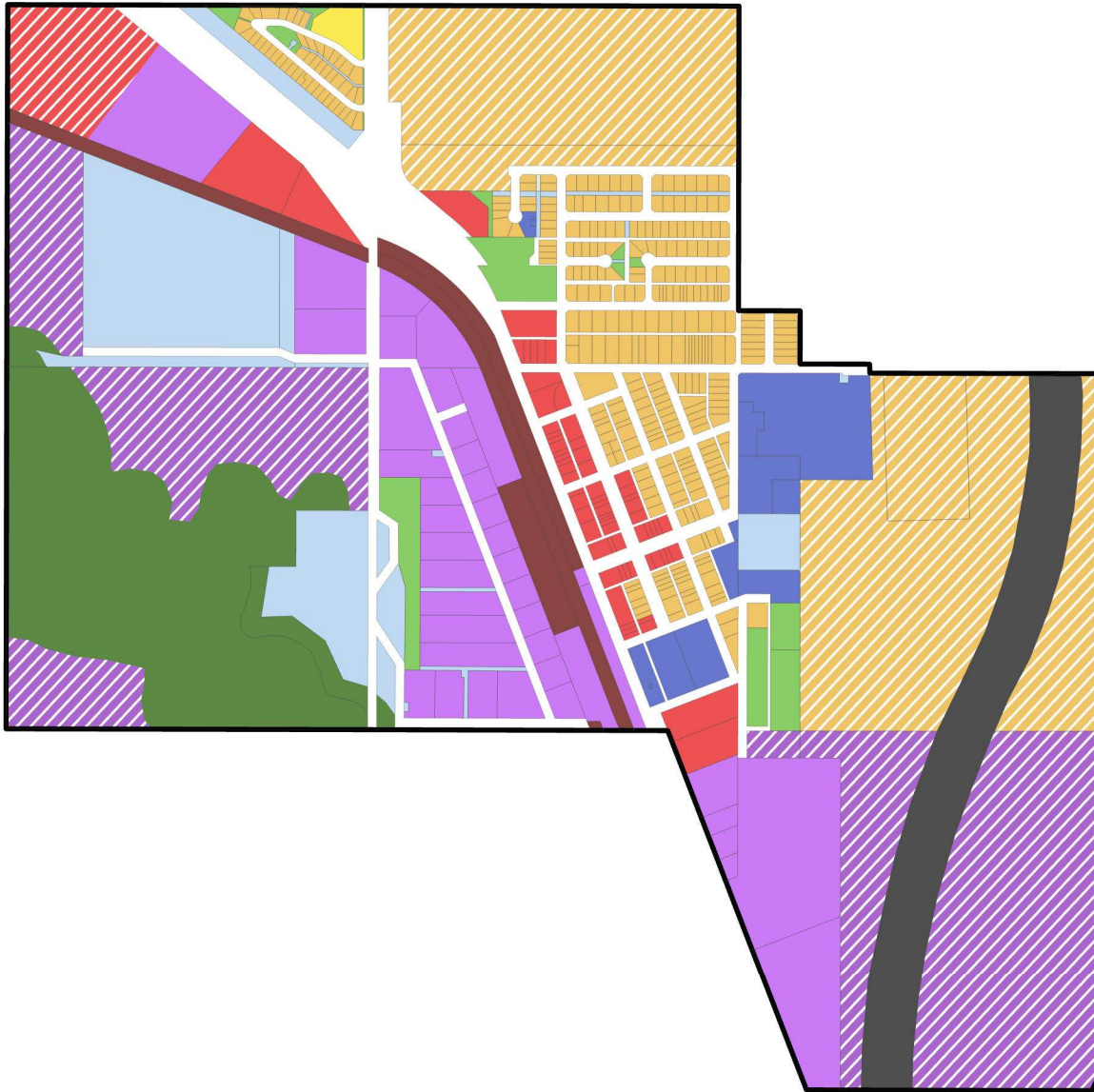


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COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

MAP 4.2:
CLAIRMONT
LAND SUPPLY

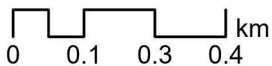


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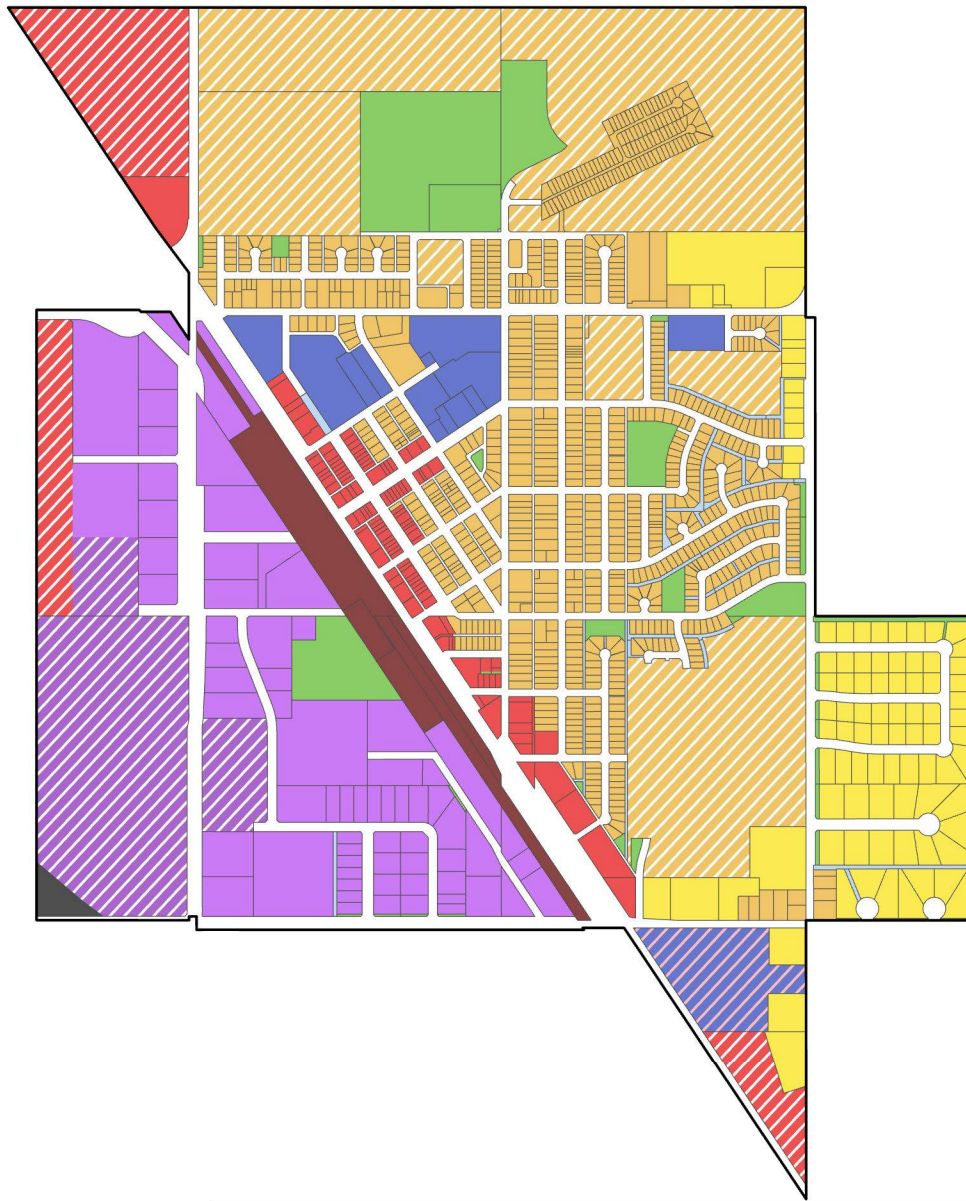
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- Hythe
- Parcel
- Land Supply**
- Absorbed Rural Residential
- Absorbed Urban Residential
- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Crown Land
- Environmental
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Urban Residential
- Unabsorbed Commercial
- Unabsorbed Industrial

**COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY**

MAP 4.3:
HYTHE
LAND SUPPLY



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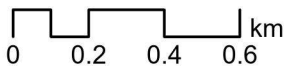
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- | | |
|----------------------------|-------------------------------------|
| Town of Beaverlodge | Parks and Open Space |
| Parcel | Public Utility |
| Land Supply | Railway |
| Absorbed Rural Residential | Future Highway/Interchange |
| Absorbed Urban Residential | Unabsorbed Urban Residential |
| Absorbed Commercial | Unabsorbed Commercial |
| Absorbed Industrial | Unabsorbed Industrial |
| Absorbed Institutional | Unabsorbed Institutional/Commercial |

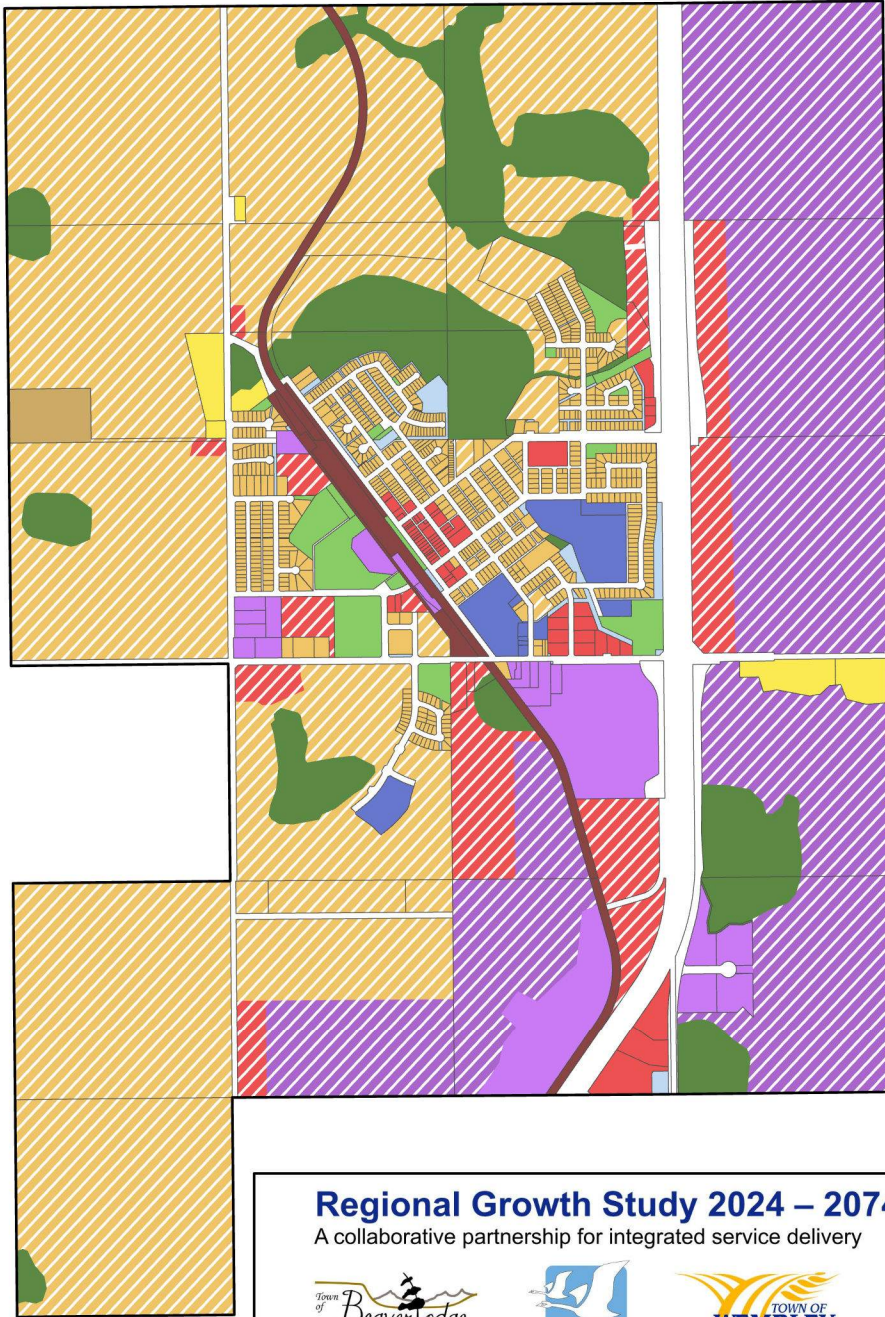


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**COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY**

**MAP 4.4:
BEAVERLODGE
LAND SUPPLY**



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□ Town of Sexsmith

□ Parcel

Land Supply

- Absorbed Rural Residential
- Absorbed Urban Residential
- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional

■ Environmental

■ Landfill/Lagoon

■ Parks and Open Space

■ Public Utility

■ Railway

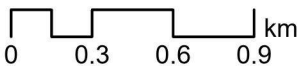
■ Unabsorbed Urban Residential

■ Unabsorbed Commercial

■ Unabsorbed Industrial

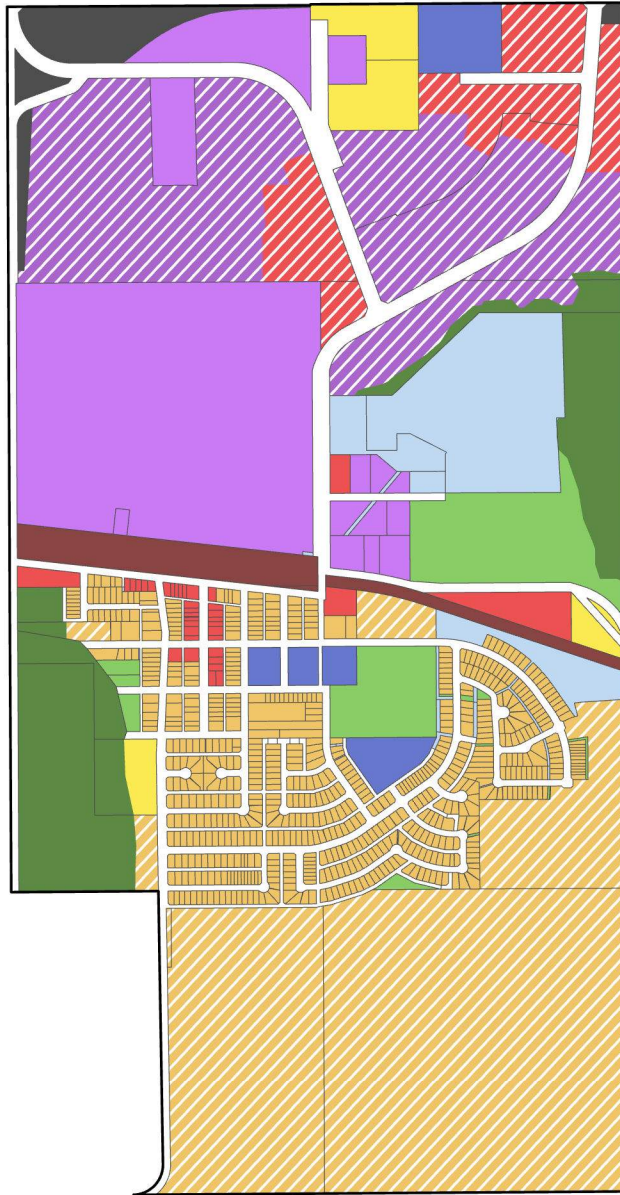


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COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

MAP 4.5:
SEXSMITH
LAND SUPPLY

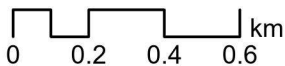


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- | | |
|----------------------------|------------------------------|
| Town of Wembley | Environmental |
| Parcel | Parks and Open Space |
| Land Supply | Public Utility |
| Absorbed Rural Residential | Railway |
| Absorbed Urban Residential | Future Highway/Interchange |
| Absorbed Commercial | Unabsorbed Urban Residential |
| Absorbed Industrial | Unabsorbed Commercial |
| Absorbed Institutional | Unabsorbed Industrial |

**COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY**

**MAP 4.6:
WEMBLEY
LAND SUPPLY**

4.1.2 County of Grande Prairie

The County’s current land base (see **Map 4.1**) totals 573,045.2 hectares (ha). Of these, 501,688 ha (87.5%) are undevelopable or unavailable as summarized in **Table 4.1**. This includes agricultural lands estimated to remain in agricultural production long-term, Crown land, environmental lands, railways, future highways, and other unique land uses, such as airport lands, landfills, and lagoons. The remaining 71,356.5 ha (12.5%) makes up the County’s gross developable land supply, which includes both the absorbed (see **Table 4.2**) and unabsorbed land supplies (see **Table 4.3**).

At a sub-municipal level, the Hamlet of Clairmont (see **Map 4.2**) has a gross area of 8,984.8 ha, representing 1.6% of the County’s land base. Around 2,089.3 ha (23.3%) are undevelopable or unavailable. The remaining 6,895.5 ha (76.7%) represent Clairmont’s gross developable land supply, broken down into 3,135.8 ha of gross absorbed land and 3,759.7 ha of gross unabsorbed land. Also at a sub-municipal level, the Hamlet of Hythe (see **Map 4.3**) has a gross area of 391.9 ha, representing 0.1% of the County’s land base. Around 69.4 ha (17.7%) are undevelopable or unavailable. The remaining 322.5 ha (82.3%) represent Hythe’s gross developable land supply, broken down into 181.8 ha of gross absorbed land and 140.7 ha of gross unabsorbed land.

Table 4.1: County of Grande Prairie Gross Developable Land Inventory

Gross Developable Land Supply	County Total ²³		Hamlet of Clairmont		Hamlet of Hythe	
	Area (ha)	Percent	Area (ha)	Percent	Area (ha)	Percent
Gross Area	573,045.2	100.0%	8,984.8	100.0%	391.9	100.0%
Agricultural	353,177.6	61.6%	1,057.2	11.8%	0.0	0.0%
Airport	30.0	0.0%	0.0	0.0%	0.0	0.0%
Crown Land	146,066.0	25.5%	176.1	2.0%	0.0	0.0%
Environmental	1,334.9	0.2%	674.3	7.5%	39.3	10.0%
Landfill/Lagoon	186.1	0.0%	153.7	1.7%	0.0	0.0%
Railway	515.6	0.1%	27.9	0.3%	10.9	2.8%
Future Highway/Interchange	378.6	0.1%	0.0	0.0%	19.1	4.9%
Total Undevelopable and Unavailable Lands	501,688.7	87.5%	2,089.3	23.3%	69.4	17.7%
Gross Developable Land Supply	71,356.5	12.5%	6,895.5	76.7%	322.5	82.3%
Gross Absorbed Land Supply (see Table 4.2)	25,533.8	4.5%	3,135.8	34.9%	181.8	46.4%
Gross Unabsorbed Land Supply (see Tables 4.2 and 4.3)	45,822.8	8.0%	3,759.7	41.8%	140.7	35.9%

As mentioned above, the gross developable land supply within the County totals 71,356.5 ha. Of these, 25,533.8 ha (35.8%) represent the gross absorbed land supply, including:

- 20,412.7 ha of net developable core land uses, meaning existing urban residential (hamlets), rural residential (country residential), commercial, industrial, and/or institutional development; and
- 5,091 ha of net developable overhead uses, encompassing existing roads, parks, and public utilities that support such developments.

²³ The County total includes the hamlets of Clairmont and Hythe as well as the rural balance of the County.

The remaining 45,822.8 ha (64.2%) are unabsorbed, and thus available for future development. As presented in **Table 4.1**, this represents 8% of the County’s total land base. **Table 4.3** provides a breakdown of these lands by core land use.

At a sub-municipal level, the Hamlet of Clairmont has a gross developable land supply of 6,895.5 ha. Of these, 3,135.8 (45.5%) represent the gross absorbed land supply, including 1,613.9 ha of net developable core land uses and 1,521.9 ha of net developable overhead land uses. The other 3,759.7 ha (54.5%) represent the hamlet’s gross unabsorbed land supply.

Also at a sub-municipal level, the Hamlet of Hythe has a gross developable land supply of 322.5 ha. Of these, 181.8 (56.4%) represent the gross absorbed land supply, including 100.7 ha of net developable core land uses and 81.1 ha of net developable overhead land uses. The other 140.7 ha (43.6%) represent the hamlet’s gross unabsorbed land supply.

Table 4.2: County of Grande Prairie Breakdown of Absorbed Land Inventory

Absorbed Land Supply	County Total ²⁴		Hamlet of Clairmont		Hamlet of Hythe	
	Area (ha)	Percent	Area (ha)	Percent	Area (ha)	Percent
Gross Developable Land Supply	71,356.5	100.0%	6,895.5	100.0%	322.5	100.0%
Absorbed Commercial	98.6	0.1%	43.9	0.6%	12.7	3.9%
Absorbed Industrial	4,485.4	6.3%	1,022.6	14.8%	49.7	15.4%
Absorbed Institutional	1,035.2	1.5%	12.9	0.2%	12.1	3.8%
Absorbed Rural Residential	14,476.2	20.3%	372.9	5.4%	0.9	0.3%
Absorbed Urban Residential	347.3	0.5%	161.7	2.3%	25.3	7.9%
Total Net Developable Core Land Uses	20,442.7	28.6%	1,613.9	23.4%	100.7	31.2%
Circulation	2,072.4	2.9%	1,396.7	20.3%	42.9	13.3%
Parks and Open Space	2,698.4	3.8%	70.8	1.0%	8.0	2.5%
Public Utilities	320.3	0.4%	54.4	0.8%	30.2	9.4%
Total Net Developable Overhead Land Uses	5,091.1	7.1%	1,521.9	22.1%	81.1	25.1%
Gross Absorbed Land Supply	25,533.8	35.8%	3,135.8	45.5%	181.8	56.4%
Gross Unabsorbed Land Supply	45,822.8	64.2%	3,759.7	54.5%	140.7	43.6%

As summarized in **Table 4.3**, the County’s gross unabsorbed land inventory breaks down to:

- 512.8 ha (net) for commercial;
- 3,917.5 ha (net) for industrial;
- 14.7 ha (net) for institutional;
- 26,249.7 ha (net) for rural residential;
- 1,282.5 ha (net) for urban residential; and
- 13,845.5 ha for estimated developable overheads (future roads, parks and public utilities).

The estimated developable overheads were calculated by subtracting an assumed 35% of gross unabsorbed urban residential and 30% of all other gross unabsorbed land uses.

²⁴ The County total includes the hamlets of Clairmont and Hythe as well as the rural balance of the County.

In Clairmont, the gross unabsorbed land inventory breaks down to:

- 466.0 ha (net) for commercial;
- 1,366.4 ha (net) for industrial;
- 14.7 ha (net) for institutional;
- 322.9 ha (net) for rural residential;
- 428.8 ha (net) for urban residential; and
- 1,160.9 ha for estimated developable overheads.

In Hythe, the gross unabsorbed land inventory breaks down to:

- 5.1 ha (net) for commercial;
- 45.9 ha (net) for industrial;
- 44.1 ha (net) for urban residential; and
- 45.6 ha for estimated developable overheads.

Table 4.3: County of Grande Prairie Breakdown of Unabsorbed Land Supply

Unabsorbed Land Supply – County Total ²⁵	Gross Area (ha)	Percent	Net Area (ha)	Percent
Unabsorbed Land Supply	45,822.8	100.0%	31,977.3	69.8%
Unabsorbed Commercial	732.6	1.6%	512.8	1.1%
Unabsorbed Industrial	5,596.4	12.2%	3,917.5	8.5%
Unabsorbed Institutional	21.0	0.0%	14.7	0.0%
Unabsorbed Rural Residential	37,499.6	81.8%	26,249.7	57.3%
Unabsorbed Urban Residential	1,973.1	4.3%	1,282.5	2.8%
Estimated Developable Overheads*	—	—	13,845.5	30.2%
Unabsorbed Land Supply – Clairmont	Gross Area (ha)	Percent	Net Area (ha)	Percent
Unabsorbed Land Supply	3,759.7	100.0%	2,598.8	69.1%
Unabsorbed Commercial	665.7	17.7%	466.0	12.4%
Unabsorbed Industrial	1,952.0	51.9%	1,366.4	36.3%
Unabsorbed Institutional	21.0	0.6%	14.7	0.4%
Unabsorbed Rural Residential	461.3	12.3%	322.9	8.6%
Unabsorbed Urban Residential	659.7	17.5%	428.8	11.4%
Estimated Developable Overheads*	—	—	1,160.9	30.9%
Unabsorbed Land Supply – Hythe	Gross Area (ha)	Percent	Net Area (ha)	Percent
Unabsorbed Land Supply	140.7	100.0%	95.1	67.6%
Unabsorbed Commercial	7.3	5.2%	5.1	3.6%
Unabsorbed Industrial	65.6	46.6%	45.9	32.6%
Unabsorbed Institutional	0.0	0.0%	0.0	0.0%
Unabsorbed Rural Residential	0.0	0.0%	0.0	0.0%
Unabsorbed Urban Residential	67.8	48.2%	44.1	31.3%
Estimated Developable Overheads*	—	—	45.6	32.4%

* 35% of gross urban residential and 30% of gross rural residential, commercial, industrial, and institutional land supply is assumed to be dedicated as developable overheads (i.e. parks and open space, public utilities, and circulation) at the subdivision stage.

²⁵ The County total includes the hamlets of Clairmont and Hythe as well as the rural balance of the County.

4.1.3 Town of Beaverlodge

The Town of Beaverlodge’s current land base (see **Map 4.4**) totals 534.1 ha. Of these, 15.2 ha (2.8%) are undevelopable or unavailable as summarized in **Table 4.4**. This includes railways and the future interchange. The remaining 518.9 ha (97.2%) make up the Town’s gross developable land supply, which includes both the absorbed (see **Table 4.5**) and unabsorbed land supplies (see **Table 4.6**).

Table 4.4: Town of Beaverlodge Gross Developable Land Inventory

Gross Developable Land Supply	Area (ha)	Percent
Gross Area	534.1	100.0%
Railway	14.0	2.6%
Future Highway/Interchange	1.3	0.2%
Total Undevelopable and Unavailable Lands	15.2	2.8%
Gross Developable Land Supply	518.9	97.2%
Gross Absorbed Land Supply (see Table 4.5)	337.3	63.2%
Gross Unabsorbed Land Supply (see Tables 4.5 and 4.6)	181.6	34.0%

As mentioned above, the gross developable land supply within the Town totals 518.9 ha. As presented in **Table 4.5**, 337.3 ha (65.0%) represent the gross absorbed land supply, including:

- 218.5 ha of net developable core land uses, meaning existing urban residential, country residential, commercial, industrial, and/or institutional development; and
- 118.8 ha of net developable overhead uses, encompassing roads, parks, and public utilities that support such developments.

The remaining 181.6 ha (35.0%) are unabsorbed, and thus available for future development. As presented in **Table 4.4**, this represents 34% of the Town’s total land base. **Table 4.6** provides a breakdown of these lands by core land use.

Table 4.5: Town of Beaverlodge Breakdown of Absorbed Land Inventory

Absorbed Land Supply	Area (ha)	Percent
Gross Developable Land Supply	518.9	100.0%
Absorbed Commercial	14.8	2.9%
Absorbed Industrial	67.9	13.1%
Absorbed Institutional	13.7	2.6%
Absorbed Rural Residential	43.9	8.5%
Absorbed Urban Residential	78.1	15.1%
Total Net Developable Core Land Uses	218.5	42.1%
Circulation	84.6	16.3%
Parks and Open Space	29.4	5.7%
Public Utilities	4.7	0.9%
Total Net Developable Overhead Land Uses	118.8	22.9%
Gross Absorbed Land Supply	337.3	65.0%
Gross Unabsorbed Land Supply	181.6	35.0%

As summarized in **Table 4.6**, the Town’s gross unabsorbed land inventory breaks down to:

- 21.3 ha (net) for commercial;
- 27.4 ha (net) for industrial;
- 2.8 ha (net) for institutional;
- 70.1 ha (net) for urban residential; and
- 59.9 ha for estimated developable overheads.

The estimated developable overheads were calculated by subtracting an assumed 35% of gross unabsorbed urban residential and 30% of all other gross unabsorbed land uses.

Table 4.6: Town of Beaverlodge Breakdown of Unabsorbed Land Supply

Unabsorbed Land Supply	Gross Area (ha)	Percent	Net Area (ha)	Percent
Unabsorbed Land Supply	181.6	100.0%	121.7	67.0%
Unabsorbed Commercial	30.5	16.8%	21.3	11.8%
Unabsorbed Industrial	39.2	21.6%	27.4	15.1%
Unabsorbed Institutional	4.0	2.2%	2.8	1.6%
Unabsorbed Urban Residential	107.9	59.4%	70.1	38.6%
Estimated Developable Overheads*	—	—	59.9	33.0%

* 35% of gross urban residential and 30% of gross commercial, industrial, and institutional land supply is assumed to be dedicated as developable overheads (i.e. parks and open space, public utilities, and circulation) at the subdivision stage.

4.1.4 Town of Sexsmith

The Town of Sexsmith’s current land base (see **Map 4.5**) totals 1,314.6 ha. Of these, 145.5 ha (11.1%) are undevelopable or unavailable as summarized in **Table 4.7**. This includes environmental lands, railways, and other unique land uses, such as landfills and lagoons. The remaining 1,169.1 ha (88.9%) makes up the Town’s gross developable land supply, which includes both the absorbed (see **Table 4.8**) and unabsorbed land supplies (see **Table 4.9**).

Table 4.7: Town of Sexsmith Gross Developable Land Inventory

Gross Developable Land Supply	Area (ha)	Percent
Gross Area	1,314.6	100.0%
Environmental	119.6	9.1%
Landfill/Lagoon	6.1	0.5%
Railway	19.8	1.5%
Total Undevelopable and Unavailable Lands	145.5	11.1%
Gross Developable Land Supply	1,169.1	88.9%
Gross Absorbed Land Supply (see Table 4.8)	294.9	22.4%
Gross Unabsorbed Land Supply (see Tables 4.8 and 4.9)	874.2	66.5%

As mentioned above, the gross developable land supply within the Town totals 1,169.1 ha. As presented in **Table 4.8**, 294.9 ha (25.2%) represent the gross absorbed land supply, including:

- 155.5 ha of net developable core land uses, meaning existing urban residential, country residential, commercial, industrial, and/or institutional development; and
- 139.4 ha of net developable overhead uses, encompassing existing roads, parks, and public utilities that support such developments.

The remaining 874.2 ha (74.8%) are unabsorbed, and thus available for future development. As presented in **Table 4.7**, this represents 66.5% of the Town's total land base. **Table 4.9** provides a breakdown of these lands by core land use.

Table 4.8: Town of Sexsmith Breakdown of Absorbed Land Inventory

Absorbed Land Supply	Area (ha)	Percent
Gross Developable Land Supply	1,169.1	100.0%
Absorbed Commercial	16.5	1.4%
Absorbed Industrial	50.7	4.3%
Absorbed Institutional	16.0	1.4%
Absorbed Rural Residential	12.1	1.0%
Absorbed Urban Residential	60.2	5.2%
Total Net Developable Core Land Uses	155.5	13.3%
Circulation	111.3	9.5%
Parks and Open Space	20.3	1.7%
Public Utilities	7.9	0.7%
Total Net Developable Overhead Land Uses	139.4	11.9%
Gross Absorbed Land Supply	294.9	25.2%
Gross Unabsorbed Land Supply	874.2	74.8%

As summarized in **Table 4.9**, the Town's gross unabsorbed land inventory breaks down to:

- 49.2 ha (net) for commercial;
- 206.3 ha (net) for industrial;
- 330.9 ha (net) for urban residential; and
- 287.7 ha for estimated developable overheads.

The estimated developable overheads were calculated by subtracting an assumed 35% of gross unabsorbed urban residential and 30% of all other gross unabsorbed land uses.

Table 4.9: Town of Sexsmith Breakdown of Unabsorbed Land Supply

Unabsorbed Land Supply	Gross Area (ha)	Percent	Net Area (ha)	Percent
Unabsorbed Land Supply	874.2	100.0%	586.5	67.1%
Unabsorbed Commercial	70.4	8.0%	49.2	5.6%
Unabsorbed Industrial	294.7	33.7%	206.3	23.6%
Unabsorbed Institutional	0.0	0.0%	0.0	0.0%
Unabsorbed Rural Residential	0.0	0.0%	0.0	0.0%
Unabsorbed Urban Residential	509.1	58.2%	330.9	37.9%
Estimated Developable Overheads*	—	—	287.7	32.9%

* 35% of gross urban residential and 30% of gross rural residential, commercial, industrial, and institutional land supply is assumed to be dedicated as developable overheads (i.e. parks and open space, public utilities, and circulation) at the subdivision stage.

4.1.5 Town of Wembley

The Town of Wembley’s current land base (see **Map 4.6**) totals 481.5 ha. Of these, 51.3 ha (10.6%) are undevelopable or unavailable as summarized in **Table 4.10**. This includes environmental lands, railways, and the future bypass. The remaining 430.3 ha (89.4%) makes up the Town’s gross developable land supply, which includes both the absorbed (see **Table 4.11**) and unabsorbed land supplies (see **Table 4.12**).

Table 4.10: Town of Wembley Gross Developable Land Inventory

Gross Developable Land Supply	Area (ha)	Percent
Gross Area	481.5	100.0%
Environmental	33.3	6.9%
Railway	9.8	2.0%
Future Highway/Interchange	8.2	1.7%
Total Undevelopable and Unavailable Lands	51.3	10.6%
Gross Developable Land Supply	430.3	89.4%
Gross Absorbed Land Supply (see Table 4.11)	234.9	48.8%
Gross Unabsorbed Land Supply (see Tables 4.11 and 4.12)	195.3	40.6%

As mentioned above, the gross developable land supply within the Town totals 430.3 ha. As presented in **Table 4.11**, 234.9 ha (54.6%) represent the gross absorbed land supply, including:

- 137.5 ha of net developable core land uses, meaning existing urban residential, country residential, commercial, industrial, and/or institutional development; and
- 97.4 ha of net developable overhead uses, encompassing existing roads, parks, and public utilities that support such developments.

The remaining 195.3 ha (45.4%) are unabsorbed, and thus available for future development. As presented in **Table 4.10**, this represents 40.6% of the Town’s total land base. **Table 4.12** provides a breakdown of these lands by core land use.

Table 4.11: Town of Wembley Breakdown of Absorbed Land Inventory

Absorbed Land Supply	Area (ha)	Percent
Gross Developable Land Supply	430.3	100.0%
Absorbed Commercial	6.7	1.6%
Absorbed Industrial	69.8	16.2%
Absorbed Institutional	8.8	2.1%
Absorbed Rural Residential	9.7	2.2%
Absorbed Urban Residential	42.5	9.9%
Total Net Developable Core Land Uses	137.5	32.0%
Circulation	51.8	12.0%
Parks and Open Space	19.8	4.6%
Public Utilities	25.8	6.0%
Total Net Developable Overhead Land Uses	97.4	22.6%
Gross Absorbed Land Supply	234.9	54.6%
Gross Unabsorbed Land Supply	195.3	45.4%

As summarized in **Table 4.9**, the Town’s gross unabsorbed land inventory breaks down to:

- 14.4 ha (net) for commercial;
- 44.4 ha (net) for industrial;
- 72.4 ha (net) for urban residential; and
- 64.2 ha for estimated developable overheads.

The estimated developable overheads were calculated by subtracting an assumed 35% of gross unabsorbed urban residential and 30% of all other gross unabsorbed land uses.

Table 4.12: Town of Wembley Breakdown of Unabsorbed Land Supply

Unabsorbed Land Supply	Gross Area (ha)	Percent	Net Area (ha)	Percent
Unabsorbed Land Supply	195.3	100.0%	131.2	67.1%
Unabsorbed Commercial	20.5	10.5%	14.4	7.4%
Unabsorbed Industrial	63.4	32.4%	44.4	22.7%
Unabsorbed Institutional	0.0	0.0%	0.0	0.0%
Unabsorbed Rural Residential	0.0	0.0%	0.0	0.0%
Unabsorbed Urban Residential	111.4	57.0%	72.4	37.1%
Estimated Developable Overheads*	—	—	64.2	32.9%

* 35% of gross urban residential and 30% of gross commercial, industrial, and institutional land supply is assumed to be dedicated as developable overheads (i.e. parks and open space, public utilities, and circulation) at the subdivision stage.

4.1.6 Regional Overview

The land supply analysis for the four partner municipalities in the four previous sections is consolidated into a map book at the township level in **Appendix A**.

In sum, the current regional land base (excluding the City of Grande Prairie) totals 77,074.7 hectares (ha). Of these, 20,922.7 ha (27.1%) are undevelopable or unavailable as summarized in **Table 4.13**. This includes agricultural lands estimated to remain in agricultural production long-term, Crown Land, environmental lands, railways, future highways, and other unique land uses, such as airport lands, landfills and lagoons. The remaining 77,074.7 ha (13.4%) makes up the regional gross developable land supply, which includes both the absorbed (see **Table 4.14**) and unabsorbed land supplies (see **Table 4.15**).

Table 4.13: Grande Prairie Region Gross Developable Land Inventory

Gross Developable Land Supply	Area (ha)	Percent
Gross Area	575,375.4	100.0%
Agricultural	350,924.0	61.0%
Airport	30.0	0.0%
Crown Land	144,719.7	25.2%
Environmental	1,487.8	0.3%
Landfill/Lagoon	192.2	0.0%
Railway	559.1	0.1%
Future Highway/Interchange	388.0	0.1%
Total Undevelopable and Unavailable Lands	498,300.7	86.6%
Gross Developable Land Supply	77,074.7	13.4%
Gross Absorbed Land Supply (see Table 4.14)	28,805.3	5.0%
Gross Unabsorbed Land Supply (see Tables 4.14 and 4.15)	48,269.5	8.4%

As mentioned above, the gross developable land supply within the Grande Prairie region totals 77,074.7 ha. Of these, 28,805.3 ha (37.4%) represent the gross absorbed land supply, including:

- 20,922.7 ha of net developable core land uses, including existing commercial, industrial, institutional and residential development. Notably, existing commercial uses represent the smallest absorbed land use category, with only 142.4 ha. On the other hand, rural or country residential development represents the largest absorbed land use category, with 14,481.9 ha, exceeding the second largest category (industrial development) by nearly 10,000 ha.
- 7,882.6 ha of net developable overhead uses, encompassing existing roads, parks, and public utilities that support such developments.

The remaining 48,269.5 ha (62.6%) are unabsorbed, and thus available for future development. As presented in **Table 4.13**, this represents 8.4% of the total regional land base. **Table 4.15** provides a breakdown of these lands by core land use.

Table 4.14: Grande Prairie Region Breakdown of Absorbed Land Inventory

Absorbed Land Supply	Area (ha)	Percent
Gross Developable Land Supply	77,074.7	100.0%
Absorbed Commercial	142.4	0.2%
Absorbed Industrial	4,716.1	6.1%
Absorbed Institutional	1,075.5	1.4%
Absorbed Rural Residential	14,481.9	18.8%
Absorbed Urban Residential	506.9	0.7%
Total Net Developable Core Land Uses	20,922.7	27.1%
Circulation	4,784.2	6.2%
Parks and Open Space	2,739.7	3.6%
Public Utilities	358.7	0.5%
Total Net Developable Overhead Land Uses	7,882.6	10.2%
Gross Absorbed Land Supply	28,805.3	37.4%
Gross Unabsorbed Land Supply	48,269.5	62.6%

The Grande Prairie region’s gross unabsorbed land inventory breaks down to 597 ha (net) for commercial, 4,214.5 ha (net) for industrial, 17.5 ha (net) for institutional, 25,134.3 ha (net) for rural residential, 1,756 ha (net) for urban residential, and 16,549.3 ha for estimated developable overheads (future roads, parks and public utilities). The estimated developable overheads were calculated by subtracting an assumed 35% of gross unabsorbed residential and 30% of all other gross unabsorbed land uses. A summary of this information is presented in **Table 4.15**.

Table 4.15: Grande Prairie Region Breakdown of Unabsorbed Land Supply

Unabsorbed Land Supply	Gross Area (ha)	Percent	Net Area (ha)	Percent
Unabsorbed Land Supply	48,269.5	100.0%	31,720.1	65.7%
Unabsorbed Commercial	854.0	1.8%	597.8	1.2%
Unabsorbed Industrial	6,020.7	12.5%	4,214.5	8.7%
Unabsorbed Institutional	25.0	0.1%	17.5	0.0%
Unabsorbed Rural Residential	38,668.2	80.1%	25,134.3	52.1%
Unabsorbed Urban Residential	2,701.5	5.6%	1,756.0	3.6%
Estimated Developable Overheads*	—	—	16,549.3	34.3%

* 35% of gross urban residential and 30% of gross rural residential, commercial, industrial, and institutional land supply is assumed to be dedicated as developable overheads (i.e. parks and open space, public utilities, and circulation) at the subdivision stage

4.2 Vacant Lands Analysis

Among the absorbed lands in the Grande Prairie region, there was a desire to understand the extent these lands were either developed or vacant and still awaiting development. To undertake this analysis, the County supplied a vacant parcel GIS dataset, which was then overlaid on the land supply dataset prepared in the previous analysis. **Table 4.16** presents the quantities of non-vacant (developed) and vacant (shovel-ready) lands by core land use for the five largest urban communities in the Grande Prairie region – the hamlets of Clairmont and Hythe and the towns of Beaverlodge, Sexsmith, and Wembley.

Table 4.16: Non-Vacant and Vacant Absorbed Lands by Community and Core Land Use

Community	Absorbed Land Supply	Non-Vacant Lands		Vacant Lands		Total Area (net ha)
		net ha	%	net ha	%	
Hamlet of Clairmont	Commercial	29.3	66.8	14.6	33.2	43.9
	Industrial	875.0	85.6	147.6	14.4	1,022.6
	Institutional	12.9	100.0	0.0	0.0	12.9
	Rural Residential	367.3	98.5	5.6	1.5	372.9
	Urban Residential	149.6	92.5	12.1	7.5	161.7
Hamlet of Clairmont Total		1,434.0	88.9	179.8	11.1	1,613.9
Hamlet of Hythe	Commercial	12.4	87.1	1.8	12.9	14.3
	Industrial	28.7	67.0	14.2	33.0	42.9
	Institutional	13.7	100.0	0.0	0.0	13.7
	Rural Residential	0.0	—	0.0	—	0.0
	Urban Residential	24.3	92.6	1.9	7.4	26.2
Hamlet of Hythe Total		79.1	81.5	17.9	18.5	97.0
Town of Beaverlodge	Commercial	13.1	88.7	1.7	11.3	14.8
	Industrial	54.3	80.0	13.6	20.0	67.9
	Institutional	13.7	100.0	0.0	0.0	13.7
	Rural Residential	41.5	94.4	2.4	5.6	43.9
	Urban Residential	75.8	97.1	2.2	2.9	78.1
Town of Beaverlodge Total		198.5	90.9	19.9	9.1	218.4
Town of Sexsmith	Commercial	13.2	80.2	3.3	19.8	16.5
	Industrial	27.1	53.5	23.6	46.5	50.7
	Institutional	16.0	100.0	0.0	0.0	16.0
	Rural Residential	12.1	100.0	0.0	0.0	12.1
	Urban Residential	58.5	97.1	1.7	2.9	60.2
Town of Sexsmith Total		126.9	81.6	28.6	18.4	155.5
Town of Wembley	Commercial	6.0	90.0	0.7	10.0	6.7
	Industrial	69.5	99.6	0.3	0.4	69.7
	Institutional	8.8	100.0	0.0	0.0	8.8
	Rural Residential	8.1	83.8	1.6	16.2	9.7
	Urban Residential	39.2	92.2	3.3	7.8	42.5
Town of Wembley Total		131.7	95.8	5.8	4.2	137.4

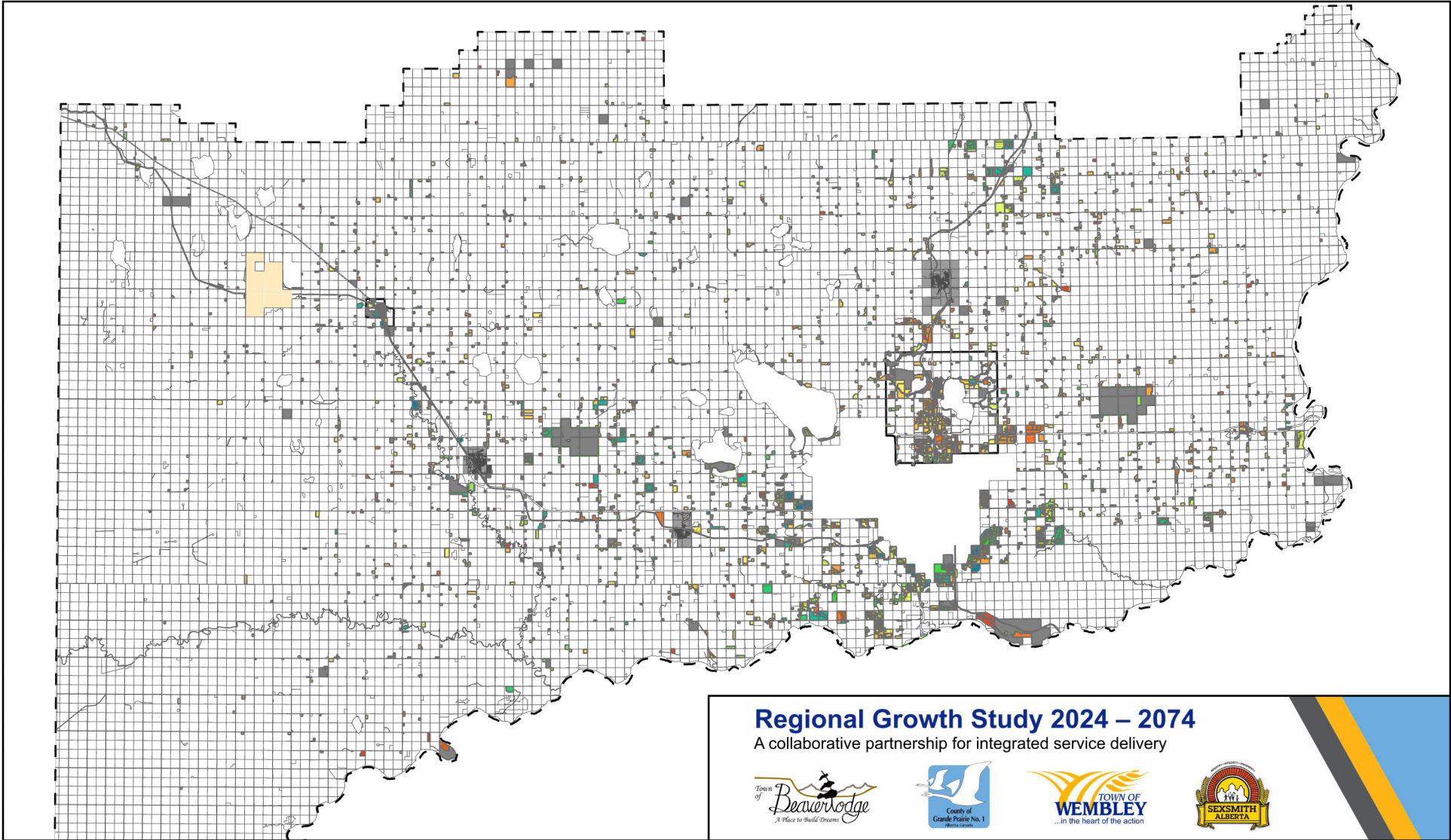
The following are key observations from Table 4.16.

- 14.4% of Clairmont’s absorbed industrial lands remain vacant, comparable to 14.7% that ISL recorded for a comparable industrial park in the Edmonton Metropolitan Area in the early 2020s.
- Clairmont has a high vacancy rate of 33.2% for absorbed commercial lands, compared to the others, of which most of the vacant parcels are south of Highway 43 and west of Highway 2 in the vicinity of Westlake Estate and Whispering Ridge.
- Hythe has a high vacancy rate of 33.0% for absorbed industrial compared to the Clairmont, Beaverlodge, and Wembley.
- Beaverlodge’s vacancy rate of 2.9% for absorbed urban residential is lower than those of Clairmont, Hythe, and Wembley and similar to that of Sexsmith.
- Sexsmith’s vacancy rate of 2.9% for absorbed urban residential is lower than those of Clairmont, Hythe, and Wembley and similar to that of Beaverlodge.
- Sexsmith has a very high vacancy rate of 46.5% for absorbed industrial compared to the Clairmont, Beaverlodge, and Wembley. This is partly attributed to one parcel – a rail transload facility – being incorrectly attributed to as vacant in the County’s dataset.
- Wembley has a very low vacancy rate of 0.4% for absorbed industrial compared to the others. This is due to an industrial developer’s tendency to only subdivide single parcels at a time to suit interested parties. Unendorsed subdivision approvals in the northeast portion of Wembley will increase the vacancy upon registration at land titles.

4.3 Historical Land Absorption Analysis

A historical land absorption analysis enables an understanding of how a municipality’s land has been consumed through the plan registration process over a certain period. For urban communities, extrapolation of the results allows the estimation of the earliest time in which all available lands could be absorbed under two key assumptions – that there will be flexibility of land use among the community’s remaining unabsorbed lands (unlike the situation in Section 4.1 above, which is based on current available land supply by land use), and that all owners of the unabsorbed lands will participate in development.

For this Regional Growth Study, historical land absorption analyses were undertaken for the County and the three towns by calculating the total area of all plans registered prior to 1975, excluding circulation (lanes and roadways), and then all plans registered in 5-year intervals starting in 1975, excluding circulation. For the County, the results were disaggregated by its two largest hamlets – Clairmont and Hythe – and the balance of the County. The historical land absorption is illustrated in **Map 4.7** through **Map 4.12** while the associated metrics are presented in **Table 4.17** (for the County) and **Table 4.18** (for the towns).



Regional Growth Study 2024 – 2074

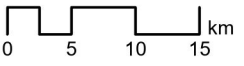
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- County
- Town
- Hamlet Boundary
- Reserve

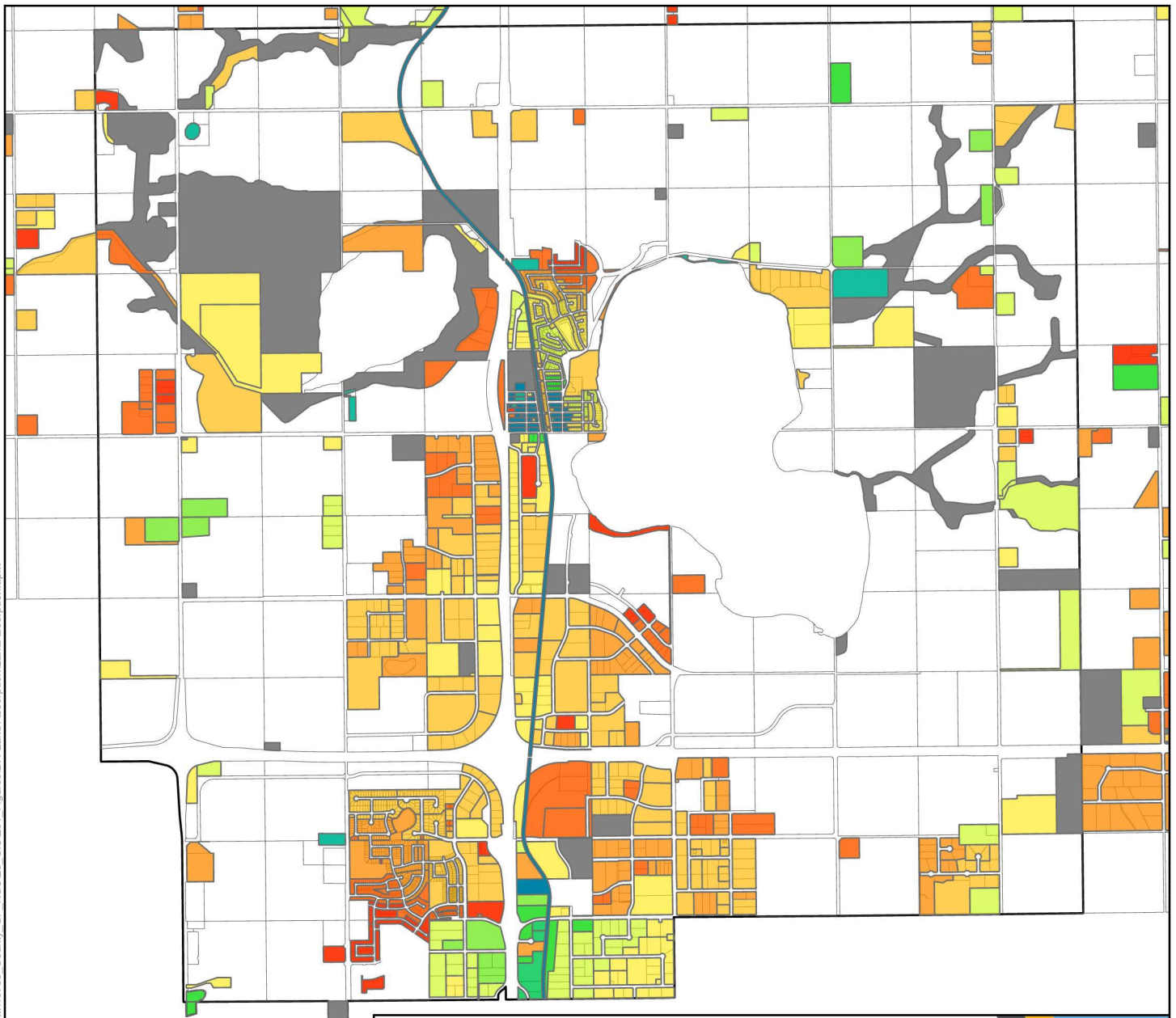
Registered Plan Period

- pre-1975
- 1975-1979
- 1980-1984
- 1985-1989
- 1990-1994
- 1995-1999
- 2000-2004
- 2005-2009
- 2010-2014
- 2015-2019
- 2020-2024
- Other



**COUNTY OF GRANDE PRAIRIE
REGIONAL GROWTH STUDY**

MAP 4.7:
REGIONAL HISTORICAL
LAND ABSORPTION



Regional Growth Study 2024 – 2074

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- | | | | | | |
|--|-----------------|--|------------------------|--|-----------|
| | Hamlet Boundary | | Registered Plan Period | | 2000-2004 |
| | Parcel | | pre-1975 | | 2005-2009 |
| | | | 1975-1979 | | 2010-2014 |
| | | | 1980-1984 | | 2015-2019 |
| | | | 1985-1989 | | 2020-2024 |
| | | | 1990-1994 | | Other |
| | | | 1995-1999 | | |

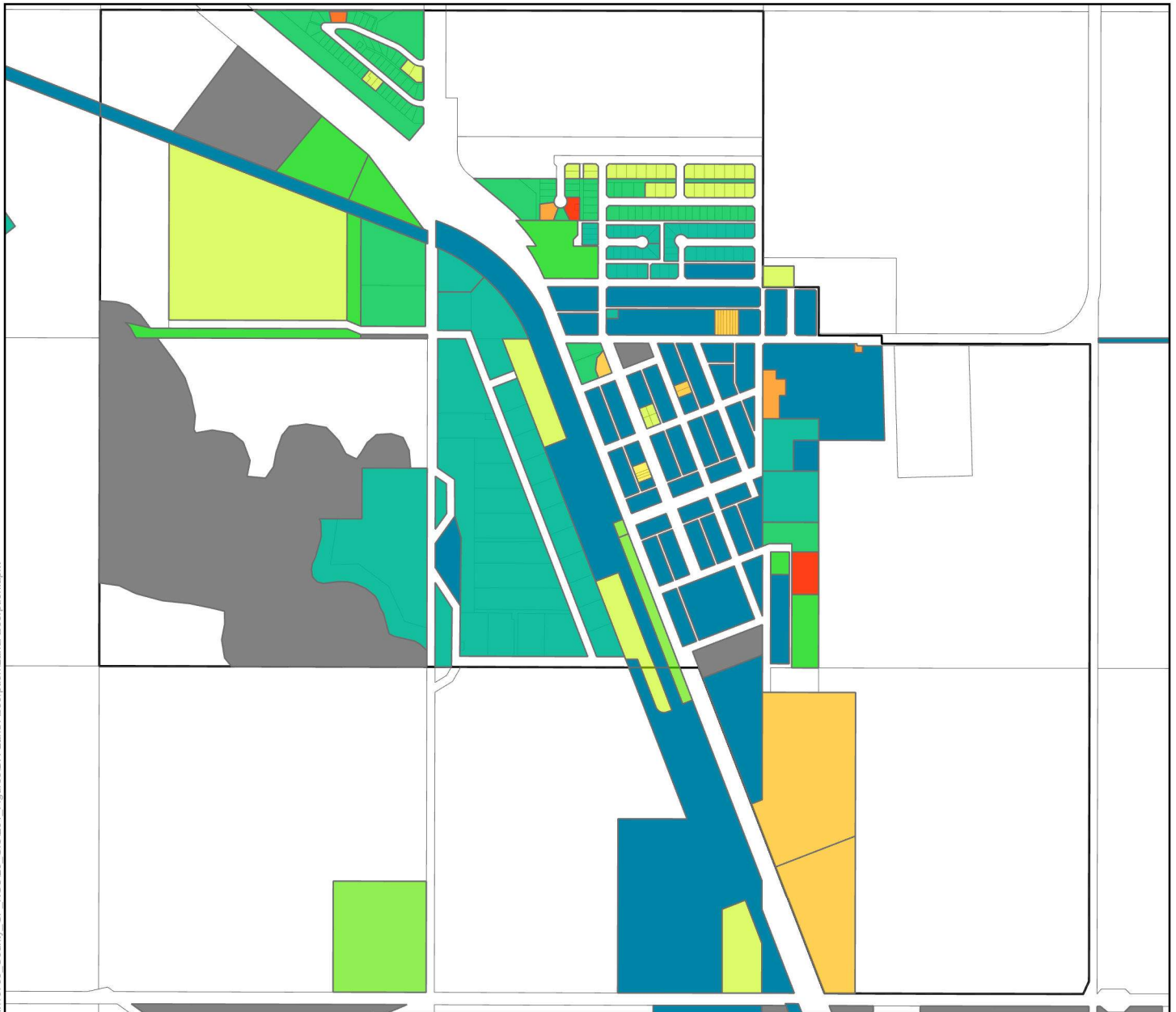


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COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

MAP 4.8:
HAMLET OF
CLAIRMONT
HISTORICAL LAND
ABSORPTION



Regional Growth Study 2024 – 2074

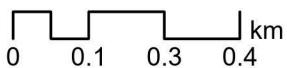
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	Hamlet Boundary	Registered Plan Period		2000-2004
	Parcel			2005-2009
				2010-2014
				2015-2019
				2020-2024
				Other

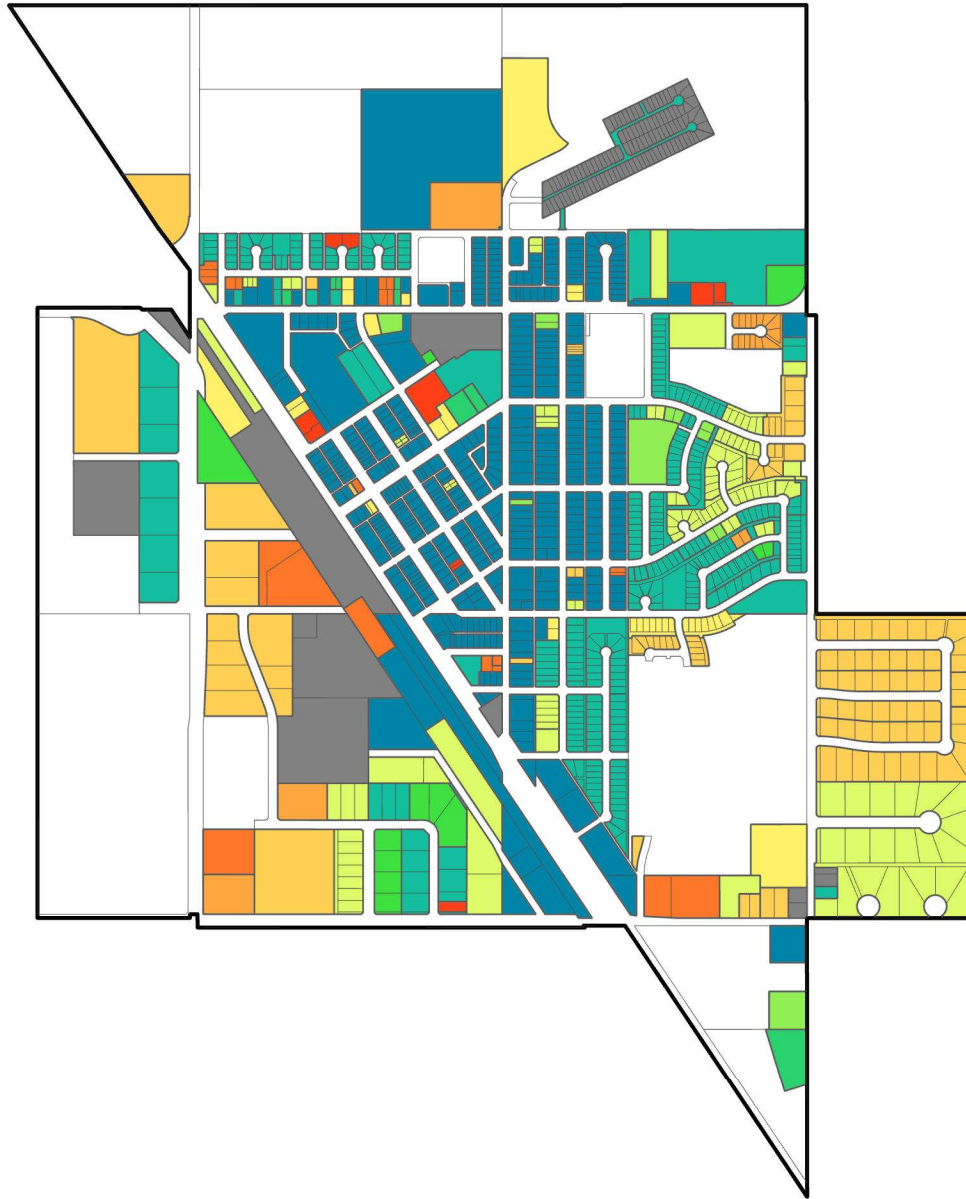


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COUNTY OF GRANDE PRAIRIE REGIONAL GROWTH STUDY

MAP 4.9:
HAMLET OF HYTHE
HISTORICAL LAND
ABSORPTION



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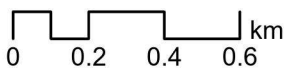


- Town Boundary
- Parcel

Registered Plan Period	
	pre-1975
	1975-1979
	1980-1984
	1985-1989
	1990-1994
	1995-1999
	2000-2004
	2005-2009
	2010-2014
	2015-2019
	2020-2024
	Other

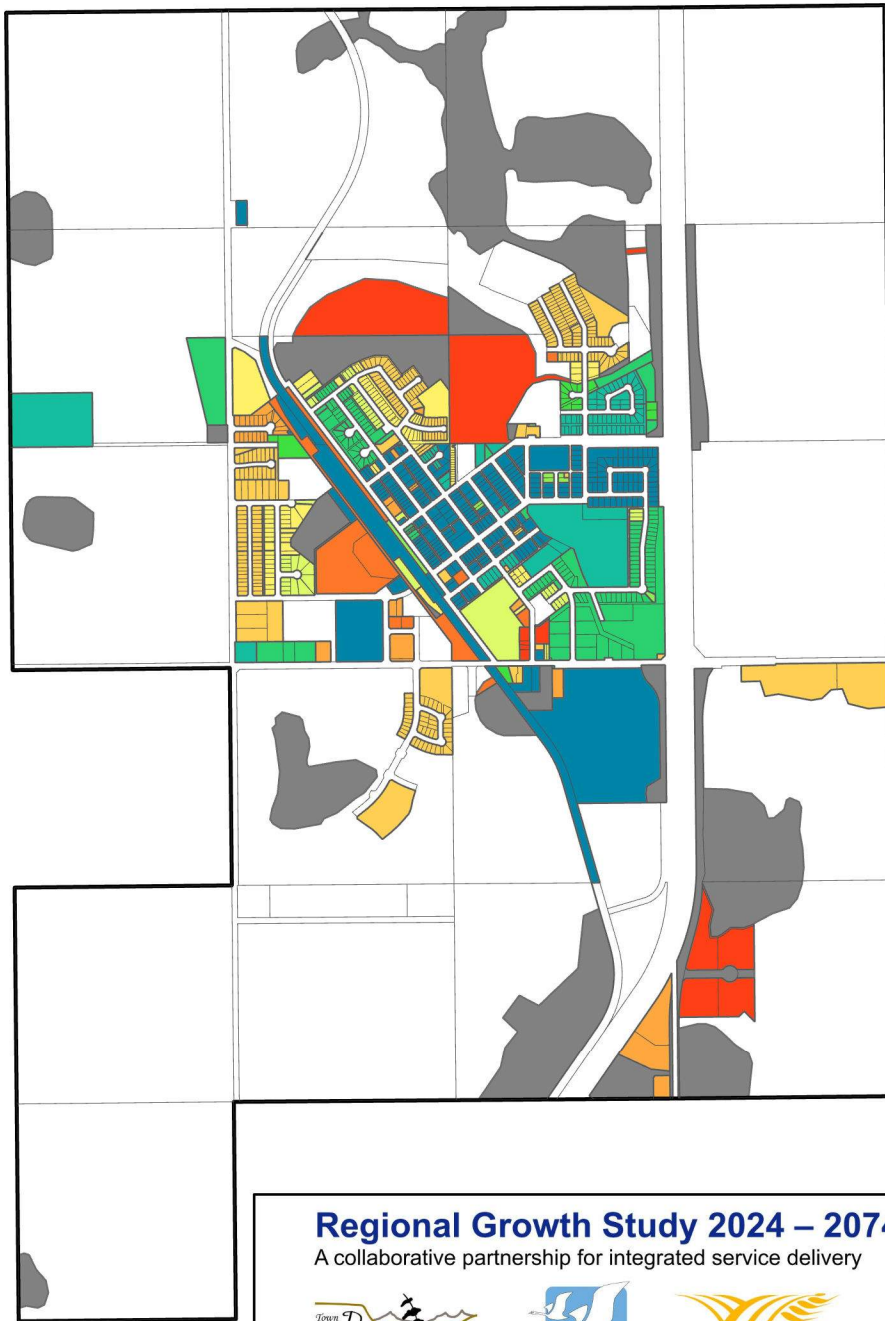


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**COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY**


**MAP 4.10:
TOWN OF
BEAVERLODGE
HISTORICAL LAND
ABSORPTION**















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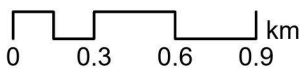
-  Town Boundary
-  Parcel

Registered Plan Period

- | | |
|---|---|
|  pre-1975 |  2000-2004 |
|  1975-1979 |  2005-2009 |
|  1980-1984 |  2010-2014 |
|  1985-1989 |  2015-2019 |
|  1990-1994 |  2020-2024 |
|  1995-1999 |  Other |

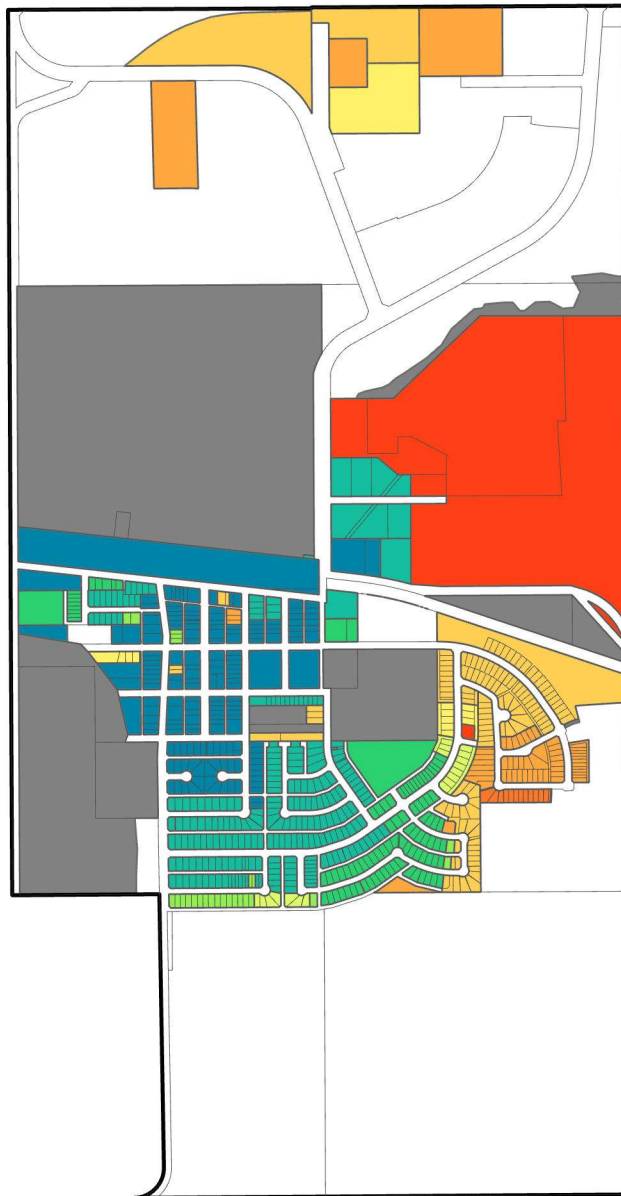


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COUNTY OF GRANDE PRAIRIE REGIONAL GROWTH STUDY

MAP 4.11: TOWN OF SEXSMITH HISTORICAL LAND ABSORPTION















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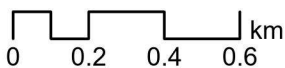
-  Town Boundary
-  Parcel

Registered Plan Period

- | | |
|---|---|
|  pre-1975 |  2000-2004 |
|  1975-1979 |  2005-2009 |
|  1980-1984 |  2010-2014 |
|  1985-1989 |  2015-2019 |
|  1990-1994 |  2020-2024 |
|  1995-1999 |  Other |



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**COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY**

**MAP 4.12:
TOWN OF
WEMBLEY
HISTORICAL LAND
ABSORPTION**

Table 4.17: County of Grande Prairie Historical Land Absorption by Plan Registration

Period	Hamlet of Clairmont		Hamlet of Hythe		Rural Balance of County		Total County	
	Area (ha)	Avg/Yr (ha)	Area (ha)	Avg/Yr (ha)	Area (ha)	Avg/Yr (ha)	Area (ha)	Avg/Yr (ha)
pre-1975	42.4	n/a	43.4	n/a	930.9	n/a	1,016.6	n/a
1975	17.8	–	0.0	–	87.2	–	105.0	–
1976	3.2	–	2.0	–	47.6	–	52.8	–
1977	1.1	–	11.1	–	382.9	–	395.1	–
1978	1.9	–	1.6	–	390.1	–	393.6	–
1979	3.7	–	23.4	–	207.2	–	234.3	–
1975-1979	27.7	5.5	38.1	7.6	1,115.0	223.0	1,180.8	236.2
1980	0.0	–	4.8	–	328.1	–	333.0	–
1981	0.0	–	6.4	–	342.9	–	349.3	–
1982	0.0	–	3.7	–	172.7	–	176.5	–
1983	10.7	–	0.0	–	64.5	–	75.2	–
1984	1.4	–	0.0	–	15.4	–	16.8	–
1980-1984	12.1	2.4	15.0	3.0	923.6	184.7	950.7	190.1
1985	0.0	–	2.5	–	142.5	–	145.0	–
1986	4.1	–	2.0	–	78.8	–	84.8	–
1987	5.3	–	4.9	–	48.2	–	58.4	–
1988	15.4	–	0.0	–	75.2	–	90.6	–
1989	3.9	–	0.0	–	205.7	–	209.5	–
1985-1989	28.6	5.7	9.3	1.9	550.3	110.1	588.3	117.7
1990	21.4	–	0.0	–	212.0	–	233.4	–
1991	5.3	–	0.0	–	186.9	–	192.1	–
1992	9.2	–	0.0	–	160.4	–	169.6	–
1993	4.9	–	0.0	–	230.1	–	235.0	–
1994	24.4	–	0.1	–	210.1	–	234.6	–
1990-1994	65.2	13.0	0.1	0.0	999.4	199.9	1,064.7	212.9
1995	38.0	–	0.3	–	746.9	–	785.2	–
1996	52.4	–	15.9	–	519.7	–	588.0	–
1997	37.3	–	1.7	–	347.7	–	386.7	–
1998	11.6	–	0.3	–	434.7	–	446.7	–
1999	58.4	–	1.7	–	361.1	–	421.3	–
1995-1999	197.8	39.6	19.9	4.0	2,410.2	482.0	2,627.8	525.6
2000	101.6	–	0.2	–	372.9	–	474.7	–
2001	61.8	–	0.0	–	457.4	–	519.2	–
2002	28.2	–	0.0	–	470.0	–	498.1	–
2003	54.3	–	0.0	–	404.8	–	459.1	–
2004	124.2	–	0.0	–	447.5	–	571.7	–
2000-2004	370.1	74.0	0.2	0.0	2,152.5	430.5	2,522.8	504.6
2005	186.1	–	0.2	–	328.8	–	515.0	–
2006	157.7	–	9.0	–	557.3	–	724.0	–
2007	156.0	–	5.5	–	789.7	–	951.2	–
2008	31.6	–	0.0	–	702.1	–	733.7	–
2009	69.6	–	0.0	–	402.9	–	472.5	–
2005-2009	601.0	120.2	14.6	2.9	2,780.7	556.1	3,396.4	679.3
2010	8.5	–	0.0	–	534.9	–	543.4	–
2011	48.0	–	0.6	–	236.5	–	285.1	–
2012	61.2	–	0.0	–	288.0	–	349.2	–
2013	96.5	–	0.2	–	318.6	–	415.3	–
2014	79.5	–	0.0	–	514.4	–	593.9	–

Period	Hamlet of Clairmont		Hamlet of Hythe		Rural Balance of County		Total County	
	Area (ha)	Avg/Yr (ha)	Area (ha)	Avg/Yr (ha)	Area (ha)	Avg/Yr (ha)	Area (ha)	Avg/Yr (ha)
2010-2014	293.8	58.8	0.7	0.1	1,892.4	378.5	2,186.9	437.4
2015	40.6	–	0.0	–	369.6	–	410.2	–
2016	36.9	–	0.0	–	385.0	–	421.9	–
2017	27.4	–	0.0	–	265.8	–	293.2	–
2018	69.3	–	0.0	–	263.5	–	332.7	–
2019	35.9	–	0.1	–	207.4	–	243.5	–
2015-2019	210.2	42.0	0.1	0.0	1,491.2	298.2	1,701.5	340.3
2020	10.2	–	0.7	–	328.7	–	339.6	–
2021	17.9	–	0.0	–	117.6	–	135.5	–
2022	16.0	–	0.0	–	132.0	–	148.1	–
2023	11.9	–	0.2	–	201.8	–	213.9	–
2024	3.5	–	0.0	–	63.1	–	66.7	–
2020-2024	59.6	11.9	0.9	0.2	843.2	168.6	903.7	180.7
1975-2024	1,865.9	37.3	98.9	2.0	15,158.6	303.2	17,123.4	342.5
Other	683.3	n/a	44.7	n/a	6,745.2	n/a	7,473.2	n/a
Total	2,591.6	n/a	186.9	n/a	22,834.7	n/a	25,613.3	n/a

Table 4.18: Beaverlodge, Sexsmith and Wembley Historical Land Absorption by Plan Registration

Period	Town of Beaverlodge		Town of Sexsmith		Town of Wembley	
	Area (ha)	Avg/Yr (ha)	Area (ha)	Avg/Yr (ha)	Area (ha)	Avg/Yr (ha)
pre-1975	73.1	n/a	54.4	n/a	23.4	n/a
1975	8.9	–	0.1	–	0.0	–
1976	0.0	–	8.6	–	2.1	–
1977	5.7	–	0.6	–	0.9	–
1978	10.5	–	2.1	–	11.7	–
1979	27.1	–	9.8	–	3.7	–
1975-1979	52.2	10.4	21.3	4.3	18.5	3.7
1980	0.4	–	17.2	–	6.9	–
1981	0.1	–	2.5	–	0.0	–
1982	0.0	–	0.5	–	1.4	–
1983	0.5	–	4.8	–	0.4	–
1984	1.3	–	0.0	–	0.0	–
1980-1984	2.4	0.5	25.0	5.0	8.7	1.7
1985	2.1	–	0.3	–	0.0	–
1986	1.0	–	0.0	–	0.0	–
1987	0.0	–	0.0	–	0.0	–
1988	0.0	–	0.9	–	0.0	–
1989	3.7	–	1.1	–	0.0	–
1985-1989	6.8	1.4	2.2	0.4	0.0	0.0
1990	0.6	–	0.1	–	0.0	–
1991	1.0	–	0.4	–	0.2	–
1992	0.3	–	0.1	–	0.1	–
1993	1.9	–	0.0	–	0.0	–
1994	0.3	–	0.3	–	1.0	–

Period	Town of Beaverlodge		Town of Sexsmith		Town of Wembley	
	Area (ha)	Avg/Yr (ha)	Area (ha)	Avg/Yr (ha)	Area (ha)	Avg/Yr (ha)
1990-1994	4.1	0.8	0.9	0.2	1.4	0.3
1995	4.3	–	0.5	–	0.3	–
1996	2.9	–	0.8	–	0.0	–
1997	1.7	–	0.4	–	0.0	–
1998	2.4	–	0.0	–	1.1	–
1999	20.8	–	6.7	–	0.0	–
1995-1999	32.1	6.4	8.4	1.7	1.3	0.3
2000	0.1	–	4.2	–	0.4	–
2001	2.7	–	0.2	–	0.0	–
2002	4.7	–	0.8	–	0.0	–
2003	1.3	–	2.8	–	3.8	–
2004	1.8	–	2.6	–	0.7	–
2000-2004	10.5	2.1	10.7	2.1	4.9	1.0
2005	5.6	–	13.3	–	3.1	–
2006	13.2	–	10.7	–	8.9	–
2007	4.8	–	1.9	–	8.2	–
2008	11.5	–	4.0	–	0.0	–
2009	7.5	–	2.4	–	0.3	–
2005-2009	42.7	8.5	32.3	6.5	20.5	4.1
2010	1.1	–	0.0	–	0.0	–
2011	0.0	–	0.4	–	8.8	–
2012	0.0	–	1.8	–	0.0	–
2013	0.2	–	0.1	–	0.2	–
2014	5.1	–	6.1	–	3.4	–
2010-2014	6.3	1.3	8.4	1.7	12.3	2.5
2015	2.4	–	0.2	–	0.7	–
2016	0.2	–	5.9	–	0.0	–
2017	0.1	–	0.4	–	0.0	–
2018	0.9	–	0.2	–	0.0	–
2019	5.2	–	3.7	–	0.0	–
2015-2019	8.7	1.7	10.4	2.1	0.7	0.1
2020	0.4	–	0.2	–	0.0	–
2021	1.3	–	8.4	–	0.0	–
2022	0.2	–	9.4	–	43.3	–
2023	0.4	–	11.3	–	0.1	–
2024	0.2	–	0.4	–	0.0	–
2020-2024	2.5	0.5	29.6	5.9	43.5	8.7
1975-2024	168.4	3.4	149.0	3.0	111.6	2.2
Other	30.3	n/a	132.7	n/a	89.0	n/a
Total	271.8	n/a	336.1	n/a	224.0	n/a

The values in **Tables 4.17 and 4.18** are based on parcels only and exclude circulation (i.e., lands dedicated as roadways and lanes). In general, approximately 20% of gross developable lands in urban communities are dedicated as circulation at the plan registration stage. In rural areas, circulation dedication can be up to 15%. **Table 4.19** applies markups to the values in **Tables 4.17 and 4.18** to estimate total lands absorbed including circulation.

Table 4.19: Historical Land Absorption by Plan Registration with Assumed Circulation

Period	Gross Developable Areas (ha)						
	Hamlet of Clairmont	Hamlet of Hythe	Rural Balance of County	Total County	Town of Beaverlodge	Town of Sexsmith	Town of Wembley
pre-1975	53.0	54.3	1,095.1	1,202.3	91.4	68.0	29.3
1975-1979	34.6	47.6	1,311.7	1,394.0	65.2	26.6	23.1
1980-1984	15.1	18.7	1,086.6	1,120.4	3.0	31.2	10.9
1985-1989	35.8	11.6	647.4	694.9	8.5	2.8	0.0
1990-1994	81.4	0.1	1,175.8	1,257.3	5.2	1.1	1.7
1995-1999	247.2	24.8	2,835.6	3,107.6	40.1	10.5	1.6
2000-2004	462.7	0.2	2,532.4	2,995.2	13.2	13.3	6.1
2005-2009	751.3	18.3	3,271.5	4,041.0	53.4	40.4	25.6
2010-2014	367.2	0.9	2,226.3	2,594.5	7.9	10.5	15.4
2015-2019	262.7	0.1	1,754.4	2,017.2	10.9	13.0	0.8
2020-2024	74.5	1.1	992.0	1,067.6	3.1	37.0	54.3
1975-2024	2,332.4	123.6	17,833.7	20,289.7	210.5	186.3	139.6
Other	854.2	55.9	7,935.5	8,845.5	37.9	165.9	111.2
Total	3,239.6	233.7	26,864.3	30,337.5	339.8	420.2	280.0

4.3.1 County of Grande Prairie

As presented in **Table 4.19** and as generally illustrated in **Map 4.7**, approximately 1,202.3 gross developable hectares (gdha) of land, including circulation, had been absorbed in the County through the subdivision registration process prior to 1975. In the subsequent 50 years, another 20,289.7 gdha were absorbed through the subdivision registration process through to mid-2024, which is the vintage of the parcel mapping. This equates to an average annual consumption of 405.8 gdha. Most of this average annual consumption is due to fragmentation of agricultural areas for homestead separations, rural acreages, and country residential subdivisions. Much of the remainder is due to urban subdivisions in hamlets and business parks.

Hamlet of Clairmont

Also as presented in **Table 4.19** and as generally illustrated in **Map 4.8**, at least 53.0 gross developable hectares (gdha) of land, excluding circulation, had been absorbed in Clairmont through the subdivision registration process prior to 1975. In the subsequent 50 years, another 2,332.4 gdha were absorbed through the subdivision registration process through to mid-2024. This equates to an average annual consumption of 46.6 gdha.

Based on the estimated land absorption values presented in **Table 4.19**, it would take 80 years from the end of 2024 for Clairmont's unabsorbed land supply of 3,759.7 gdha (refer to **Table 4.1**) to be consumed through the plan registration process if:

- the 1975-2024 estimated annual land absorption average of 46.6 gdha/year was carried forward;
- there was flexibility of land use among Clairmont's remaining unabsorbed lands (unlike the situation in **Section 4.1.1** above, which is based on current available land supply by land use); and
- if all owners of the unabsorbed lands were to participate in development.

This means that, under the above assumptions, the total consumption of Clairmont's current unabsorbed land supply would occur outside of the timeframe of this RGS (2025-2075).

Reality is often much different, with a series of socioeconomic and political issues that play a role in the unfolding of both population and economic growth, and residential and non-residential development. A more nuanced estimation of Clairmont's future land requirements is presented later in **Chapter 7**, considering the different paths of population growth that Clairmont may take (refer to the population projections presented in **Chapter 5**). However, before jumping to these results, **Chapter 6** will deal with the growth assumptions that are embedded in the methodology used to arrive at these conclusions.

Hamlet of Hythe

Also as presented in **Table 4.19** and as generally illustrated in **Map 4.9**, at least 54.3 gross developable hectares (gdha) of land, excluding circulation, had been absorbed in Hythe through the subdivision registration process prior to 1975. In the subsequent 50 years, another 123.6 gdha were absorbed through the subdivision registration process through to mid-2024. This equates to an average annual consumption of 2.5 gdha.

Based on the estimated land absorption values presented in **Table 4.19**, it would take 56 years from the end of 2024 for Hythe's unabsorbed land supply of 140.7 gdha (refer to **Table 4.1**) to be consumed through the plan registration process if same three assumptions for Clairmont were applied.

This means that, under the above assumptions, the total consumption of Hythe's current unabsorbed land supply would occur outside of the timeframe of this RGS (2025-2075).

As mentioned previously, reality is often much different. A more nuanced estimation of Hythe's future land requirements is presented later in **Chapter 7**.

4.3.2 Town of Beaverlodge

Also as presented in **Table 4.19** and as generally illustrated in **Map 4.10**, at least 91.4 gross developable hectares (gdha) of land, excluding circulation, had been absorbed in Beaverlodge through the subdivision registration process prior to 1975. In the subsequent 50 years, another 210.5 gdha were absorbed through the subdivision registration process through to mid-2024. This equates to an average annual consumption of 4.2 gdha.

Based on the estimated land absorption values presented in **Table 4.19**, it would take 43 years from the end of 2024 for Beaverlodge's unabsorbed land supply of 181.6 gdha (refer to **Table 4.4**) to be consumed through the plan registration process if same three assumptions for Clairmont were applied.

This means that, under the above assumptions, the total consumption of Beaverlodge's current unabsorbed land supply would occur inside of the timeframe of this RGS (2025-2075).

As mentioned previously, reality is often much different. A more nuanced estimation of Beaverlodge's future land requirements is presented later in **Chapter 7**.

4.3.3 Town of Sexsmith

Also as presented in **Table 4.19** and as generally illustrated in **Map 4.11**, at least 68.0 gross developable hectares (gdha) of land, excluding circulation, had been absorbed in Sexsmith through the subdivision registration process prior to 1975. In the subsequent 50 years, another 186.3 gdha were absorbed through the subdivision registration process through to mid-2024. This equates to an average annual consumption of 3.7 gdha.

Based on the estimated land absorption values presented in **Table 4.19**, it would take 236 years from the end of 2024 for Sexsmith's unabsorbed land supply of 874.2 gdha (refer to **Table 4.7**) to be consumed through the plan registration process if same three assumptions for Clairmont were applied.

This means that, under the above assumptions, the total consumption of Sexsmith's current unabsorbed land supply would occur outside of the timeframe of this RGS (2025-2075).

As mentioned previously, reality is often much different. A more nuanced estimation of Sexsmith's future land requirements is presented later in **Chapter 7**.

4.3.4 Town of Wembley

Also as presented in **Table 4.19** and as generally illustrated in **Map 4.12**, at least 29.3 gross developable hectares (gdha) of land, excluding circulation, had been absorbed in Wembley through the subdivision registration process prior to 1975. In the subsequent 50 years, another 139.6 gdha were absorbed through the subdivision registration process through to mid-2024. This equates to an average annual consumption of 2.8 gdha.

Based on the estimated land absorption values presented in **Table 4.19**, it would take 69 years from the end of 2024 for Wembley's unabsorbed land supply of 195.3 gdha (refer to **Table 4.10**) to be consumed through the plan registration process if same three assumptions for Clairmont were applied.

This means that, under the above assumptions, the total consumption of Wembley's current unabsorbed land supply would occur outside of the timeframe of this RGS (2025-2075).

As mentioned previously, reality is often much different. A more nuanced estimation of Wembley's future land requirements is presented later in **Chapter 8**.

4.4 Existing Conditions

4.4.1 Transportation

Roadway Network

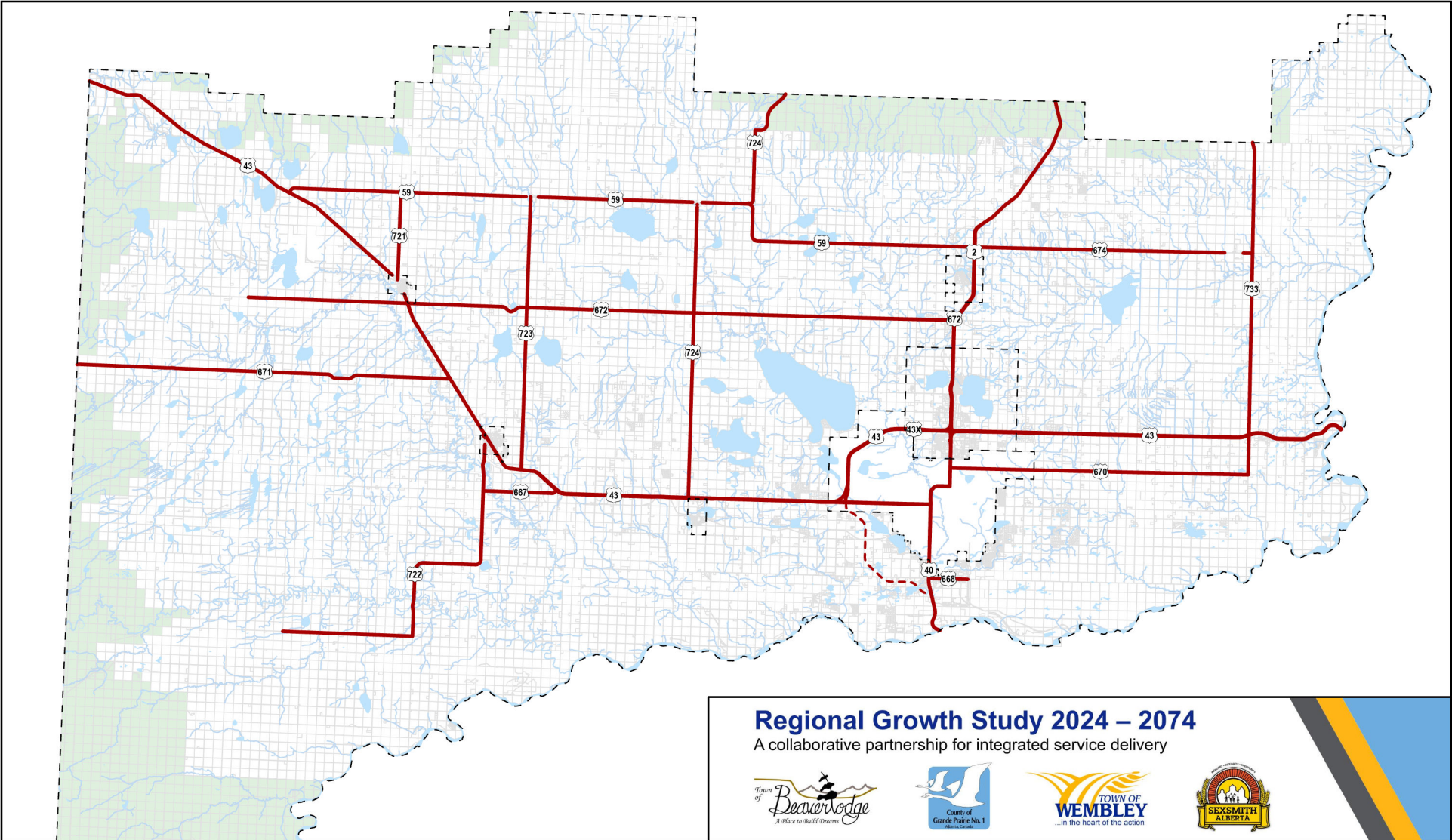
The provincial highways within the County serve as the regional arterial roadway network, with a small collection of roadways outside of the City of Grande Prairie that are formally classified as arterial roadways by the County. Range and township roads are generally classified as collector roadways. Highways in the County of Grande Prairie are listed in **Table 4.20**, along with their County and Alberta Transportation and Economic Corridors (ATEC) classifications based on existing conditions. The regional roadway network is shown on **Map 4.13**.

Table 4.20: Existing Highway Classifications within the Grande Prairie Region

Hwy #	Description	County Classification	ATEC Functional Classification	Cross Section
2	Runs north of Highway 43, traversing Clairmont and continuing north of the County.	Primary	Urban Expressway Divided (UED) – through Sexsmith and Clairmont Rural Arterial Divided (RAD) – between Sexsmith and Clairmont and north of Sexsmith to ~2 km north of Hwy 59	Four-lane divided
			Rural Arterial Undivided (RAU) – north of ~2 km north of Hwy 59	Two-lane rural
40	Runs from Highway 43/Township Road 714 to Hinton.	Primary	RAD	Four-lane divided
43	Traverses the County east-west. Part of the CANAMEX Corridor.	Primary	RAD – East of Range Road 95	Four-lane divided
			RAU – West of Range Road 95	Two-lane rural
59	Runs east-west between Highway 43 and Highway 2.	Secondary	RAU	Two-lane rural
668	East-west connection between Highway 40 and Resources Road south of the City of Grande Prairie.	Secondary	RAU	Two-lane rural
670	Runs east-west between Highway 43 and Highway 733.	Secondary	Rural Collector Undivided (RCU)	Two-lane rural
671	Runs east-west connecting Highway 2 to the town of Teepee Creek.	Secondary	RCU	Two-lane rural
672	Runs east-west between Highway 2 and Lymburn.	Secondary	RAU – east of Hwy 724 RCU – west of Hwy 724	Two-lane rural
674	Continuation of Hwy 59, runs east west between Highway 2 and Highway 733.	Secondary	RAU	Two-lane rural
722	Begins north of Beaverlodge and runs north-south connecting Highway 43 to the Hamlet of Elmworth.	Secondary	RAU	Two-lane rural
723	Runs north-south between Highway 59 and Highway 723.	Secondary	RCU	Two-lane rural

Hwy #	Description	County Classification	ATEC Functional Classification	Cross Section
724	Runs north-south between Highway 59 and Highway 43. Connects the Hamlet of La Glace to the Town of Wembley.	Secondary	RAU	Two-lane rural
733	Runs north-south parallel to Highway 2, connecting the Hamlet of Wanham to the north and Bezanson to the south between Highways 49 and 43.	Secondary	RAU – south of the County boundary RCU – north of the County boundary	Two-lane rural

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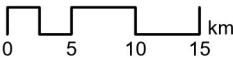
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- Municipal Boundary
- Parcel
- Predominately Crown Land
- Water Body
- Watercourse
- Regional Road
- Highway 40X Proposed Alignment

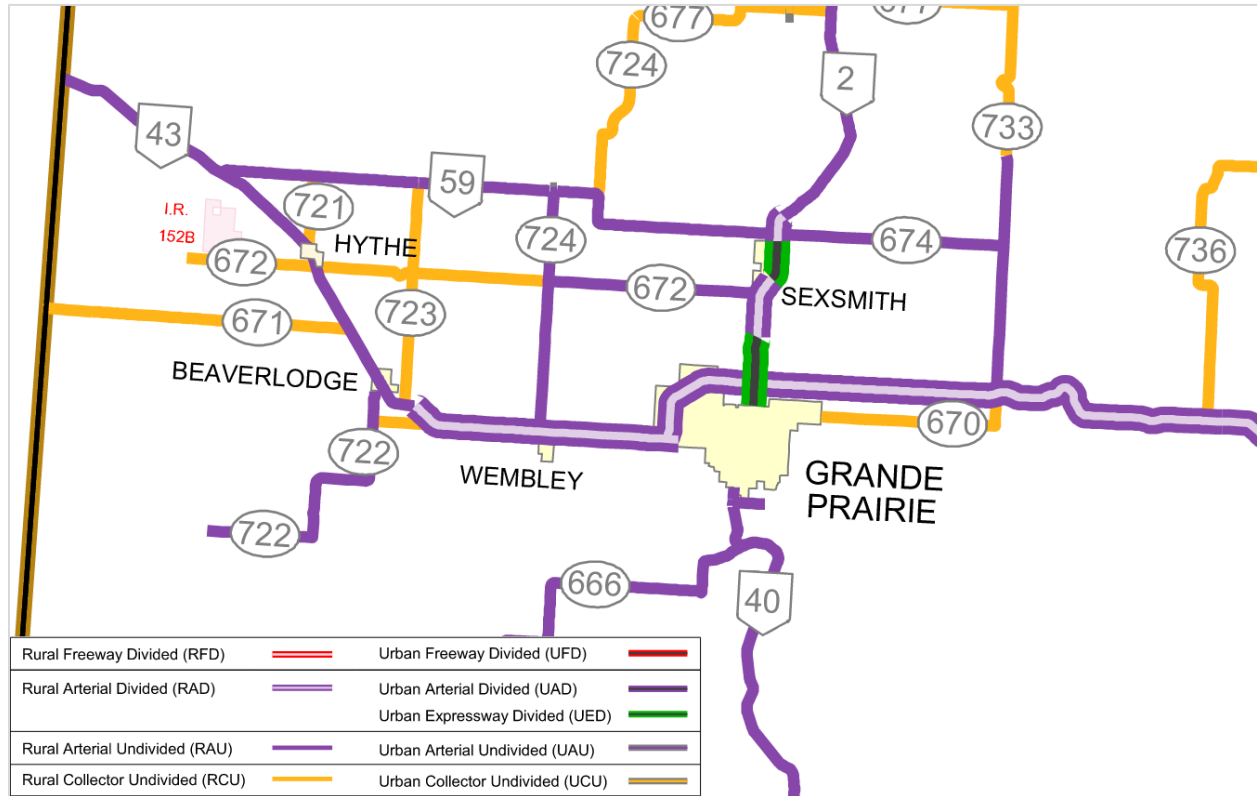


**COUNTY OF GRANDE PRAIRIE
REGIONAL GROWTH STUDY**

MAP 4.13:
REGIONAL ROADWAY NETWORK

Figure 4.1 is an excerpt of ATEC’s functional classifications existing conditions map for the Grande Prairie region. Last updated in 2020, note that Highway 40 has since been twinned, so its classification within **Figure 4.1** should be rural arterial divided from Grande Prairie to the County limits at the Wapiti River.

Figure 4.1: Excerpt of ATEC’s Functional Classification Existing Conditions Map



Based on the current GIS data, the County of Grande Prairie is responsible for maintaining nearly 3,700 km of roadways. Most of these roadways are gravel, while approximately 525 km are paved. **Table 4.21** summarizes the length of roadway surfaces maintained by the participating municipalities.

Table 4.21: Lengths of Roadways Maintained within the Grande Prairie Region

Maintained By	Sum of Roadway Length (km)			
	Paved	Gravel	Dirt	Total
County of Grande Prairie No. 1	524.9	3,125.4	40.7	3,691.0
Town of Beaverlodge	23.8	10.7	4.9	39.4
Town of Sexsmith	18.2	11.6	-	29.8
Town of Wembley	15.8	8.4	-	24.2
Total	582.7	3,156.1	45.6	3,784.4

Goods Movement

The provincial highway network serves as the base on the County’s goods movement network. 100% axle weight loading is allowed on all gravel roads, with the County monitoring and assigning seasonal roadway bans or weight restrictions as needed to address road deterioration.

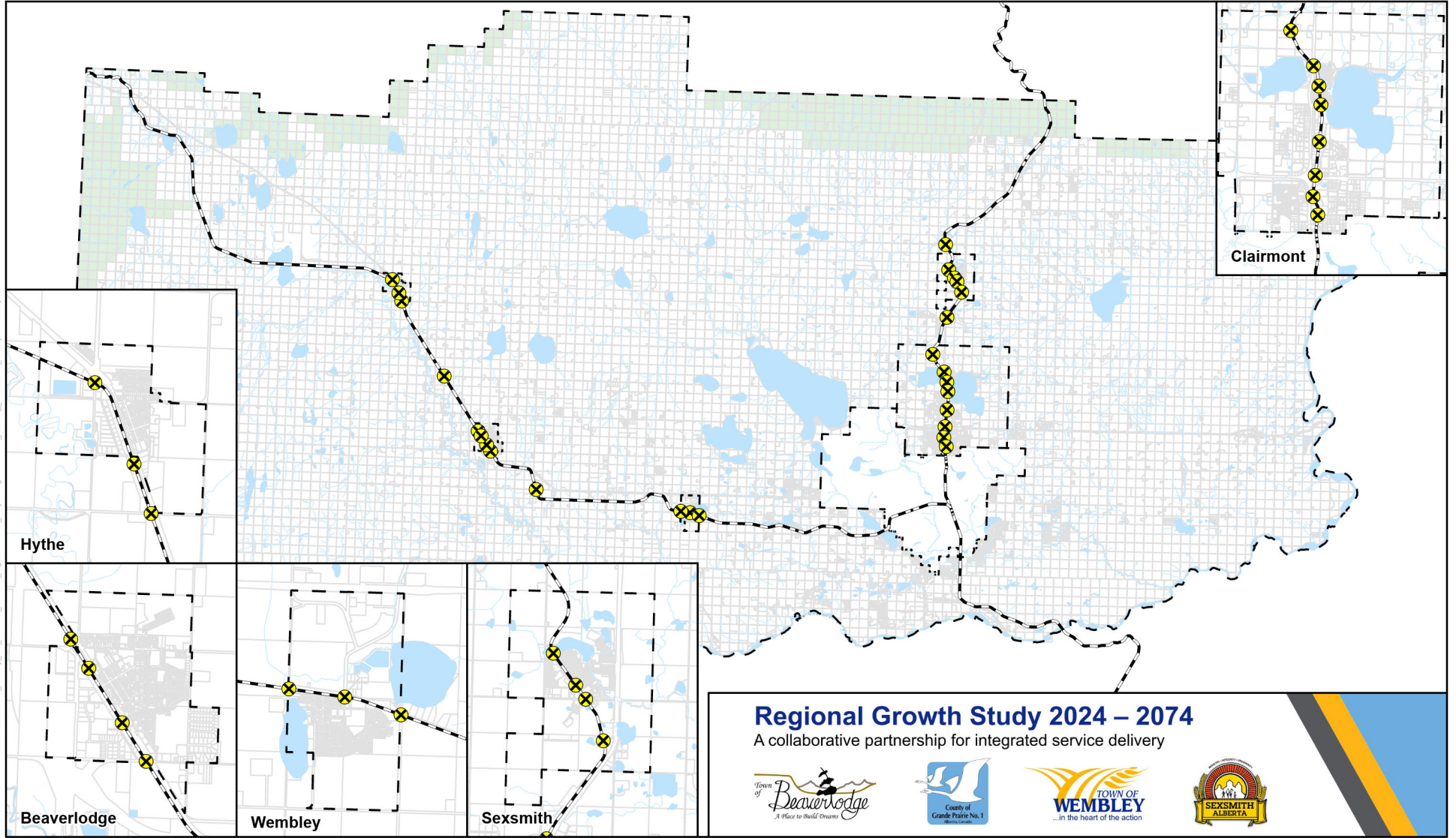
Canadian National (CN) operates two rail subdivisions within the County. The Grande Cache subdivision extends from south of the County ending at the Grande Prairie rail yard, while the Grande Prairie subdivision starts at the rail yard, terminating at Albright to the west and Wanham in Birch Hills County to the north. Both subdivisions are single track with an average of four trains per day at crossings based on the 2023 Government of Canada Grade Crossing Inventory. A summary of the at-grade rail crossings by jurisdiction and crossing type are provided in **Table 4.22**. The regional railway network and at-grade crossings along highways and in urban communities is shown on **Map 4.14**.

Table 4.22: At-Grade Rail Crossings by Jurisdiction

Road Authority	Active – Flashing Bells	Passive
County of Grande Prairie No. 1 ²⁶	2	45
ATEC	4	4
Town of Beaverlodge	1	2
Town of Sexsmith	0	4
Town of Wembley	1	1
Private	0	9
Total	8	65

²⁶ Including the now dissolved Village of Hythe.

Date: 8/2/2025 Document: M110799_County_CP_RGS204_GIS2051_Figures10799_Project Figures10799_Existing_Conditions_Transportation.mxd



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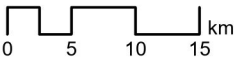
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1:500,000



- Municipal Boundary
- Parcel
- Predominately Crown Land
- Water Body
- Watercourse
- Railway (Active and Inactive)
- Existing Public At-Grade Rail Crossing (at Highway or in Urban Community)



**COUNTY OF GRANDE PRAIRIE
REGIONAL GROWTH STUDY**

MAP 4.14:
REGIONAL RAILWAY NETWORK

Existing Transportation Policies

COUNTY OF GRANDE PRAIRIE TRANSPORTATION MASTER PLAN

The County's Transportation Master Plan (TMP) was completed in 2016 and provides guidance on the County's long range transportation network, with 5-year (2021) and 20-year (2036) horizons. Relevant guiding principles include:

- A long-term integrated transportation network that serves all people and all modes;
- Safe systems approach roads; and
- Move people and goods in the most efficient and cost-effective manner.

The following roadways were recommended for corridor and geometric upgrades to a Primary Roadway:

- Township Road 714 (east of the City of Grande Prairie limits to Range Road 53);
- Township Road 712 (Range Road 63 to Range Road 65 and Range Road 54 to Range Road 55);
- Township Road 710 (Range Road 63 to Range Road 64); and
- Range Road 63 (north of City limits to Township Road 722).

The timing and extent of improvements for the transportation network likely requires review, as the population and employment assumptions for the 2021 horizon do not align with present-day. The TMP also recommends the County review the minimum design standards based on the functional classification and roadway networks established.

ATEC FUNCTIONAL CLASSIFICATION FUTURE VISION

ATEC's Roadside Management Classification map shows the anticipated future functional classification for provincial highways. Most of the functional classifications are the same as existing, except:

- Highway 43 is classified as a rural divided freeway (RFD) in the future vision; and
- Highway 733 north of Highway 674 is classified as rural undivided collector (RCU), as opposed to extending the arterial classification (RAU) to the County boundary.

A change in classification of Highway 43 to a freeway will have implications on future access opportunities for the County and the towns of Wembley and Beaverlodge. Further, bypasses are planned for both the Town of Beaverlodge and the Hamlet of Hythe. Access to a freeway is fully restricted and only provided at interchange facilities, with existing at-grade intersections ultimately closed. While interchanges and bypasses will facilitate improved goods and people movement through the Grande Prairie region, it is possible that affected communities may experience reduced tourism and economic development potential.

Figure 4.2: ATEC's Functional Classification Existing Conditions Map



Source: Government of Alberta Open Data, 2020

4.4.2 Municipal Servicing

Town of Beaverlodge

Information available from the Town of Beaverlodge was a series of engineering drawings, a Water Master Plan, a Wastewater System Modelling Study, Longview Estates Servicing Assessments, and a Stormwater Master Plan. The following servicing information is based on a review of the available information.

WATER

Beaverlodge receives water from the Beaverlodge River, with an in-river intake transferring water to an adjacent raw water storage facility on the south side of the river with approximately 576,000 m³ of storage. From the raw water storage facility, the water is then pumped through a 300 mm main to a water treatment plant (WTP) southwest of Highway 43 (2 Avenue West and 4 Street West). The raw water reservoir and pumphouse were upgraded in 2005, which included a new truck fill connection at the WTP and a new 300 mm raw water fill line at the existing raw water reservoir.

The water storage reservoir and pumping facilities were upgraded in 1987. A booster station is located at 11 Street and Almond Avenue. The water distribution system consists of 100 mm, 150 mm and 200 mm water mains. **Map 4.15** shows the existing water system in Beaverlodge. In 2016, the Town undertook a water system upgrade study (Associated Engineering) to review aging WTP infrastructure and capacity shortfalls. The study indicated that the Town did not meet fire protection requirements in some areas due to insufficient hydrant coverage, pumping, and pipe sizes. Recommended upgrades included an improved connection west of the WTP to increase available fire flow, WTP pump improvements, and using an existing watermain crossing and installing new trunk along Highway 43, as required. The study also identified upgrade requirements for the Town's WTP.

The *Aquatera – West Corridor Transmission Line Study* (Associated Engineering, 2015) recommends that the Beaverlodge WTP be upgraded in the short-term. Once growth exceeds the design capacity of the upgraded WTP, the proposed West Corridor Transmission Line will be required. The *WTP Upgrades – Phase 2 Issued for Construction (IFC) Drawing Set* (Associated Engineering, 2021) proposed replacing the two distribution pumps and a standby pump to three distribution pumps with design flow of 48 L/s at 70 m of head. Future water demand within the fringe area is estimated to be 1,183 m³/day. It is anticipated that future residential development in the Beaverlodge fringe area can be serviced from Beaverlodge via the WTP and/or future regional watermain (Growth and Economic Development Strategy, 2016-2066). A transmission line extending to a reservoir and pumphouse will be required to service the fringe area to the north (Growth and Economic Development Strategy, 2016-2066).

WASTEWATER

The existing wastewater collection system in Beaverlodge consists primarily of 200 mm and 250 mm vitrified clay tile (VCT) pipe, which is shown in **Map 4.16**. The *Sewer Investigation Modelling Results* (Associated Engineering, 2017) investigated a sewage back up around 7 Street and 7 Avenue. The *Sanitary Bypass Issued for Construction (IFC) Drawing Set* (Associated Engineering, 2017) designed a bypass pipe redirecting excess flow from 7 Street to wastewater pipes along 7 Avenue to the south to accommodate the sewage back up found in the sewer investigation project. According to the *Longview Estates Servicing Assessment* (Associated Engineering, 2023), the majority of the houses in the community are connected to the weeping tile system, which causes a significant amount of inflow and thus undermines the performance of the system to convey sanitary flow. The existing wastewater collection system was simulated to surcharge along the Highway Trunk and Lagoon Trunk during peak wet weather flow conditions, with the southern end of the Highway Trunk flooding to surface. Upgrades are recommended to upsize the northern and southern ends of the Highway Trunk and the Lagoon Trunk.

Sewage is conveyed to the wastewater lagoon approximately 1 km south of Beaverlodge via a 300 mm VCT pipe. The lagoon is immediately north of the Beaverlodge River at SE-35-71-10-W6M and consists of four anaerobic cells, one facultative cell, and three storage cells. The total storage capacity of the three storage cells is 420,000 m³. Treated wastewater is pumped via a lift station from the facultative cell to the storage cell where it is stored until ready for discharge into the Beaverlodge River. Treated wastewater discharge is also used for irrigation purposes in support of the Beaverlodge Irrigated Willow Biomass Plantation project.

It is anticipated that future development located in the Beaverlodge fringe area will be serviced from the Town, and that the lagoon will require an upgrade of 215,000 m³ to accommodate the additional population. Lift stations and forcemains will be required to service the fringe areas to the south. Lift stations and forcemains or an upgrade to the Town's collection system will be required to service the growth area to the south (Growth and Economic Development Strategy, 2016-2066).

STORMWATER MANAGEMENT

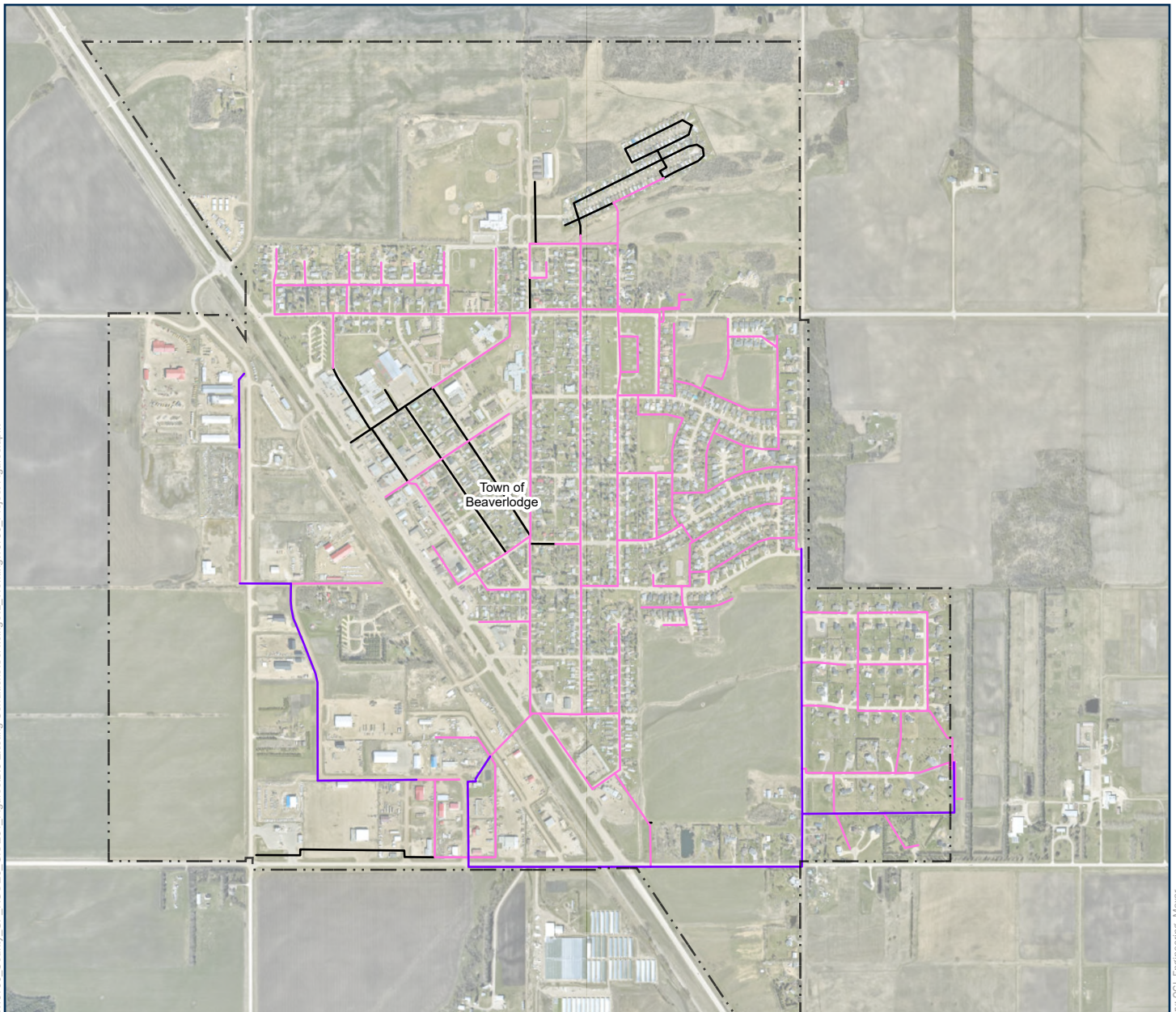
Beaverlodge slopes from northeast to southwest at a general slope of 2-3% and a ridge of about 815 m is present along the east perimeter of the municipal boundary. The town consists of mostly an overland drainage system including road gutters, ditches, and culverts. The commercial and newer residential areas of the community have approximately 678 m of known storm sewers but most of Beaverlodge is serviced by ditches and swales. There are no known stormwater management facilities within the community. Stormwater is routed through a series of ditches and culverts and discharges to the Beaverlodge River.

The Stormwater Master Plan recommended the following strategies to reduce potential flooding caused by the undersized stormwater infrastructure:

1. Reduce runoff using stormwater management facilities or low impact development (LID);
2. Divert runoff upstream of flooding locations using new storm sewer or ditches; and
3. Increase conveyance capacity of stormwater infrastructure.

The Stormwater Master Plan assessed the existing system and proposed several ditches and culvert upgrades to accommodate the 1 in 100-year return period rainfall. Storm sewer upgrades to accommodate the 1 in 5-year return period rainfall was also recommended. A stormwater management facility is proposed at the intersection of 3 Street and Highway 43 to manage the stormwater from the nearby downtown area and the future health complex.

It is anticipated that the Town will continue to upgrade and construct new stormwater infrastructure to accommodate future growth as outlined in the Stormwater Master Plan.



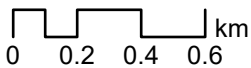
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- Municipal Boundary
- <= 100 mm
- 150 - 200 mm
- 250 - 300 mm
- 350 - 400 mm
- 450 - 500 mm
- 550 - 600 mm
- 700 mm
- 750 mm
- 1050 mm

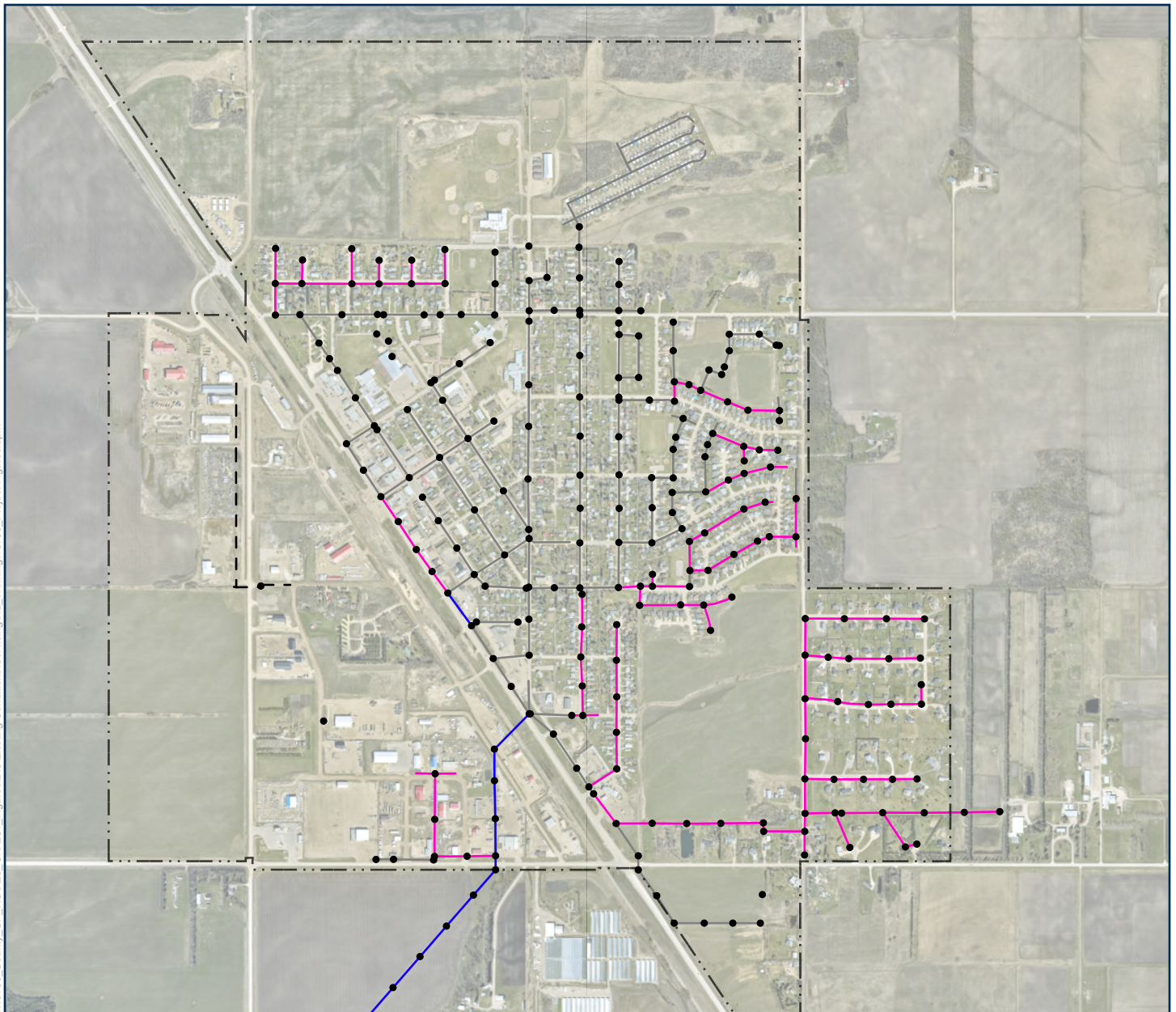


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COUNTY OF GRANDE PRAIRIE REGIONAL GROWTH STUDY

MAP 4.15: BEAVERLODGE EXISTING WATER NETWORK



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Municipal Boundary
 Manhole

Existing Wastewater Sewer Diameter

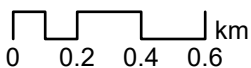
- 150 - 200 mm
- 350 - 400 mm
- 450 - 500 mm
- Unknown

Existing Wastewater Pressurized Sewer Diameter

<= 100 mm



1:18,000



**COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY**

**MAP 4.16:
BEAVERLODGE
EXISTING
WASTEWATER
NETWORK**

Town of Sexsmith

Aquatera Utilities Inc. has provided water and wastewater treatment services to the Town of Sexsmith since 2005. The Town, along with the County of Grande Prairie, the City of Grande Prairie, and the Town of Wembley, are shareholders of Aquatera. The water and wastewater system descriptions below are based on the 2019 Water and Wastewater Master Plans for the Town of Sexsmith (ISL Engineering and Land Services Ltd.) and recent design and construction work from 2020 through 2022 to address water and sanitary sewer deficiencies identified as part of the 2019 Master Plan.

WATER

Sexsmith is currently served through a 350 mm regional water transmission main from the City of Grande Prairie. The transmission main connects to the two existing inter-connected storage reservoirs (Cell 1 and Cell 2). Cell 1 has a volume of 470 m³ and Cell 2 has a volume of 2,300 m³ for a total storage capacity of 2,770 m³. Water is pumped through two distribution pumps (one duty, one standby) and one standby fire pump.

The existing water distribution consists predominately of 150 mm water mains or smaller (80% of all mains). Thus, the existing distribution system cannot provide the required fire flows to Forest Grove, Shannon Park, and Centennial subdivisions in the northeast end of the community. The master plan recommended upgrading the existing distribution system to address fire flow concerns within central Sexsmith and Forest Grove, and the following upgrades were made from 2020 through 2022:

1. Installation of approximately 650 m of 350 mm water main along 100 Avenue from the existing reservoir near 98 Street to just west of 93 Street;
2. Installation of approximately 340 m of 300 mm water main just west of 93 Street from 100 Avenue to the existing system at 94 Street and 102 Avenue (Forest Grove connection);
3. Local looping upgrades including 141 m of 200 mm water main along 106 Street from 102 Avenue to 103 Avenue, 125 m of 200 mm water main south and east along 100 Street starting from 102 Avenue, and 67 m of 200 mm water main south and east along 98 Street from 101 Avenue; and
4. Installation of approximately 300 m of 350 mm water main crossing Highway 2 to accommodate future growth to the east of Highway 2.

Map 4.17 shows the current water system in Sexsmith, noting that the 300 mm and 250 mm upgrades mentioned above have been completed as of 2024.

The master plan presented future system upgrades that are required to service the 5-year, 10-year, and 20-year development scenarios. An economic development study was done concurrent to the master plan in 2019 and recommended short term developments to include downtown infill and redevelopment, commercial and industrial development east of Highway 2, and the Painted Sky residential development south of 95 Avenue. The 20-year development will include the full buildout of Painted Sky south of 95 Avenue with some commercial development, the quarter section west of Range Road 61 and north of 95 Avenue, and residential and commercial development in and around the Forest Grove development. The 20-year development horizon assumes a total population of 5,020, which is more aggressive than projected in this RGS.

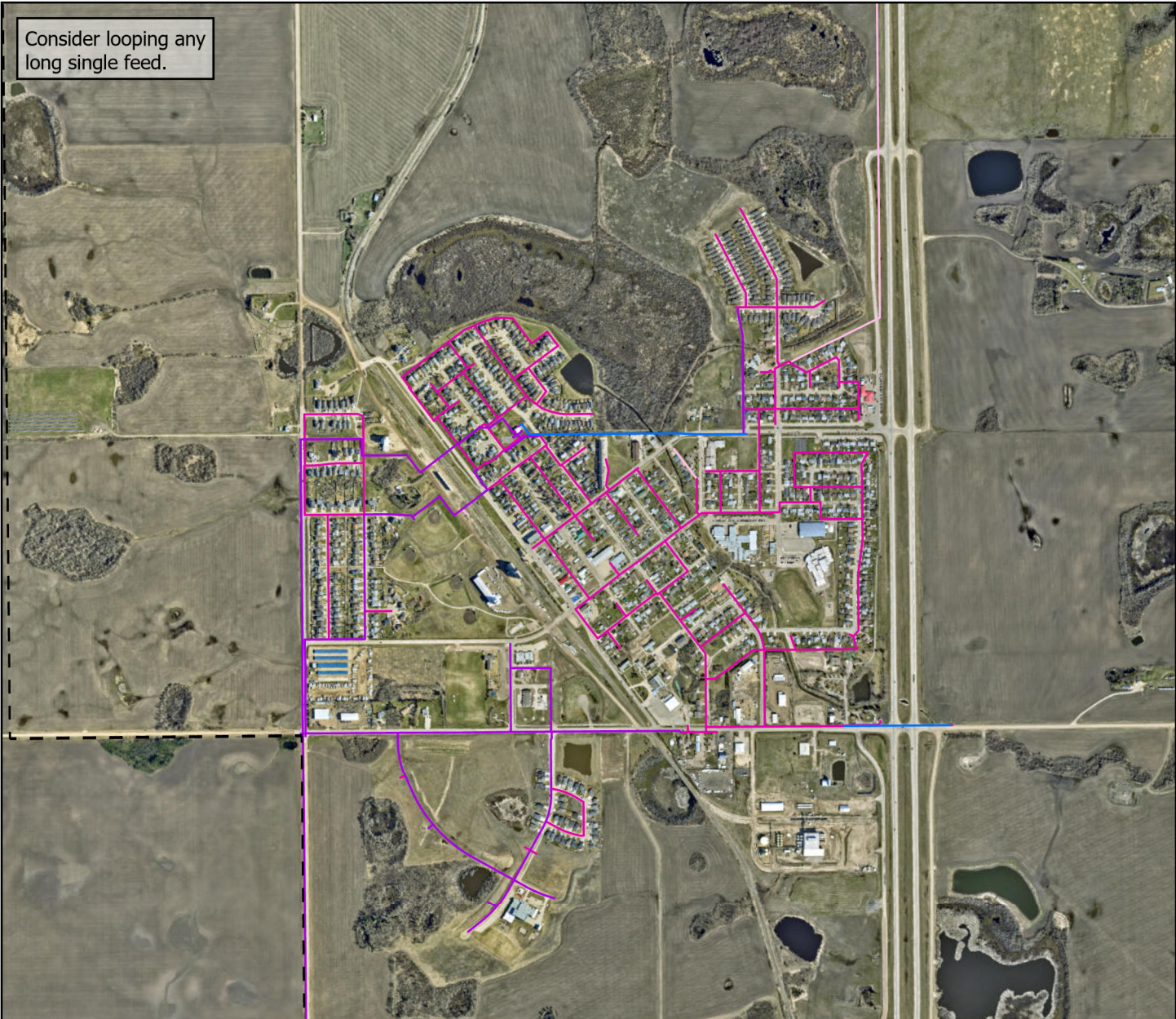
The proposed system upgrades include:

- 5-year – 2 km of watermains (300 mm);
- 10-year – 3 km of watermains (200 mm to 300 mm) plus new pressure zone and a booster station; and
- 20-year – 5.8 km of watermains (200 mm to 300 mm).



It is anticipated that future residential and non-residential development located in the Sexsmith fringe area will be serviced from the Town (Growth and Economic Development Strategy, 2016-2066). The *Water Distribution and Wastewater Collection System Master Plan 2013 – Servicing Strategy* for the City of Grande Prairie and Hamlet of Clairmont indicates that additional boosting will be required to serve the ultimate population for Sexsmith, but the pipeline is expected to have sufficient capacity (Growth and Economic Development Strategy, 2016-2066).

Consider looping any long single feed.



Date: 6/6/2025 Document: M116759 - County GP - RGS25 - GIS251 - Figures16759 - Project Figures.aprx

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Service Layer Credits: World Imagery, Oat, Engineering, Maxar

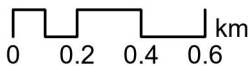


Municipal Boundary

- <= 100 mm
- 150 - 200 mm
- 250 - 300 mm
- 350 - 400 mm



1:17,000



COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

MAP 4.17:
SEXSMITH
EXISTING WATER
NETWORK

WASTEWATER

The wastewater collection system in Sexsmith consists of gravity sewer mains (primarily 200 mm) , as shown on **Map 4.18**, that feed two minor pumping stations and one main lift station. The Clearwater and Shannon Lift Stations utilize 5 Hp and 2.5 Hp pumps, respectively, each with a duty and standby pump. The Heritage Park Main Lift Station currently uses a new wet well that was installed in 2015 with two 60 Hp pumps, including a duty and standby pump. The old wet well is used as back up when sanitary flows are high, and has three 20 Hp pumps, including two duty pumps and one standby pump. The Heritage Lift Station pumps wastewater to the existing lagoon approximately 2 km southeast of Sexsmith's existing development areas (immediately southeast of the current municipal boundary).

The 2019 Water and Wastewater Master Plans for the Town of Sexsmith recommended the following existing system upgrades to address sanitary sewer deficiencies:

1. Twinning 318 m of the existing 300 mm sewer with a 375 mm sewer from the intersection of 97 Street and 96 Avenue, through the back of lots to the southeast and then south to 95 Avenue;
2. Reconnecting the closed 200 mm sewer along the back lane east of 97 Street between 98 and 99 Avenue;
3. Installing a 1,500 mm storage pipe at the Clearwater Lift Station;
4. Completing an inflow and infiltration study for the Town of Sexsmith to maximize the pipe capacity by reducing inflow and infiltration.

In 2020 through 2022, the Town of Sexsmith completed a number of water and sanitary system upgrades to address deficiencies identified in the 2019 Master Plan. From the recommendations of the master plan listed above, the Town has completed the following upgrades:

- **Upgrade Recommendation #1:** Replacement of 318 m of existing 300 mm sewer with a 450 mm sewer from the intersection of 97 Street and 96 Avenue, through the back of lots to the southeast and then south to 95 Avenue (hydraulically similar to twinning existing 300 mm with 375 mm sewer);
- **Upgrade Recommendation #3:** Installation of two 1,220 mm sanitary lines upstream of the Clearwater Lift Station to provide sanitary sewage storage; and
- Installation of approximately 200 m of 375 mm sanitary sewer in a 760 mm casing crossing Highway 2 to accommodate future growth to the east of Highway 2.

The future wastewater system east of Highway 2 is expected to be serviced by gravity sewers to the Heritage Park Lift station. The area east of Highway 2 will be collected to one sewer crossing Highway 2 at 95 Avenue, which was constructed in recent years. The Painted Sky development will be serviced by existing sewers with some new local sewers. Forest Grove and Shannon Park can both be serviced by existing sewers. The area west of 106 Street can be serviced by the proposed diversion recommended as an existing upgrade. Proposed system upgrades include:

- 5-year – 0.6 km of sewer pipes (375 mm);
- 10-year – 0.9 km of sewer pipes (250 mm); and
- 20-year – 3.9 km of sewer pipes (250 mm to 300 mm).

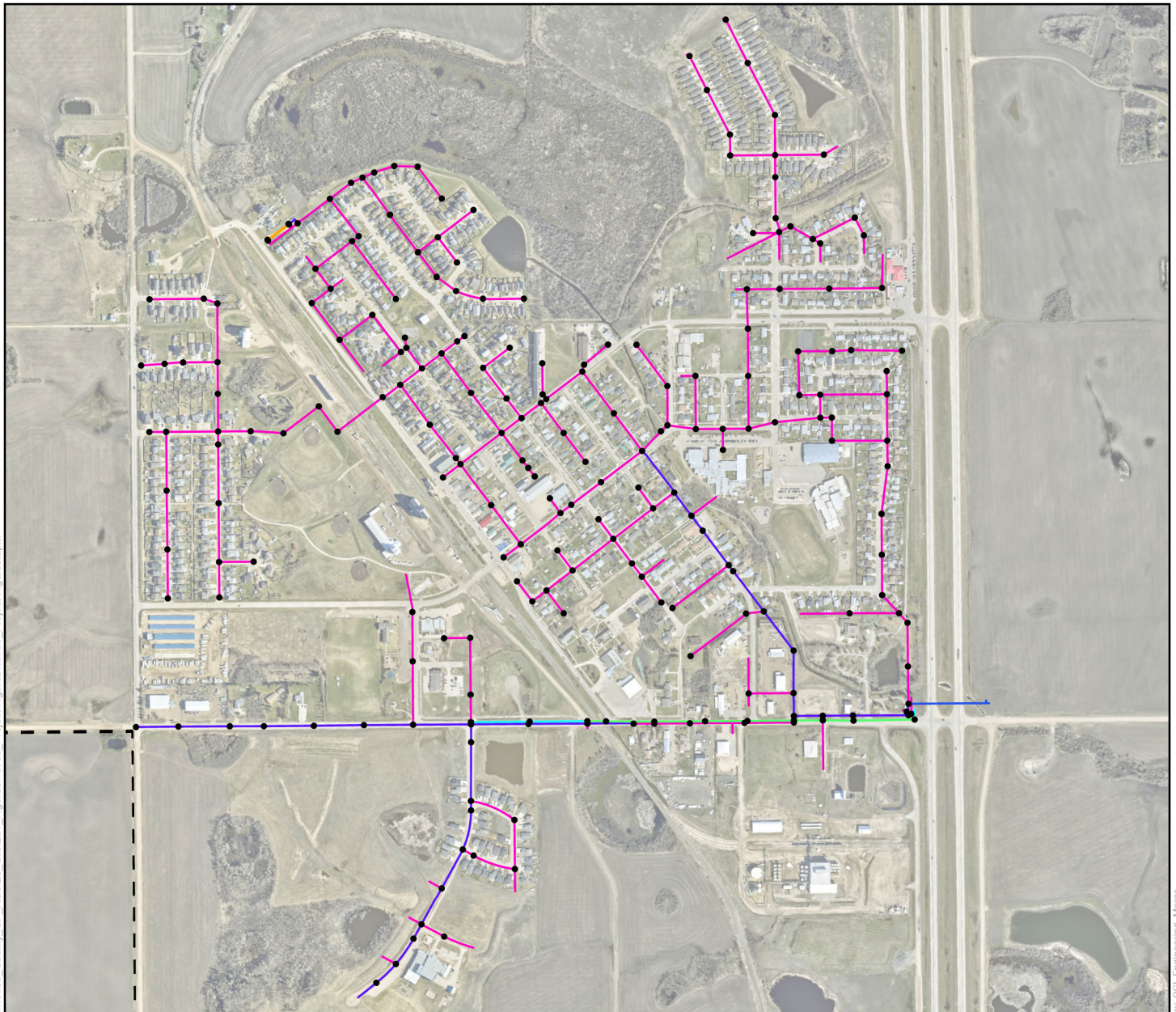
The existing wastewater lagoon, operated by Aquatera, consists of four anaerobic cells, one facultative cell, and one storage cell located at NE-18-73-5-W6M. The design storage capacity is 479,100 m³. Once the wastewater is treated, the wastewater is released into the local watercourse where it is conveyed eastwards and ultimately to the Smoky River. The existing lagoon requires rehabilitation and repair work, particularly the containment berm where there is severe erosion.



The lagoon is not expected to reach capacity within the 20-year horizon, but the Town can consider converting the existing lagoon system to an aerated lagoon discharging twice a year to a local watercourse. A regional pipeline to Grande Prairie is a recommended option, which was also identified as the best long-term servicing solution for the Town.

It is anticipated that future development located in the Sexsmith fringe area will be serviced from the Town, and that the lagoon will require further upgrades to accommodate the additional load (Growth and Economic Development Strategy, 2016-2066).

Date: 8/6/2025 Document: M116759 - County GP - RGS25 - GIS251 - Figures16759 - Project Figures.aprx



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[- -] Municipal Boundary

• Manhole

— 150 - 200 mm

— 250 - 300 mm

— 350 - 400 mm

— 450 - 500 mm

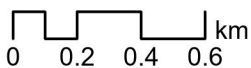
— 525 - 600 mm

— 1200 mm

— 2745 mm



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**COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY**

**MAP 4.18:
SEXSMITH
EXISTING
WASTEWATER
NETWORK**

Service Layer Credits: World Imagery, Oat, Engineering, Maxar

STORMWATER MANAGEMENT

Most existing developments in the Sexsmith drain to Sexsmith Creek through swales, ditches, culverts, and some storm sewers. The main channel of Sexsmith Creek runs through the central and east parts of the community before crossing Highway 2 and draining to the east. A portion of the southeast part of the Town drains to a Highway 2 crossing where they join the creek east of the highway. There are a series of natural wetlands north and west of the developed part of the community that drain into Sexsmith Creek. The hydrology of the creek is heavily influenced by these upstream wetlands.

According to the *Sexsmith Stormwater Master Plan and Basin Study* (MPE, April 2018), there are three existing stormwater management facilities in Sexsmith, as shown in **Table 4.23**.

Table 4.23: Existing Stormwater Management Facilities, Town of Sexsmith

Pond Location	Permanent Water Level (m)	Top Elevation (m)	Storage Capacity (m ³)	Outlet Control
Painted Sky	718.7	720.6	14,000	800 mm CSP
Forest Grove	714.9	716.1	4,900	Pump Station
Willow Estates	715.6	716.5	8,000	Ditch

Sexsmith has experienced some localized flooding historically, most of which is related to the limited capacity of the Sexsmith Creek channel and culvert. The limited capacity of the Peace River Bible Institute (PRBI) storm sewer and lack of overland flow capacity also contributes to occasional flooding in the southwest part of the town. Several stormwater studies have been conducted over the past 20 years, and the most detailed one is the *Stormwater Master Plan and Basin Study* (MPE, 2018).

The 2018 Stormwater Master Plan addresses both existing flooding issues and stormwater servicing for future growth. To address existing flooding issues, the report recommended constructing a berm around the existing wetland with controlled release to Sexsmith Creek. To date, approximately 2 km of berms have been constructed based on recommendations from this report.

Over the last several years, many stormwater improvements have been implemented and are summarized below.

• Phase 1 Work

- A new 1,800 m long, 5 m wide berm (with 4:1 side slopes) was constructed along the south side of Wetland WL03 within Sexsmith.
 - Along the length of this section of berm, several corrugated steel pipe (CSP) culverts have been installed/twinned including one 450 mm, eight 600 mm, two 750 mm, and one 900 mm.
 - The wetland berm has a 2,100 mm concrete outlet pipe with a 20 m spillway at 717.20 m.
 - Two new borrow ponds have been constructed north of this wetland.
- A new 110 m long, 3 m wide berm (with 3:1 side slopes) was constructed between Wetland WL04C and WL04C.
 - This berm has a top elevation of 719.7 m.
 - This berm includes a proposed 600 mm CSP culvert.
- A new 280 m long, 3 m wide berm (with 3:1 side slopes) was constructed along the south side of Wetland WL04A and north of the existing storm pond within the Forest Grove neighbourhood.
 - This berm has a top elevation of 717 m.
- Twinned 2,100 mm CSP culverts crossing 100 Avenue downstream of Wetland WL03 have been installed.

- Twinned 2,000 mm CSP culverts crossing 99 Avenue downstream of Wetland WL03 have been installed.
- Removed and replaced 1,500 mm CSP culverts crossing the Heritage Park Entrance downstream of Wetland WL03.
- **Phase 2 Work – 101 Street and 106 Street**
 - 101 Street and 106 Street were both regraded to raise elevations above 1:100-year flood levels.
 - New 1,200 mm CSP culverts have been installed at 106 Street, 101 Street, and adjacent CN railway crossings to connect existing wetlands.
 - Intersection improvements have been made at the 106 Street and 101 Street intersection.
- **Phase 2 Work – 95 Avenue**
 - The park area northwest of the intersection of 100 Street and 95 Avenue has been regraded to direct stormwater runoff to a newly constructed 1,050 mm storm system inlet.
 - A new 1,050 mm polyvinyl chloride (PVC) stormwater system has been designed and constructed along 95 Avenue to convey drainage from west of CN's right-of-way to 97 Street, which included a CN crossing.
 - The storm sewer discharges into an existing ditch south of 95 Avenue that was recently regraded from 97 Street to Highway 2.
 - The ditch system then crosses 95 Avenue northwards through a newly constructed culvert crossing.
 - All approach culvert crossings have been upgraded along 95 Avenue as well.

As several future development areas connect to the Sexsmith Creek drainage system, future development will increase the potential for flooding if adequate stormwater management measures are not provided. The draft master plan recommends that future developments utilize an allowable release rate of 5 L/s/ha and must account for flows from the upstream catchments. A total of 18 future stormwater management facilities are shown in the master plan to service lands within the existing municipal boundary. The SWMF locations and alignments of the outlet trunks are based on routing post-development flows around existing wetlands.

Stormwater management will need to address water quality objectives through beneficial management practices (BMPs) and LID. It will also be necessary to manage the numerous natural wetlands within the existing municipal limits and adjacent areas as growth occurs, with the objective of maintaining the pre-development hydrological regime.

The County has not prepared any stormwater management studies for the areas surrounding Sexsmith. Anecdotal evidence suggests that there has been periodic overland flooding associated with spring runoff in the IDP area.

Town of Wembley

No comprehensive master plans were available for Wembley, but there is a North Wembley Area Structure Plan that was used to inform this high-level servicing analysis. This document covers all the lands from the CN railway north to the municipal boundary along Highway 43. Wembley's water supply and sanitary collection systems are serviced by Aquatera.

WATER

The water distribution system in Wembley is serviced by the water transmission line constructed in 2019 from Grande Prairie and is maintained by Aquatera. The existing water distribution system generally comprises of 150 mm water mains, which is shown on **Map 4.19**. In 2015, a 250 mm water main was extended to the new museum.

Future residential and non-residential development in Wembley's fringe area will be serviced from the Town's distribution system, requiring storage and pumping upgrades to the existing reservoir (Growth and Economic Development Strategy, 2016-2066).

WASTEWATER

Wastewater in Wembley is collected through a sewer line system, as shown on **Map 4.20**, and treated at a lagoon located in the community. The lagoon was upgraded in 2021. Wembley's wastewater sewers consist of primarily of 200 mm VCT pipe. In 2015, a 75 mm low pressure sewer line was extended to the new museum.

The three wastewater lift stations in Wembley include:

- Lift Station #1 at 10207 – 97 Street;
- Lift Station #2 at 9609 – 97 Street; and
- Lift Station #3 at 94 Street and 99 Avenue.

The capacity of the two pumps in Lift Station #2 were each upgraded to 1350 L/min in 1994. The capacity of the two pumps in Lift Station #1 were each upgraded to 2,273 L/min in 1995. No information is available regarding the capacity Lift Station #3. Based on the drawings, Lift Station #1 is presumed to pump wastewater into the wastewater lagoon system located at SE-22-71-8-W6M. The lagoon consists of four anaerobic cells, one facultative cell, and one storage cell. The existing capacity of the lagoon is 146,381 m³. Treated wastewater is discharged into an unnamed creek that drains to the east and south, eventually discharging to the Wapiti River. In 2021, Aquatera completed construction of a new storage cell and de-sludging of the existing cells at the Wembley Lagoon to improve the quality of effluent and increase sanitary capacity to support further growth in the community.

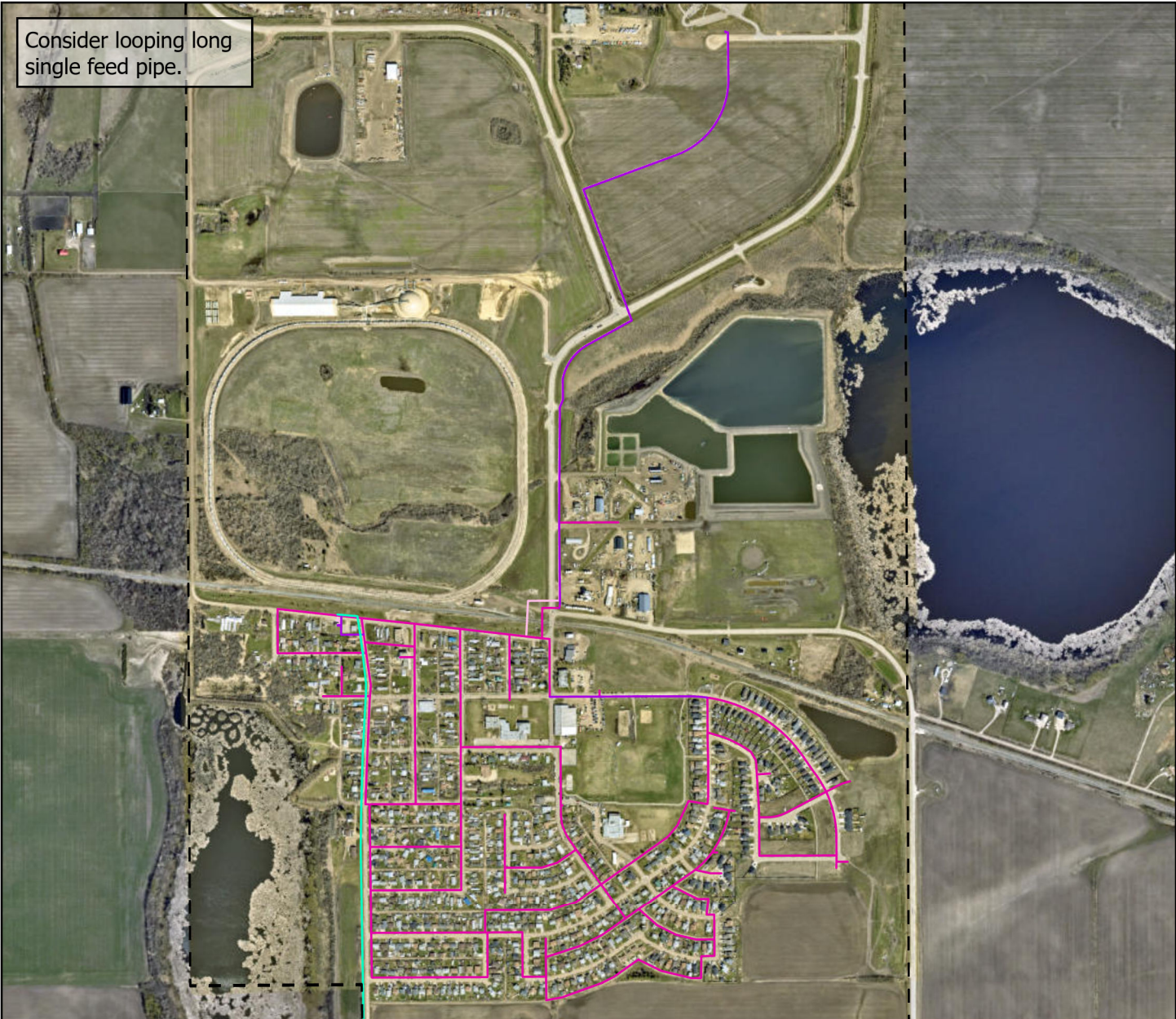
Wastewater services were transferred to Aquatera on July 1, 2019. The Town is currently investigating the type of treatment system that will be required to accommodate the current and future needs of the community. It also is anticipated that future development in the Wembley fringe area will be serviced from the existing systems in the Town.

STORMWATER MANAGEMENT

The only stormwater management information available for Wembley was indicated on a figure showing markups of proposed infrastructure, including the location of a drainage pond on the east side of Wembley immediately south of the CN railway tracks. Based on aerial photography, the Town utilizes ditch and swale drainage systems. It is not known if the existing drainage system is adequate to drain large storm events within the community.

Stormwater management will need to address water quality objectives through BMPs and LID. It will also be necessary to manage the numerous natural wetlands within the existing municipal limits and adjacent areas as growth occurs, with the objective of maintaining the pre-development hydrological regime.

Consider looping long single feed pipe.





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 Municipal Boundary

 ≤ 100 mm

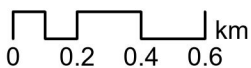
 150 - 200 mm

 250 - 300 mm

 450 - 500 mm

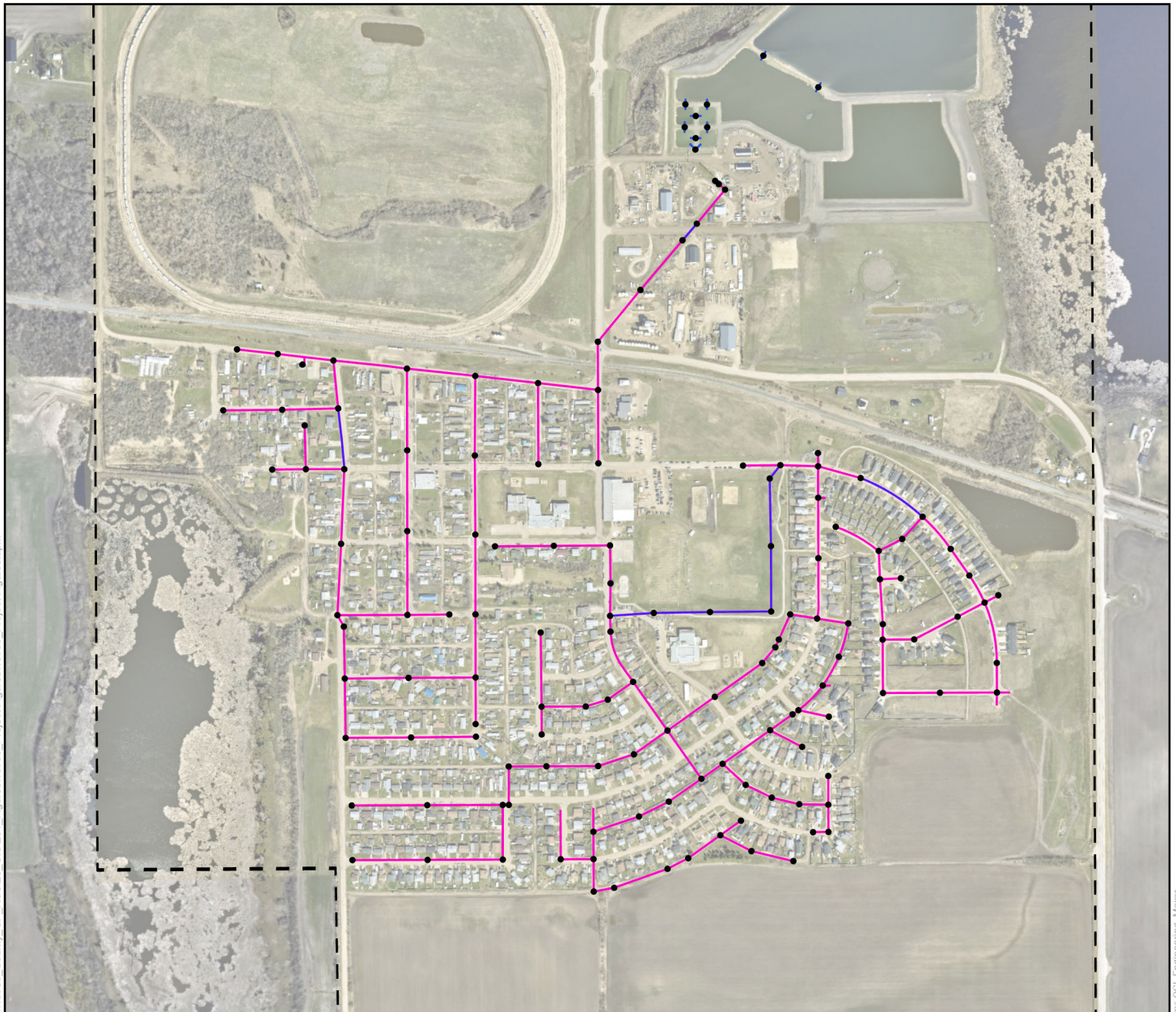


1:14,000



**COUNTY OF
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**MAP 4.19:
WEMBLEY
EXISTING WATER
NETWORK**



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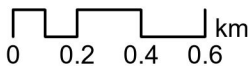





- Municipal Boundary
- Manhole
- 150 - 200 mm
- 250 - 300 mm
- 350 - 400 mm



1:10,000



COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

MAP 4.20:
WEMBLEY
EXISTING
WASTEWATER
NETWORK

Hamlet of Hythe

In 2018 during the IDPs project, the former Village of Hythe provided plans on its sanitary network as well as a report pertaining to Hythe's water distribution system. No other engineering plans or reports were available. Supplemental historical information on the now Hamlet of Hythe's wastewater and stormwater system was obtained from AEP's Approvals site.

WATER

Water in Hythe is provided by a combination of the community's water distribution system and private groundwater wells. The extent of the water distribution system is presented in **Map 4.21**.

The water source for Hythe's distribution system comes from a groundwater well located at the northern end of Hythe on 100 Avenue and 106 Street. The raw water is pumped via a 2 Hp submersible pump and then treated by a residential/light commercial type conventional treatment system prior to storage in two 33.5 m³ water reservoirs. The treated water is then pumped via two 1.9 L/s (30 GPM) constant pressure submersible pumps into a 150 mm diameter water distribution network that provides water to 54 homes in the northern portion of the community and the Willow Grove Trailer Park. This includes all homes on 100 Avenue, 106 Street, and 107 Street as well as homes on the west side of 101 Avenue just north of 105 Street (Hythe Water Treatment Plant Data Collection - Stantec, 2016). Also, the system is noted to have exceeded its water diversion limit and as such further expansion of the system will require adjustments to its current diversion license. The current water distribution configuration suggests that no fire protection is available.

Future water demand within Hythe's fringe area is estimated at 131 m³/day and is to be serviced from Hythe, via the future regional watermain. Water transmission lines will need to be extended from the distribution system to the fringe areas (Growth and Economic Development Strategy, 2016-2066).

WASTEWATER

Hythe's wastewater collection system is fairly old with most of its sewers installed in the mid-1960s and 1970s. The size and material of the sewer pipes is unknown but based on the age, it is anticipated that they consist mostly of VCT pipes. **Map 4.22** shows the existing wastewater system in Hythe.

Hythe has one lift station where all wastewater is collected and pumped into its wastewater lagoon for treatment at SE-23-73-11-W6M. The wastewater lagoon consists of two anaerobic cells, one facultative cell, and one storage cell. The lagoon has a design capacity of 108,900 m³. Treated wastewater is released once a year into the Beaverlodge River. The existing lagoon was constructed in 1995, which replaced the previous lagoon system at NE-14-73-11-W6M. The previous lagoon system, which consisted of two anaerobic cells, one facultative, and two storage cells, has since been repurposed to function as an emergency storage and evaporation pond.

It is anticipated that future residential development in Hythe's fringe area can be serviced from Hythe, and that the lagoon will require upgrading. Lift stations and forcemains may be required to transmit wastewater from Hythe's fringe area to the lagoon (Growth and Economic Development Strategy, 2016-2066).



STORMWATER MANAGEMENT

Stormwater drainage in Hythe consists mainly of surface drainage. There is no underground collection system or outfall structures. Drainage generally traverses from the north and eastern part of Hythe in the south and west directions towards the Beaverlodge River.

Stormwater management will need to address water quality objectives through BMPs and LID. It will also be necessary to manage the numerous natural wetlands within the existing Hythe limits and adjacent areas as growth occurs, with the objective of maintaining the pre-development hydrological regime.

Date: 6/6/2025 Document: M116759 - County GP - RGS25 - GIS251 - Figures16759 - Project Figures.aprx





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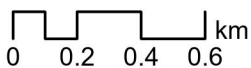
Service Layer Credits: World Imagery, Oat, Engineering, Maxar



 Municipal Boundary
 150 - 200 mm

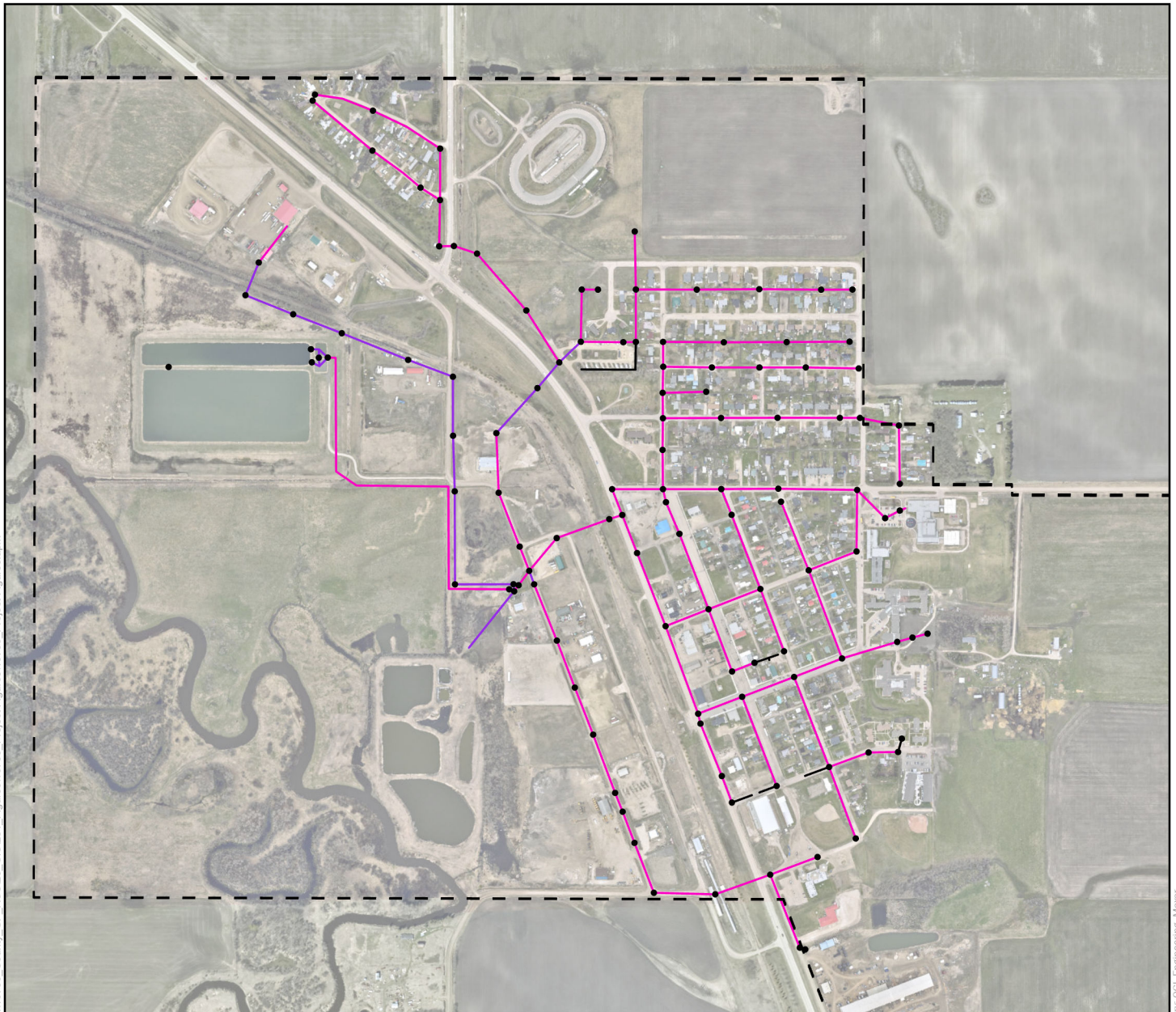


1:15,000



**COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY**

**MAP 4.21:
HYTHE
EXISTING WATER
NETWORK**



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[- -] Municipal Boundary

• Manhole

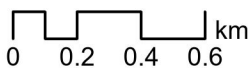
— <= 100 mm

— 150 - 200 mm

— 250 - 300 mm



1:12,000



COUNTY OF GRANDE PRAIRIE REGIONAL GROWTH STUDY

MAP 4.22: HYTHE EXISTING WASTEWATER NETWORK

Hamlet of Clairmont

The Hamlet of Clairmont is directly north of the City of Grande Prairie. Its northern built-up area lies between two lakes – Ferguson Lake and Clairmont Lake. The community slopes east and north towards Clairmont Lake and the channel connecting Clairmont Lake and Ferguson Lake. A comprehensive master plan for Clairmont and Grande Prairie’s water and wastewater systems was completed in 2013. ASPs for the Hamlet of Clairmont (1984), West Clairmont (2008), Clairmont Heights (2012), Northwest Clairmont (2021), and Northeast Clairmont (2022) were also available. Most of the land within the Hamlet of Clairmont ASP has been built. West Clairmont is partially built for the west half of the quarter section. Clairmont Heights, Northwest Clairmont, and Northeast Clairmont currently have no development. West Clairmont is only built in the east half of the quarter section due to the existing landfill that restricts development in the northwest corner of the plan area.

WATER

Water in Clairmont is serviced from the High Lift Pump Station and Reservoir located at the Aquatera Water Treatment Plant in the south end of City of Grande Prairie. Clairmont is in pressure Zone C-1 where the Clairmont Reservoir and Pumphouse is supplied via a 450 mm diameter transmission waterline from the Zone G-3 pump station. Existing system pipe diameters range from 150 to 300 mm. There is one existing proposed upgrade for upsizing 400 m of 150 mm to 200 mm at 107 Avenue and 99 Street. **Map 4.23** shows the water system in Clairmont.

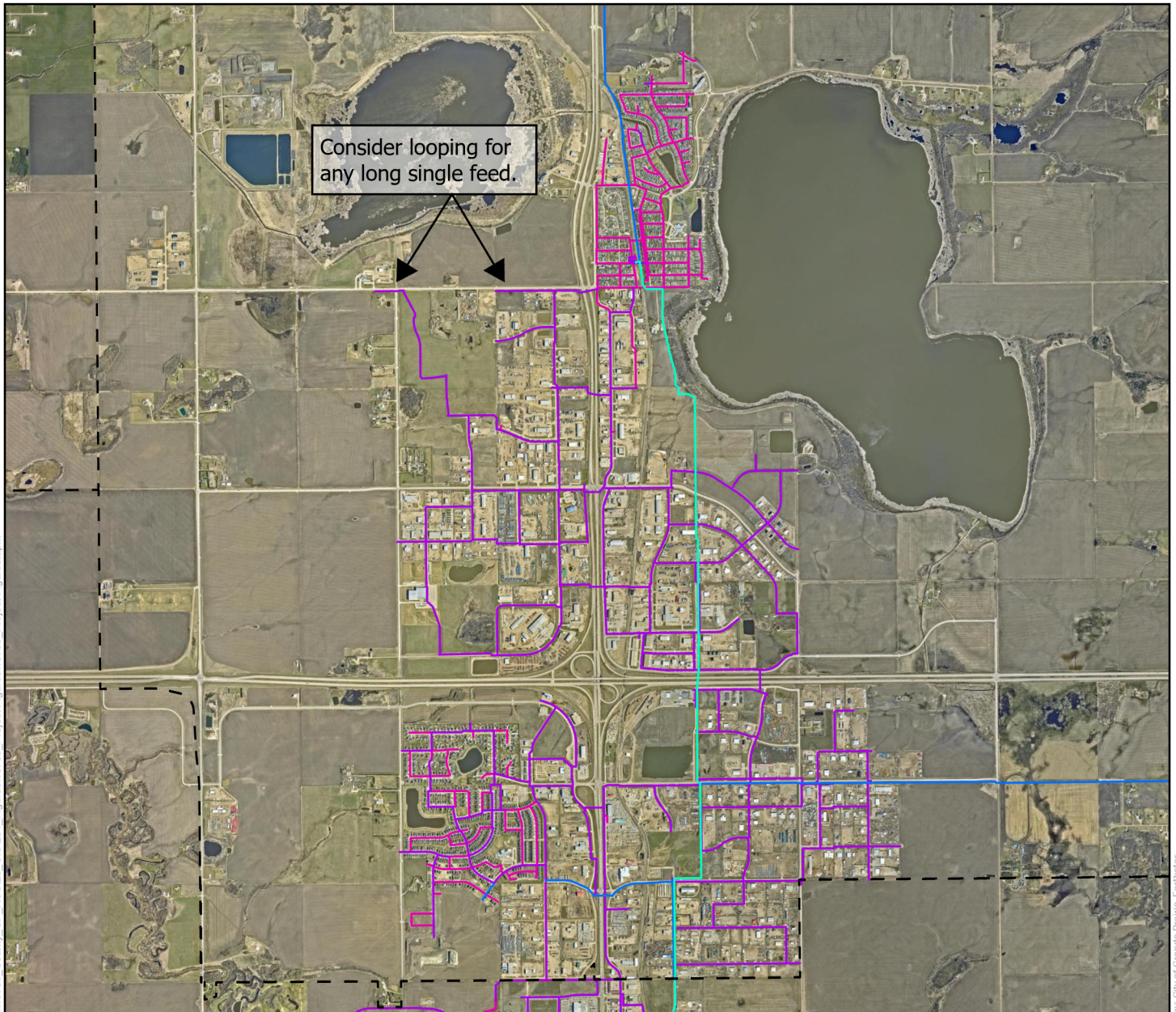
West Clairmont is serviced by crossover connections to the water access point from the east side of Highway 2. Due to the high elevation within the quarter section, there are multiple looping connections to increase fire flow. A reservoir and pumping system are proposed for the quarter section but is currently not built.

Clairmont Heights is proposed to be serviced by a 250 mm watermain connected to the existing Clairmont water distribution system. There is a proposed water reservoir located at Highway 2 and Township Road 730, the northwest corner of the ASP boundary, to help service the higher elevation area in the north.

Northwest Clairmont has minimal servicing within the area. The proposed water network is planned to follow the proposed road right-of-way. Water supply for the area will be provided from two different water reservoirs and pump stations that will divide the area into two pressure zones. The servicing plan is shown in the *Water Distribution & Wastewater Collection System Master Plan 2013 (Servicing Strategy for the City of Grande Prairie and Hamlet of Clairmont)* by Morrison Hershfield. The water distribution system consists mostly of 300 mm water mains in the south pressure zone (C-1), 300 to 350 mm water mains in the west pressure zone (C-3), and 250 to 400 mm watermains in the northeast pressure zone (C-2).

Existing development in Northeast Clairmont is serviced by private wells and cisterns. Most of the ASP area is proposed to be serviced by the new C-2 zone with a new reservoir and pump station near the junction of Highway 2 and Township Road 730, as outlined in the *Water Distribution and Wastewater Collection System Master Plan 2013*. A small portion of the southwest corner will be serviced by the C-1 zone.

Future water demand within Clairmont’s fringe area is estimated at 4,760 m³/day and is to be serviced from Clairmont through three pressure zones. Pressure Zone C-1 will remain as is with proposed pressure reducing valves (PRVs) on 100 Avenue and 95 Street for Zone C-2 and 70 Avenue and 108 Street for Zone C-3. The proposed Mercer Hill Reservoir and Pumphouse will be needed. A new water transmission main from Grande Prairie to the Mercer Hill Reservoir and a transmission line, reservoir, and pumphouse east of Clairmont Lake are required to servicing the future developments. Water transmission lines must be extended from the distribution system to the fringe areas (Growth and Economic Development Strategy, 2016-2066).



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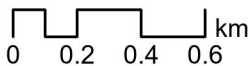


[- -] Municipal Boundary

- <= 100 mm
- 150 - 200 mm
- 250 - 300 mm
- 350 - 400 mm
- 450 - 500 mm
- 550 - 600 mm
- 750 mm



1:50,000



COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

MAP 4.23:
CLAIRMONT
EXISTING WATER
NETWORK

WASTEWATER

Wastewater in Clairmont is conveyed to the Clairmont Lagoon through gravity mains and three lift stations including the Clairmont Regional Lift Station (96 Street and 100 Avenue), Crossroads Lift Station (northeast of Highway 2 and Highway 43), and the Four Mile Corner Lift Station (along Range Road 62 west of the Westlake neighbourhood). The Clairmont Lagoon Discharge lift station conveys wastewater from the lagoon through a 10 km forcemain that connects to the Grande Prairie wastewater system at 116 Street northeast of the airport.

The existing wastewater system in Clairmont is a gravity system that ranges from 150 to 1,350 mm in size, as shown on **Map 4.24**. The Four Mile Corner Lift Station services most of the area west of Highway 2. However, a small area on the south side of the Westlake neighbourhood drains south to the upstream end of the 108 Street Trunk in Grande Prairie and a few industrial lots along the west side of Highway 2 between 84 Avenue and 100 Avenue across Highway 2 and are serviced northwards through the Clairmont Regional Lift Station. The Clairmont Regional Lift Station services the rest of Clairmont and pumps flows westwards to the Clairmont Lagoon. The Crossroads Lift Station services the southeast portion of Clairmont and pumps flows westwards into a 525 mm sewer that flows northwards to the Clairmont Regional Lift Station.

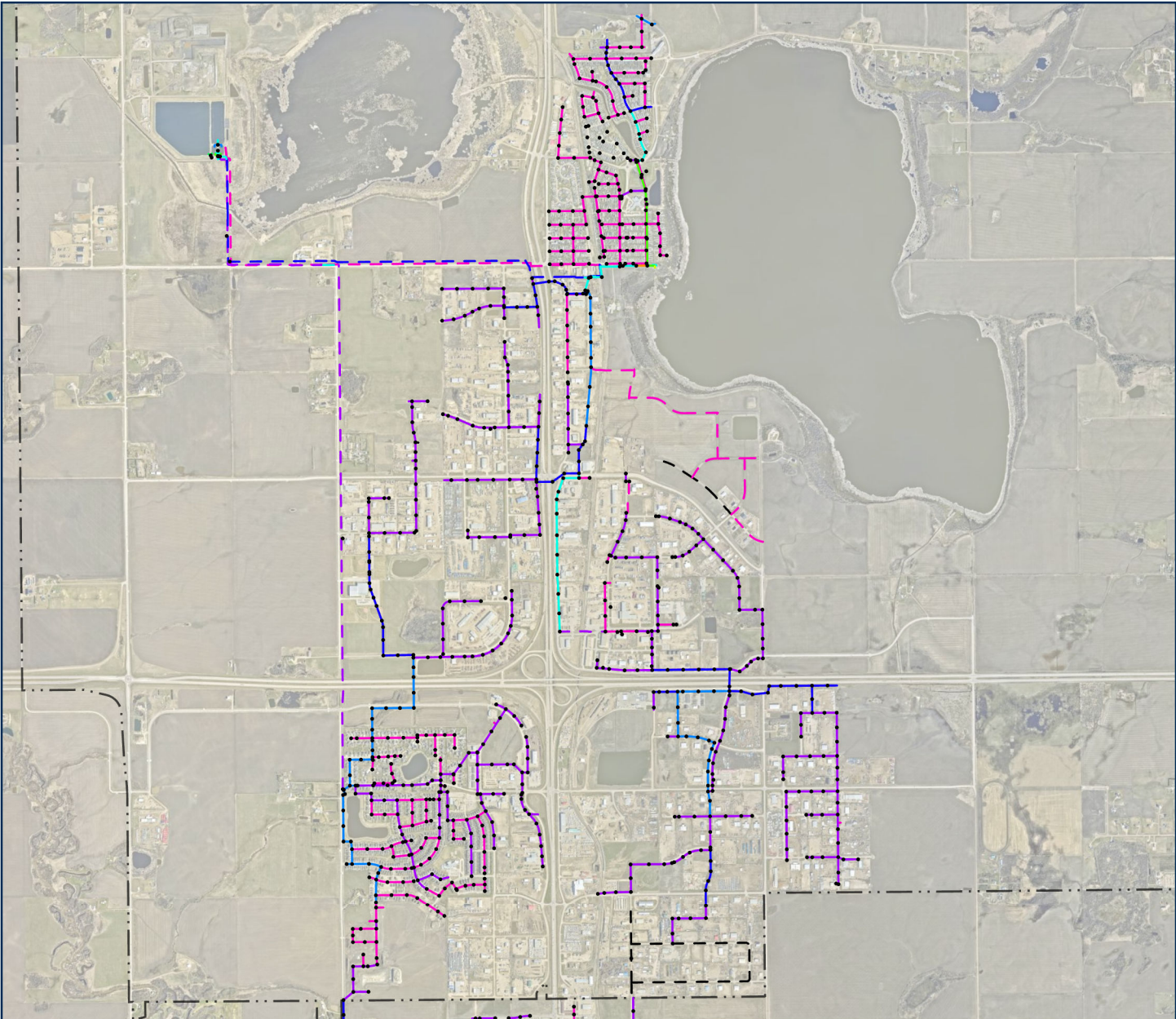
The flow monitoring data in Clairmont shows a significantly high infiltration rate of 1.11 L/s/ha (Water Distribution & Wastewater Collection System Master Plan - Morrison Hershfield, 2013), which could be due to the proximity of Clairmont Lake and Ferguson Lake. The area closer to Clairmont Lake has a high water table and is a source of high inflow and infiltration within the sanitary collection system. A geotechnical investigation is recommended to monitor groundwater levels in the area and confirm inflow and infiltration in Clairmont. Aquatera Utilities is currently rebuilding and calibrating their sanitary sewer model for both Grande Prairie and Clairmont, which will eventually supersede these result discussions.

Clairmont Heights is proposed to be serviced from north to south to the existing Clairmont treatment system. The west four quarters within the ASP are designed to flow to the existing Country View Estates manufactured home area where a large trunk was installed to service the area. The east development will collect via a sanitary sewer line along Lakeshore Drive back to Clairmont.

Northwest Clairmont is proposed to be serviced by a gravity sewer system with a lift station located on Township Road 724, southwest of Ferguson Lake. The lift station will also service the lands along the west boundary of the study area. Another option is to use a low-pressure sanitary system for the lower elevated areas along the eastern boundary of the study area.

The existing development in Northeast Clairmont is serviced by private sewage disposal facilities such as surface discharge systems and septic fields. The area is proposed to be serviced by a trunk extension from the adjacent Clairmont Heights area. The southwest portion of the ASP will be serviced by the Crossroads Lift Station.

Future wastewater generation is estimated at 3,942 m³/day (Growth and Economic Development Strategy, 2016-2066). It is anticipated that future residential development in Clairmont can be serviced through new lift stations and forcemains. New lift stations and forcemains will be required to transmit wastewater from Clairmont to the lagoon then to the Grande Prairie wastewater system (Growth and Economic Development Strategy, 2016-2066).

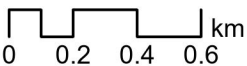


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1:47,500



- Municipal Boundary
- Manhole

Gravity Sewers

- <= 100 mm
- 150 - 200 mm
- 250 - 300 mm
- 350 - 400 mm
- 450 - 500 mm
- 525 - 600 mm
- 675 - 750 mm
- 900 - 1050 mm
- 1200 mm

1350 mm

Pressurized Sewers

- <= 100 mm
- 150 - 200 mm
- 250 - 300 mm
- 350 - 400 mm
- 450 - 500 mm
- 525 - 600 mm

COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

MAP 4.24:
CLAIRMONT
EXISTING
WASTEWATER
NETWORK

STORMWATER MANAGEMENT

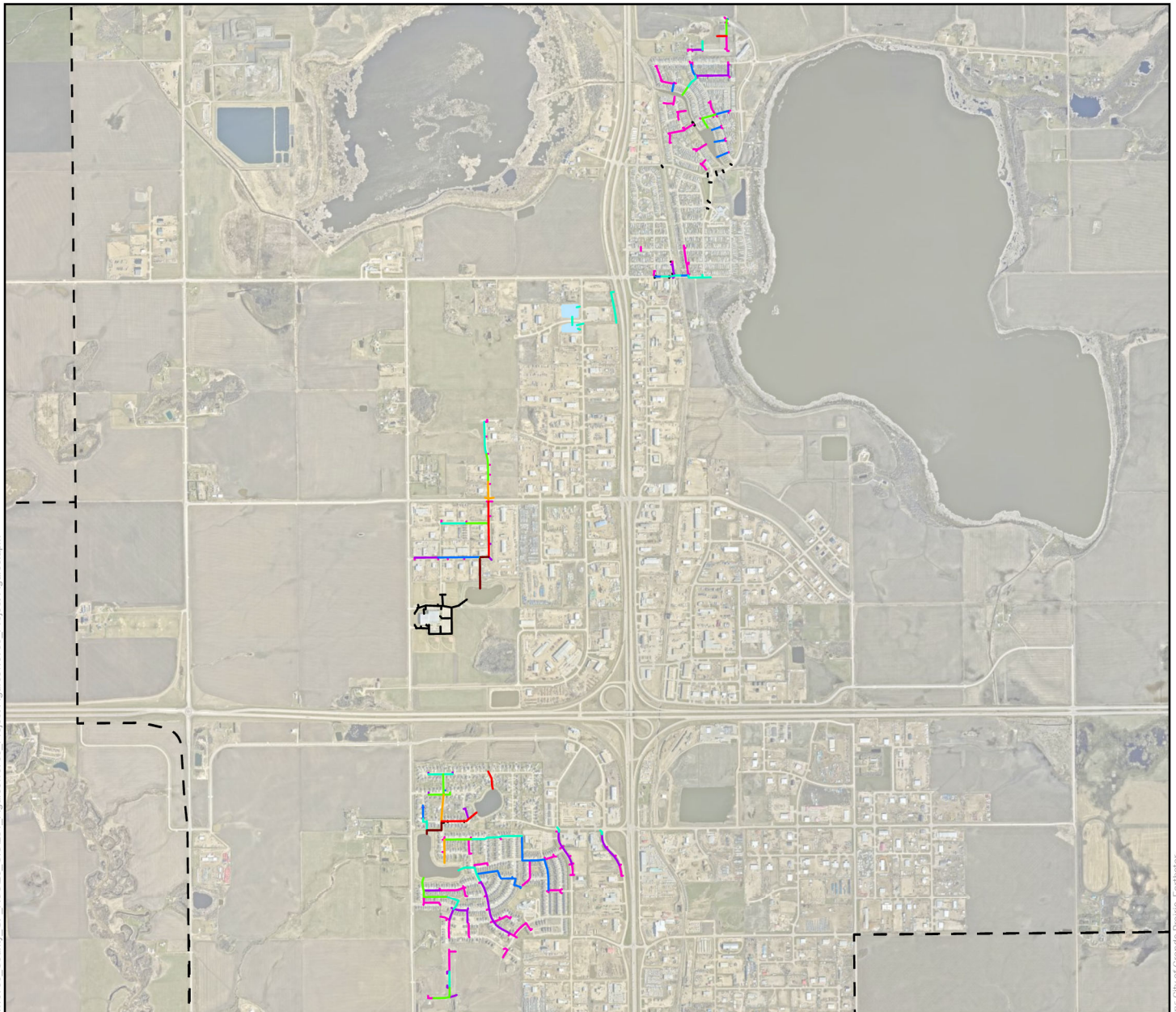
The existing stormwater drainage patterns in Clairmont are from the east and north towards Clairmont Lake and towards a channel that connects Clairmont Lake to Ferguson Lake. **Map 4.25** shows the existing stormwater network in Clairmont.

West Clairmont has a high point located near the middle of the plan area and runoff drains overland away from the high point in all directions. A stormwater pond is located on the west side of the quarter section by Range Road 62 where it collects stormwater for the south half of the quarter section and the pond drains to Ferguson Lake. The stormwater for the north half of the quarter section is collected through multiple retention ponds and highway ditches. Based on the drainage direction, the west side drains to Ferguson Lake while the east side drains to Clairmont Lake.

Northwest Clairmont is proposed to be serviced by a series of stormwater retention ponds that will be integrated into the natural drainage course.

Northeast Clairmont is proposed to drain toward Clairmont Lake through two major stormwater management facilities. No stormwater master plan is available for the area and the concept is solely proposed by the ASP.

The existing overland drainage of Clairmont Heights drains from the north to the south into Clairmont Lake. The proposed stormwater system at Clairmont Heights is a series of pond and bio-swale road crossings with some storm sewers and discharge into Clairmont Lake.



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Hamlet Boundary

Stormwater Pond

<100 mm

300 - 375 mm

400 - 450 mm

500 - 525 mm

600 - 675 mm

750 mm

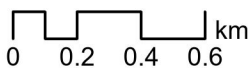
900 mm

1000 - 1050 mm

1200 mm



1:45,000



**COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY**

**MAP 4.25:
CLAIRMONT
EXISTING
STORMWATER
NETWORK**

Balance of the County

Three towns and two hamlets within the County of Grande Prairie are expected to have varying levels of growth. IDPs are in place for the County with Beaverlodge and Sexsmith while there is a draft that is on hold with Wembley. Master plans for water, wastewater, and stormwater are expected to be updated to reflect the most recent system conditions.

WATER

Table 4.24 provides a summary of the three towns and eleven hamlets within County of Grande Prairie in terms of their existing water systems and condition.

WASTEWATER

Table 4.25 provides a summary of the three towns and eleven hamlets within County of Grande Prairie in terms of their existing wastewater systems and condition.

STORMWATER MANAGEMENT

Table 4.26 provides a summary of the three towns and eleven hamlets within County of Grande Prairie in terms of their existing stormwater systems and condition.

Table 4.24: Summary of Existing Water System Conditions

Water Distribution System	Town of Beaverlodge	Town of Sexsmith	Town of Wembley	Hamlet of Hythe	Hamlet of Clairmont	Hamlet of Bezanson	Hamlet of Demmitt	Hamlet of Dimsdale	Hamlet of Elmworth	Hamlet of Goodfare	Hamlet of Huallen	Hamlet of La Glace	Hamlet of Teepee Creek	Hamlet of Valhalla Centre
Water Source	In-river intake from the Beaverlodge River to an adjacent raw water storage facility.	Serviced by 350 mm regional water transmission main from the City of Grande Prairie.	Serviced by water transmission line from City of Grande Prairie.	Serviced by groundwater well located at the northern end of Hythe on 100 Avenue and 106 Street.	Serviced by 450 mm transmission line from City of Grande Prairie's Zone G-3 Pump Station.	Service by wells and water treatment plant.	Service by private wells.	None. A waterline passes through the area with a booster station that can provide servicing in the future.	Service by private wells.	Service by private wells.	Service by private wells.	Centralized wells.	County well and treatment plant.	Unknown.
Reservoir	Water treatment plant located southwest of Highway 43 (2 Avenue West and 4 Street West upgraded in 1987).	Water storage reservoir with a total storage capacity of 2,770 m ³ .	None.	Conventional treatment system with two 33.5 m ³ water reservoirs.	Clairmont Reservoir with approximately 1,500 m ³ of storage.	Unknown.	None.	None.	None.	None.	None.	County water distribution system under construction.	Unknown.	None.
Pump Stations	Pumping facilities inside water storage reservoir upgraded in 1987. Booster station located at 11 Street and Almond Avenue.	Two distribution pumps and one standby fire pump.	None.	Two constant submersible pumps in water treatment plant.	Two distribution pumps and one fire pump.	One pumphouse built in 2016.	None.	None.	None.	None.	None.	County water distribution system under construction.	Unknown.	None.
Distribution System	Consists of 100 mm, 150 mm and 200 mm watermains.	Consists of mostly 150 mm and smaller watermains. 300 mm and 250 mm upgrades installed from the reservoir to Forest Grove.	Consists of 150 mm watermains and a 250 mm watermain to the museum.	Consists of 150 mm watermains.	Consists of 150 to 300 mm watermains	Unknown.	None.	None.	None.	None.	None.	County water distribution system under construction.	Unknown.	None.
Need Existing Upgrade?	Yes. To upgrade aging water treatment plant infrastructure and capacities. Upgrade distribution system to meet fire flow protection requirement.	No. Existing upgrade already completed.	No.	Existing system not reviewed. Note that there is no fire flow protection for the Hamlet.	Yes. Existing system proposed upgrade for 400 m of 150 mm to 200 mm at 107 Avenue and 99 Street.	Unknown.	None.	None.	None.	None.	None.	Unknown.	Unknown.	None.

Table 4.25: Summary of Existing Wastewater System

Wastewater Collection System	Town of Beaverlodge	Town of Sexsmith	Town of Wembley	Hamlet of Hythe	Hamlet of Clairmont	Hamlet of Bezanson	Hamlet of Demmitt	Hamlet of Dimsdale	Hamlet of Elmworth	Hamlet of Goodfare	Hamlet of Huallen	Hamlet of La Glace	Hamlet of Teepee Creek	Hamlet of Valhalla Centre
Wastewater Discharge	Treated wastewater discharges to Beaverlodge River.	Unknown.	Treated wastewater is discharged into an unnamed creek that eventually discharges to the Wapiti River.	Treated wastewater is discharged once a year to the Beaverlodge River.	Lagoon currently being designed with a lift station and forcemain to convey the wastewater from the lagoon to the Grande Prairie wastewater system.	Unknown.	Unknown.	None.	Unknown.	Unknown.	Unknown.	Unknown.	Unknown.	Unknown.
Lagoon	Serviced by wastewater lagoon 1 km south of Town.	Serviced by wastewater lagoon 2 km southeast of the existing town boundary.	Serviced by wastewater lagoon located in town.	Serviced by wastewater lagoon constructed in 1995.	Serviced by Clairmont Lagoon.	Unknown.	None.	None.	None.	None.	None.	Serviced by a recently upgraded lagoon.	Serviced by a lagoon.	Serviced by a lagoon.
Lift Stations	Lift station pump treated wastewater from facultative cell to storage cell.	Two minor lift stations and one main lift station.	Three wastewater lift stations.	One lift station that pumps all wastewater to lagoon.	Five lift stations.	Central lift station.	None.	None.	None.	None.	None.	Unknown.	Unknown.	One lift station.
Collection System	Consists of 200 mm and 250 mm VCT pipes.	Consists of 200 mm gravity sewer.	Consists of 200 mm VCT pipe, one 75 mm low pressure sewer line to museum.	Unknown size or material, known to be installed around mid-1960s to 1970s.	One main 375 mm gravity trunk. Most of the collection gravity sewer less than 375 mm in diameter.	Collection system with unknown pipe material or pipe size.	Private septic system.	None.	Private septic system.	Private septic system.	Private septic system.	Unknown.	Low pressure system.	Unknown.
Need Existing Upgrade?	No. No existing system upgrade identified.	Yes. Recommendation to complete an I/I study to maximize pipe capacity. Twinning of 300 mm sewer at the back lot east of 97 Street between 95 and 96 Avenue. 1,500 mm storage pipe at Clearwater Lift Station.	Yes. Lagoon in process of being expanded and upgraded as of 2020.	Existing system not reviewed. Though collection system might require upgrade due to age.	Yes. Geotechnical investigation is recommended to monitor ground water levels and confirm I/I due to Clairmont and Ferguson Lakes.	Unknown.	None.	None.	None.	None.	None.	Unknown.	Unknown.	Unknown.

Table 4.26: Summary of Existing Stormwater System Conditions

Stormwater Management System	Town of Beaverlodge	Town of Sexsmith	Town of Wembley	Hamlet of Hythe	Hamlet of Clairmont	Hamlet of Bezanson	Hamlet of Demmitt	Hamlet of Dimsdale	Hamlet of Elmworth	Hamlet of Goodfare	Hamlet of Huallen	Hamlet of La Glace	Hamlet of Teepee Creek	Hamlet of Valhalla Centre
Stormwater Discharge	Discharge to Beaverlodge River.	Discharge to Sexsmith Creek.	Unknown.	Discharge to Beaverlodge River.	Discharge to Clairmont Lake or Ferguson Lake.	Unknown.	Unknown.	None.	None.	None.	None.	None.	None.	None.
General Topography	Overland conveyance from east and northeast to south and southwest.	Overland drainage to Sexsmith Creek and to the east. Southeast part of town drains to Highway 2 crossing where it joins the creek east of the highway.	Unknown.	Drains from northeast part of the hamlet to the southwest direction towards the Beaverlodge River.	Drains east and northward towards Clairmont Lake and the channel that connects Clairmont Lake and Ferguson Lake.	Unknown.	Unknown.	None.	None.	None.	None.	None.	None.	None.
Stormwater Management Facilities (SWMF)	None.	Three stormwater ponds.	Drainage pond on the east side of the Town immediately south of railway tracks.	Unknown.	Unknown.	None.	None.	None.	None.	None.	None.	None.	None.	None.
Collection System	Drainage route through road gutters, ditches and culverts. Some storm sewers exist in newer area of Town.	Drainage route through swales, ditches, culverts and some storm sewers.	Drainage route through ditches and swales.	Surface drainage.	Unknown.	None.	None.	None.	None.	None.	None.	None.	None.	None.
Need Existing Upgrade?	Yes. Upgrade to increase existing stormwater infrastructure and reduce direct runoff through LIDs.	Yes. Construct berms to control existing wetland release rate to Sexsmith Creek.	Unknown. Not enough information to determine existing system condition.	No existing system.	Unknown. Not enough information to determine existing system condition.	None.	None.	None.	None.	None.	None.	None.	None.	None.

4.4.3 Housing

County of Grande Prairie No. 1

The majority of the housing stock in the County comprises single-detached dwellings (78%) and movable homes (18.3%). Homes tend to be larger, with most featuring three bedrooms (39.4%) or four or more bedrooms (45.1%). Nearly half of the homes have been built within the past 20 years (since 2001), reflecting a mix of older, more affordable properties and newer, move-in-ready homes that appeal to residents seeking modern features and convenience. The rental market is limited, with only 36 primary rental units available, compared to 790 renter households. This disparity suggests that most rental housing is supplied through the secondary rental market, such as single-detached and movable homes not originally intended for rental purposes. In 2021, 9% (670) of households were identified as being in core housing need. The housing trends in the County are typical of a rural or less densely populated area. The limited variety of housing types and sizes, along with the scarcity of primary rental units, indicates that current housing options may not fully meet the needs of County residents, particularly as the population continues to age.

Town of Beaverlodge

In Beaverlodge, the majority (84.2%) of the housing stock consists of single-detached homes; however, the Town offers a wider variety of housing types compared to the County, including semi-detached homes, low-rise apartments, and movable homes, which provides residents with more options. Smaller homes are also more prevalent, with 1- and 2-bedroom units making up nearly 30% of the housing stock. The housing in Beaverlodge tends to be older, with close to 50% of homes built more than 40 years ago. While older homes are generally more affordable, they may require significant renovations, which can affect their desirability. There remains a gap between the number of renter households (210) and the availability of purpose-built rentals. About half of the rental units in Beaverlodge are purpose-built (just over 100 units), while the remainder are provided through the secondary rental market. In 2021, 3.9% (35) of all households in Beaverlodge were identified as being in core housing need. While the Town offers a broader range of housing sizes and rental options compared to the County, the age and potential condition of the housing stock may present challenges for some residents.

Town of Sexsmith

The housing stock in Sexsmith is comparable to that of Beaverlodge, with the majority (83%) consisting of single-detached homes; however, additional options such as semi-detached homes, row houses, and low-rise apartments provide some diversity. Homes in Sexsmith tend to be larger, with nearly 56% having four or more bedrooms, although about 20% are smaller 1- or 2-bedroom units. Sexsmith has a mix of newer and older homes, with approximately 43% built since 2001, indicating a number of modern housing options. The primary rental market is limited, with only 28 units identified in 2023 compared to 205 renter households, suggesting that the majority of rentals are supplied through the secondary market. In 2021, 3.0% (25) of all households in Sexsmith were identified as being in core housing need. Sexsmith offers housing options similar to Beaverlodge and has a newer housing stock; however it is characterized by larger homes, and the limited availability of primary rental units may make it challenging for smaller households or renter households to find suitable housing.

Town of Wembley

In Wembley, the majority (80%) of the housing stock consists of single-detached homes, though this is the smallest proportion compared to other municipalities. While Wembley offers a mix of housing types, the variety is less extensive than in other areas. The Town also has fewer smaller homes, with only about 16% of its housing stock consisting of 1- or 2-bedroom units, similar to the County's proportion of 15%. The housing stock in Wembley is relatively older, with around a quarter of homes built since 2001. No primary rental data is available, possibly due to an inability to meet the criteria for the provincial rental market survey. Additionally, Wembley is the smallest municipality, with just 85 renter households identified in the 2021 Census. In 2021, 5.6% (30) of households in Wembley were in core housing need. While there is some diversity in housing options, the limited variety and aging housing stock may make it difficult for residents, especially renters, to find a suitable home that meets their needs.

Regional Overview

Comparatively, the County and three towns display distinct housing trends, though they share some common characteristics. The majority of housing stock in all areas consists of single-detached homes, ranging from 78% in the County to 84.2% in Beaverlodge. While the County has the most limited housing variety, Beaverlodge, Sexsmith, and Wembley offer additional housing options such as semi-detached homes, row houses, and low-rise apartments. Homes in these municipalities vary in size, with Sexsmith and the County having larger homes, while Beaverlodge has more 1- and 2-bedroom units. Age also varies, with a high proportion of homes in Beaverlodge and Wembley being older than 40 years, while the County and Sexsmith have a higher percentage of newer homes. Rental markets are constrained across the Grande Prairie region, with limited primary rental units in each municipality, leading to a reliance on secondary rental housing, which may create challenges for residents, particularly renters and smaller households. As the population ages, residents in the County may increasingly seek housing options in the towns or in the City of Grande Prairie that better meet their evolving needs, such as accessibility, downsizing opportunities, and proximity to amenities and services.

4.5 Regional Structure

In collaboration with the Project Committee, a Regional Core and a series of possible Central Nodes were identified that will help focus and catalyze regional growth opportunities. Based on the locations of the Central Nodes, draft Growth Areas were delineated that are expected to be impacted by anticipated growth and development within the Central Nodes. **Map 4.26** presents the recommended Regional Core, Central Nodes, and Growth Areas.

4.5.1 Regional Core

The Regional Core comprises the contiguous urban development footprint emanating from the heart of the City of Grande Prairie that serves as the main regional hub for residential, commercial, and institutional uses and services for residents of the Grande Prairie region. The Regional Core contains the largest diversity of housing types and sizes and the widest variety of commercial and institutional uses that are typically not found elsewhere in the Grande Prairie region, in addition to major amenities and services like the Grande Prairie Regional Hospital, Grande Prairie Airport, Northwestern Polytechnic, Coca Cola Centre, and Crosslink County Sportsplex.

The Regional Core is intermunicipal in nature; that is, it crosses the City of Grande Prairie's boundary to include contiguous development with the County. Areas from the County included within the Regional Core include the built-up portion of Clairmont, the Hamlet of Wedgewood, and the mix of public utility and rural industrial uses to the south of the City along Highway 668, as well as Silver Pointe Estates and its adjacent industrial subdivision south of the airport.

The Regional Core is not static. It expands outward as each new contiguous subdivision is registered. Over time, it may envelop developments that are currently non-contiguous. For example, Carriage Lane Estates east of Grande Prairie may be brought into the Regional Core when lands within the City's West Carriage Lane Outline Plan are subdivided.

4.5.2 Central Nodes

Central Nodes are key locations within the Grande Prairie region that serve as a focal point for various activities and uses including residential, commercial, industrial, and institutional. Central Nodes are categorized as either Regional Nodes or Rural Nodes depending on their size and range of services they provide.

Regional Nodes

Regional Nodes are defined as primary centres that are expected to experience most of the Grande Prairie region's growth and development. The Regional Nodes that have been identified within the Grande Prairie region are:

- the City of Grande Prairie;
- the Hamlet of Clairmont;
- the Town of Beaverlodge;
- the Town of Sexsmith;
- the Town of Wembley; and
- the Hamlet of Hythe.

Of these six Regional Nodes, Grande Prairie and Clairmont will inevitably capture the highest levels of growth due to already being contained within the Regional Core. Due to commuting proximity, Sexsmith and Wembley are anticipated to have moderate growth while Beaverlodge and Hythe are anticipated to have lower but stable growth due to being outside the commutershed but on the strength of supporting the surrounding rural resource industries.

Rural Nodes

Rural Nodes are defined as secondary centres that provide important functions to surrounding areas but are expected to experience minimal to low levels of growth and development compared to Regional Nodes. The Rural Nodes that have been identified within the Grande Prairie region are the hamlets of:

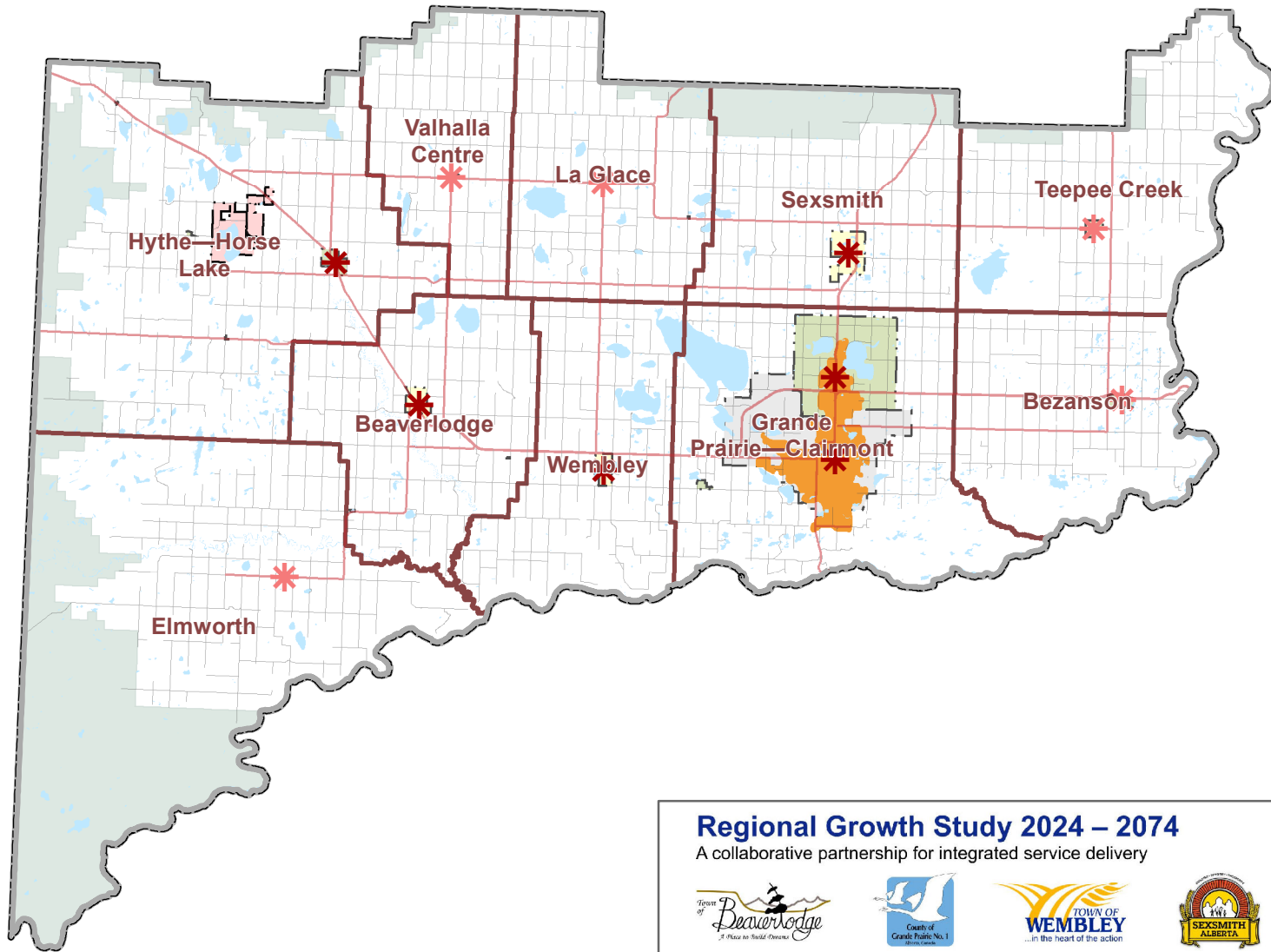
- Bezanson;
- Elmworth;
- La Glace;
- Teepee Creek; and
- Valhalla Centre.

Of these five Rural Nodes, Bezanson and La Glace are the two likely to experience low growth while the others will likely experience minimal growth.

4.5.3 Growth Areas

Growth Areas are defined as geographic areas where development and expansion is expected to occur based on influence from Central Node activity. As such, Growth Area boundaries were delineated around the central nodes, considering the existing rural development patterns, school catchment areas, infrastructure availability, approved statutory plans, and future growth potential. In total, 10 growth areas were delineated as follows and as illustrated on **Map 4.26**:

- Hythe—Horse Lake;
- Elmworth;
- Beaverlodge;
- Valhalla Centre;
- La Glace;
- Wembley;
- Grande Prairie—Clairmont;
- Sexsmith;
- Teepee Creek; and
- Bezanson.



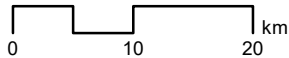
Regional Growth Study 2024 – 2074

A collaborative partnership for integrated service delivery



N
1:630,000

-  County of Grande Prairie No. 1
-  Predominantly Crown Land
-  Water Body
-  Highway
-  Range/Township Road
-  First Nation
-  Regional Core
-  Growth Area
-  Central Node, Regional
-  Central Node, Rural



**COUNTY OF GRANDE PRAIRIE
REGIONAL GROWTH STUDY**

MAP 4.26:
CENTRAL NODES
AND GROWTH AREAS

4.5.4 Current Population of Regional Structure Components

Table 4.27 presents a population breakdown of the regional structure components illustrated in **Map 4.26**. Sources of the population figures are from the 2024 municipal censuses conducted by the City of Grande Prairie and the County of Grande Prairie No. 1 as well as 2024 population estimates for the towns of Beaverlodge, Sexsmith, and Wembley by Nichols and a 2024 population estimate from Statistics Canada for Horse Lakes 152B.

Table 4.27: Population of Regional Structure Components

Geography	2024 Population	2024 Population Source
Hythe – Horse Lake Growth Area	2,535	
Hamlet of Hythe Regional Node	835	County municipal census
Horse Lakes 152B	515	Statistics Canada estimate ²⁷
Balance of Growth Area	1,185	County municipal census
Elmworth Growth Area	677	
Hamlet of Elmworth Rural Node	5	County municipal census
Balance of Growth Area	672	County municipal census
Beaverlodge Growth Area	4,038	
Town of Beaverlodge Regional Node	2,349	Nichols estimate
Balance of Growth Area	1,689	County municipal census
Valhalla Centre Growth Area	472	
Hamlet of Valhalla Centre Rural Node	38	County municipal census
Balance of Growth Area	434	County municipal census
La Glace Growth Area	935	
Hamlet of La Glace Rural Node	174	County municipal census
Balance of Growth Area	761	County municipal census
Wembley Growth Area	3,227	
Town of Wembley Regional Node	1,563	Nichols estimate
Balance of Growth Area	1,664	County municipal census
Grande Prairie – Clairmont Growth Area	84,839	
Hamlet of Clairmont Regional Node	6,123	County municipal census
City of Grande Prairie Regional Node	70,385	City municipal census
Balance of Growth Area	8,331	County municipal census
Sexsmith Growth Area	4,697	
Town of Sexsmith Regional Node	2,558	Nichols estimate
Balance of Growth Area	2,139	County municipal census
Teepee Creek Growth Area	1,050	
Hamlet of Teepee Creek Rural Node	20	County municipal census
Balance of Growth Area	1,030	County municipal census
Bezanson Growth Area	1,601	
Hamlet of Bezanson Rural Node	146	County municipal census
Balance of Growth Area	1,455	County municipal census
Total	104,071	

²⁷ Statistics Canada. [Table 17-10-0155-01 Population estimates, July 1, by census subdivision, 2021 boundaries](#)

■ 5.0 Population and Employment Projections

Forecasting future growth for the selected municipalities was completed using a two-staged approach. Firstly, population and employment forecasts for the Grande Prairie region were developed and secondly, these forecasts were translated into the future need for residential and non-residential land by ISL and Nichols Applied Management Inc. (Nichols) respectively.

The balance of this section describes:

- An overview of the growth forecasting;
- the key data inputs and assumptions used in the growth forecasting, and
- resulting population and employment projections under three growth scenarios.

5.1 Growth Forecasting Overview

Nichols has developed a unique and rigorous approach to forecasting the future growth of municipalities. The approach is predicated on the understanding that population growth in communities generally consists of two core components:

- the natural rate of population growth, reflective of the fertility and mortality rates of the population; and
- in- or out-migration related to the prevailing economic conditions and the associated need for labour in the Grande Prairie region.

Developing projected growth in the Grande Prairie region was undertaken using an integrated labour force and age-cohort survival model. Conceptually, this approach consists of:

- developing a demographic model using community-specific population figures and birth and mortality rates to emulate the natural population dynamics of the Grande Prairie region;
- developing a labour market model that reflects prevailing local, regional, and provincial economic conditions and the relative labour demand and supply in the Grande Prairie region that subsequently drives in- or out-migration; and
- combining the natural rate of population change with the net migration reflective of local economic conditions to arrive at future population and employment figures.

Nichols notes that the municipalities are either adjacent or proximate to the City of Grande Prairie, a location of significant economic activity. As such, some residents in the Grande Prairie region may work in the City of Grande Prairie or other municipalities outside of the Grande Prairie region, and vice versa. Accordingly, the above-described analytical approach was adjusted to reflect commuting patterns and employment locations of Grande Prairie region residents.

To reflect the uncertainty that is inherent in estimating future demographic parameters and economic conditions, Nichols incorporated a Monte Carlo simulation into the forecasts to identify a distribution of possible future outcomes as key variables such as fertility and mortality rates vary across historical ranges and trends.

5.2 Growth Forecasting Key Inputs and Assumptions

Employment projections for the County were developed under the following assumptions:

- Fertility and mortality rates in the Grande Prairie region are projected using a Monte Carlo procedure and historical age specific fertility and mortality rate data for the 2006 to 2023 period (fertility rate data) and the 2001 to 2023 period (mortality rate data) [Alberta Health 2024].
- Labour force participation in the Grande Prairie region is assumed to be 72.8% (as per the 2021 census).
 - We note that the study has seen higher labour force participation in previous years, but this rate has been steadily declining since 2006. As such, we rely on the most recent rate (72.8% in the 2021 census) while acknowledging that the downward trend in labour force participation in the Grande Prairie region may continue into the future.
- In 2020, the COVID-19 pandemic caused unemployment in the economic region of Banff-Jasper-Rocky Mountain House and Athabasca-Grande Prairie-Peace River (which includes the Grande Prairie region) to rise to over 15% (specifically in June 2020) [Statistics Canada 2025]. Unemployment in the economic region in 2021 was about 8.1% [ibid., 2025]. By 2022, the average unemployment rate across the economic region had declined to about 5.4% [ibid., 2025]. Historically, the County has seen an unemployment rate of roughly 4.5-5.5%. As such, we assume that the Grande Prairie region recovers to a “full employment” unemployment rate of 5% by 2027.
- Using projected employment of residents in the Grande Prairie region, we estimate the number of jobs hosted within the selected municipalities by adjusting for the following factors based on historical census data:
 - The proportion of employed persons who work at home by NAICS sector: The COVID-19 pandemic prompted a variety of public health measures that restricted public gatherings and the ability of employees to work in the office. The 2021 census data reflects the work from home trend brought about by the pandemic, with roughly 16% of employees in the Grande Prairie region working from home as compared to just 11% in 2016 [Statistics Canada 2016, 2021]. Following the lift in public health restrictions many employees returned to the office, but it is expected that many workers will continue to work from home to a larger degree than before the pandemic. As such, we assume the proportion of employed persons who work at home in the County to be the average of 2016 and 2021 census data (roughly 14% overall).
 - The proportion of employed persons who do not have a fixed workplace or who work outside of Canada by NAICS sector: Again, we assume these proportions to be the average of 2016 and 2021 census data.
 - The commuting patterns of employed persons travelling in and out of the Grande Prairie region by NAICS subsector: We assume commuting patterns of employed residents of the Grande Prairie region and surrounding municipalities based on 2021 census data. The ratio of out-commuters to in-commuters stays constant over the forecast period; as such, growth is not driven by employment demand by in-commuters from surrounding municipalities.

Using the above-described methodology, three projection scenarios (base, low-growth, and high-growth) were developed for population and employment in the Grande Prairie region from 2021 to 2076. All three scenarios were informed by historical employment growth experienced by the Grande Prairie region. Once regional employment projections were calculated, shares of regional growth were allocated to the individual municipalities based on recent and anticipated growth trends. The projected employment estimates would subsequently correspond to population projections in each municipality (i.e., employment growth ultimately drives population growth). A description of the assumptions and results of each scenario are provided in the following sections.

5.3 Base Scenario

Based on Statistics Canada’s Labour Force Survey data from 2006 to 2024, the annual employment growth rate can vary significantly from year to year in the greater economic region²⁸ that contains the Grande Prairie region, with growth rates ranging from -9.3% in 2020 to 6.8% in 2024. Excluding years of exceptional growth or decline (e.g., the “Great Recession” of 2008/09, the downturn in the energy sector in 2015/16, and the global pandemic in 2020/21), the average employment growth generally hovered at around 2%. As a result, a 2% annual employment growth rate for the Grande Prairie region was utilized for the Base Scenario.

Allocating growth shares each year over the projection period was informed by historical census data from Statistics Canada and recent population growth trends in the Grande Prairie region, in particular the recent strong growth posted in the Hamlet of Clairmont, due in part to its close proximity to the City of Grande Prairie. For the growth study, it is anticipated that the Hamlet of Clairmont and – to a lesser extent – the balance of the County of Grande Prairie would continue to experience most of the region’s projected growth. Under the Base Scenario, the towns of Beaverlodge and Sexsmith were assigned growth shares roughly aligned with historical performances; however, for the Town of Wembley, the municipality was assigned a growth share that was significantly higher than historical performances as it was expected that its relatively close proximity to the City of Grande Prairie, coupled with anticipated growth constraints in other municipalities, would attract more newcomers to its location than in the past.

Under the Base Scenario, the employment growth shares were assigned to municipalities as follows:

- Town of Beaverlodge: 3%
- Town of Sexsmith: 5%
- Town of Wembley: 5%
- County of Grande Prairie: 87%
 - Hamlet of Clairmont: 43.5% of region’s growth (50% of the County’s growth)
 - Balance of the County: 43.5% of region’s growth (50% of the County’s growth)

For this growth forecasting exercise, it was assumed that population growth patterns will mimic employment growth patterns. In other words, the population growth shares matched the employment growth shares as described above.

Under the Base Scenario, the Grande Prairie region is projected to have a population of 89,825 and an employment level of 49,650 jobs by 2076. Tables 5.1 and 5.2 present a breakdown of the Grande Prairie region’s projections by the four municipalities and the County’s two sub-areas – the Hamlet of Clairmont and its balance.

²⁸ Using the greater economic region of Banff-Jasper-Rocky Mountain House and Athabasca-Grande Prairie-Peace River, which includes all of the municipalities considered in the growth study.

Table 5.1: Base Scenario Projections for the Three Towns to 2076

Year	Town of Beaverlodge		Town of Sexsmith		Town of Wembley	
	Population	Employment	Population	Employment	Population	Employment
2021	2,270	1,140	2,425	1,215	1,430	720
2026	2,360	1,230	2,575	1,370	1,580	870
2031	2,425	1,285	2,685	1,465	1,690	965
2036	2,540	1,350	2,875	1,570	1,880	1,070
2041	2,685	1,420	3,115	1,690	2,120	1,190
2046	2,845	1,500	3,380	1,815	2,385	1,320
2051	3,000	1,585	3,645	1,960	2,650	1,460
2056	3,165	1,680	3,915	2,115	2,920	1,620
2061	3,340	1,785	4,215	2,290	3,220	1,790
2066	3,550	1,900	4,560	2,480	3,565	1,985
2071	3,785	2,025	4,950	2,695	3,955	2,195
2076	4,045	2,165	5,380	2,930	4,385	2,430

Table 5.2: Base Scenario Projections for the County by Geographic Area to 2076

Year	County of Grande Prairie		Hamlet of Clairmont		Balance of County	
	Population	Employment	Population	Employment	Population	Employment
2021	24,625	12,340	5,135	2,575	19,490	9,765
2026	27,225	14,990	6,435	3,900	20,790	11,090
2031	29,145	16,660	7,395	4,735	21,750	11,925
2036	32,380	18,505	9,015	5,655	23,365	12,850
2041	36,610	20,540	11,130	6,675	25,480	13,865
2046	41,200	22,785	13,425	7,795	27,775	14,990
2051	45,780	25,270	15,715	9,035	30,065	16,230
2056	50,475	28,010	18,060	10,405	32,415	17,600
2061	55,695	31,030	20,670	11,920	35,025	19,110
2066	61,705	34,370	23,675	13,590	38,030	20,780
2071	68,520	38,055	27,085	15,430	41,440	22,625
2076	76,015	42,125	30,830	17,465	45,185	24,660

5.4 Low-Growth Scenario

For the Low-Growth Scenario, periods of low or flat employment growth in the Grande Prairie region since 2006 – but excluding periods of severe global economic downturns – helped inform the employment growth rate to be used for this scenario. Based on the Statistics Canada data, the employment growth rate for the greater economic region²⁹ ranged from 0.1% to 1.0% in years when economic activity was relatively stagnant. For modelling purposes, Nichols applied a 0.5% employment growth rate in the Low-Growth Scenario; however, Nichols recognizes that a 0.5% employment growth rate consistently applied to a 50-year projection timeframe is unreasonable. In response, under the Low-Growth Scenario, Nichols applied a 0.5% employment growth rate for the Grande Prairie region from 2025 to 2029, followed by a gradual ascent in employment growth rate until it reaches 2.0% (i.e., Base Case growth rate). The employment growth rate remains at 2.0% for the rest of the projection timeframe.

With respect to the growth shares by municipality, the shares are similar to the Base Case scenario, except that a slightly larger share of the Grande Prairie region's growth was assigned to Clairmont and the rest of the County of Grande Prairie, reflecting the assumption that during periods of sluggish economic growth newcomers prefer to be closer to the City of Grande Prairie as affordable housing and other desired amenities (e.g., daycare spaces, schools) are less constrained with slower population expansion. Consequently, the growth shares for the other municipalities are slightly reduced.

Under the Low-Growth Scenario, the employment growth shares were assigned to municipalities as follows:

- Town of Beaverlodge: 2%
- Town of Sexsmith: 3%
- Town of Wembley: 4%
- County of Grande Prairie: 91%
 - Hamlet of Clairmont: 45.5% of region's growth (50% of the County's growth)
 - Balance of the County: 45.5% of region's growth (50% of the County's growth)

Like the Base Scenario, it was assumed that population growth patterns will mimic employment growth patterns; thus, the population growth shares under the Low-Growth Scenario were assumed to be the same as the corresponding employment growth shares.

Under the Low-Growth Scenario, the Grande Prairie region is projected to have a population of 80,435 and an employment level of 44,435 jobs. Tables 5.3 and 5.4 present a breakdown of the Grande Prairie region's projections by the four municipalities and the County's two sub-areas – the Hamlet of Clairmont and its balance.

²⁹ Using the greater economic region of Banff-Jasper-Rocky Mountain House and Athabasca-Grande Prairie-Peace River, which includes all of the municipalities considered in the growth study.

Table 5.3: Low-Growth Scenario Projections for the Three Towns to 2076

Year	Town of Beaverlodge		Town of Sexsmith		Town of Wembley	
	Population	Employment	Population	Employment	Population	Employment
2021	2,270	1,140	2,425	1,215	1,430	720
2026	2,335	1,210	2,535	1,340	1,530	840
2031	2,325	1,225	2,520	1,355	1,515	865
2036	2,410	1,270	2,660	1,435	1,660	945
2041	2,550	1,335	2,895	1,540	1,890	1,050
2046	2,695	1,400	3,135	1,655	2,130	1,165
2051	2,835	1,480	3,375	1,780	2,370	1,295
2056	2,980	1,565	3,610	1,920	2,605	1,435
2061	3,140	1,655	3,880	2,080	2,875	1,590
2066	3,325	1,760	4,190	2,250	3,185	1,760
2071	3,540	1,875	4,545	2,440	3,540	1,950
2076	3,770	2,000	4,930	2,650	3,925	2,160

Table 5.4: Low-Growth Scenario Projections for the County by Geographic Area to 2076

Year	County of Grande Prairie		Hamlet of Clairmont		Balance of County	
	Population	Employment	Population	Employment	Population	Employment
2021	24,625	12,340	5,135	2,575	19,490	9,765
2026	26,185	14,530	5,915	3,665	20,270	10,860
2031	25,775	15,060	5,710	3,935	20,065	11,125
2036	28,365	16,485	7,005	4,645	21,360	11,840
2041	32,375	18,310	9,010	5,555	23,365	12,750
2046	36,615	20,320	11,130	6,565	25,485	13,755
2051	40,725	22,540	13,185	7,675	27,540	14,865
2056	44,870	24,990	15,260	8,900	29,610	16,090
2061	49,525	27,700	17,585	10,255	31,940	17,445
2066	54,935	30,685	20,290	11,745	34,645	18,940
2071	61,095	33,985	23,370	13,395	37,725	20,590
2076	67,810	37,630	26,730	15,220	41,080	22,410

5.5 High-Growth Scenario

For the High-Growth Scenario, Statistics Canada's Labour Force Survey data since 2006 showed that the employment growth rate for the greater economic region³⁰ ranged from 3.7% to 6.8% in years when economic activity was strong. The average employment growth rate in these years was 5.2%, a rate that would be exceptionally high if used for growth projection purposes. In lieu, Nichols assigned a 4.0% employment growth rate for the High-Growth Scenario; nonetheless, applying a 4.0% growth rate for the entire 50-year projection timeframe was also considered unreasonably optimistic. In response, Nichols imposed a 4.0% employment growth rate for the Grande Prairie region solely for the years 2025 to 2029, followed by a gradual descent in employment growth rate until it reaches 2.0% (i.e., Base Case growth rate). The employment growth rate remains at 2.0% for the rest of the projection timeframe.

In contrast to the Low-Growth Scenario, a smaller share of the region's growth was assigned to Clairmont and the rest of the County of Grande Prairie, meaning that the other municipalities in the Grande Prairie region will therefore experience larger proportional growth effects in the High-Growth Scenario. The growth shares were allocated in this way to reflect that in this scenario certain desired features and amenities near the City of Grande Prairie (such as affordable housing, school spaces, etc.) would likely face greater growth-related pressures, reducing their availability/desirability to newcomers. Thus, locating in municipalities further away from the City of Grande Prairie would become more attractive.

Under the High-Growth Scenario, the employment growth shares were assigned to municipalities as follows:

- Town of Beaverlodge: 4%
- Town of Sexsmith: 8%
- Town of Wembley: 6%
- County of Grande Prairie: 82%
 - Hamlet of Clairmont: 41% of region's growth (50% of the County's growth)
 - Balance of the County: 41% of region's growth (50% of the County's growth)

Like the Base Scenario, it was assumed that population growth patterns will mimic employment growth patterns; thus, the population growth shares under the High-Growth Scenario were assumed to be the same as the corresponding employment growth shares.

Under the High-Growth Scenario, the Grande Prairie region is projected to have a population of 105,840 and an employment level of 58,570 jobs. Tables 5.5 and 5.6 present a breakdown of the Grande Prairie region's projections by the four municipalities and the County's two sub-areas – the Hamlet of Clairmont and its balance.

³⁰ Using the greater economic region of Banff-Jasper-Rocky Mountain House and Athabasca-Grande Prairie-Peace River, which includes all of the municipalities considered in the growth study.

Table 5.5: High-Growth Scenario Projections for the Three Towns to 2076

Year	Town of Beaverlodge		Town of Sexsmith		Town of Wembley	
	Population	Employment	Population	Employment	Population	Employment
2021	2,270	1,140	2,425	1,215	1,430	720
2026	2,430	1,265	2,715	1,450	1,680	920
2031	2,680	1,420	3,210	1,760	2,060	1,160
2036	2,875	1,535	3,570	1,965	2,375	1,340
2041	3,035	1,620	3,835	2,105	2,640	1,475
2046	3,215	1,710	4,130	2,255	2,935	1,630
2051	3,400	1,810	4,440	2,425	3,245	1,795
2056	3,595	1,925	4,765	2,610	3,570	1,985
2061	3,805	2,045	5,120	2,815	3,925	2,190
2066	4,050	2,180	5,525	3,040	4,330	2,415
2071	4,320	2,330	5,980	3,290	4,785	2,665
2076	4,625	2,495	6,485	3,565	5,285	2,940

Table 5.6: High-Growth Scenario Projections for the County by Geographic Area to 2076

Year	County of Grande Prairie		Hamlet of Clairmont		Balance of County	
	Population	Employment	Population	Employment	Population	Employment
2021	24,625	12,340	5,135	2,575	19,490	9,765
2026	28,520	15,550	7,085	4,180	21,435	11,375
2031	33,755	18,835	9,700	5,820	24,055	13,015
2036	38,755	21,695	12,200	7,250	26,555	14,445
2041	43,375	24,100	14,510	8,450	28,865	15,645
2046	48,500	26,750	17,075	9,780	31,425	16,970
2051	53,890	29,675	19,770	11,240	34,120	18,435
2056	59,535	32,910	22,590	12,855	36,945	20,050
2061	65,720	36,475	25,685	14,640	40,040	21,835
2066	72,750	40,415	29,200	16,610	43,550	23,805
2071	80,690	44,760	33,170	18,785	47,520	25,980
2076	89,445	49,565	37,545	21,185	51,900	28,380

5.6 2076 Population Estimates for Balance of County

As presented in **Sections 5.3 through 5.5**, the 2076 population projections for the balance of the County (excluding Clairmont) are 41,080 in the Low-Growth Scenario, 45,185 in the Base Scenario, and 51,900 in the High Scenario. For long-range planning purposes in the balance of the County, it is helpful to estimate the future growth of its regional structure components. **Table 5.7** presents the 2024 population counts of the regional structure components and their shares of the balance of the County’s overall population. The component with the greatest share is the balance of the Grande Prairie—Clairmont Growth Area at 40.5%. In discussion with County staff, it is anticipated that this component’s share could increase to 60.0% by 2076 due to proximity to employment in the City of Grande Prairie and the Hamlet of Clairmont. The increase could be achieved by developing at higher rural and urban densities in select locations. For the remaining components, they are anticipated to grow proportionally to 2076 based on their shares in 2024.

Table 5.7: 2076 Population Estimates for Balance of County by Regional Structure Component

County’s Regional Structure Component	2024 Pop.	2024 Pop. Share	2076 Pop. Share	2076 Low Pop.	2076 Base Pop.	2076 High Pop.
Hamlet of Hythe Regional Node	835	4.1%	2.7%	1,120	1,232	1,415
Balance of Hythe—Horse Lake Growth Area	1,185	5.8%	3.9%	1,590	1,749	2,009
Hamlet of Elmworth Rural Node	5	0.02%	0.02%	7	7	8
Balance of Elmworth Growth Area	672	3.3%	2.2%	902	992	1,139
Balance of Beaverlodge Growth Area	1,689	8.2%	5.5%	2,266	2,493	2,863
Hamlet of Valhalla Centre Rural Node	38	0.2%	0.1%	51	56	64
Balance of Valhalla Centre Growth Area	434	2.1%	1.4%	582	640	736
Hamlet of La Glace Rural Node	174	0.8%	0.6%	233	257	295
Balance of La Glace Growth Area	761	3.7%	2.5%	1,021	1,123	1,290
Balance of Wembley Growth Area	1,664	8.1%	5.4%	2,233	2,456	2,821
Balance of Grande Prairie – Clairmont Growth Area	8,331	40.5%	60.0%	24,648	27,111	31,140
Balance of Sexsmith Growth Area	2,139	10.4%	7.0%	2,870	3,157	3,626
Hamlet of Teepee Creek Rural Node	20	0.1%	0.1%	27	30	34
Balance of Teepee Creek Growth Area	1,030	5.0%	3.4%	1,382	1,520	1,746
Hamlet of Bezanson Rural Node	146	0.7%	0.5%	196	215	247
Balance of Bezanson Growth Area	1,455	7.1%	4.8%	1,952	2,147	2,466
Balance of the County (excluding Clairmont)	20,578	100.0%	100.0%	41,080	45,185	51,900

5.7 Scenario Recommendation

To best prepare for growth over a 50-year horizon, it is recommended that the High Scenario be used for the generation of future land requirements so that the partner municipalities can be best positioned to respond to growth pressures. Research has shown that it is significantly less costly to proactively plan and build for growth than retrofitting infrastructure after the fact (e.g., Yousoufi and Mills, 2024;³¹ NASEM, 2012;³² and Flyvbjerg et al., 2004).³³ Factors such as rising land and housing prices, labour supply constraints, and reduced land use flexibility can result in the costs of underestimating growth far exceeding the cost of overbuilding for growth. Should actual growth not occur as projected by 2076 – the end of the horizon – then the horizon is simply extended beyond 2076.

Notwithstanding, it is helpful to understand what the 50-year land requirements would be for both the Base Scenario and the Low-Growth Scenario as well. This will allow the partner municipalities to manage their expectations and be prepared to respond to lower intensities of growth pressures.

Therefore, land requirements will be generated for all three scenarios in **Chapter 7**.

³¹ Yousoufi, Fatima and Mills, Mollie (2024): <https://www.pewtrusts.org/en/research-and-analysis/articles/2024/09/24/early-planning-can-curb-costs-climate-stress-on-neglected-infrastructure>

³² National Academies of Sciences, Engineering, and Medicine(NASEM) (2012): <https://nap.nationalacademies.org/catalog/22031/guidelines-for-evaluating-and-selecting-modifications-to-existing-roadway-drainage-infrastructure-to-improve-water-quality-in-ultra-urban-areas>

³³ Flyvbjerg, Bent; Holm, Mette K. Skamris; and Buhl, Søren (2004): <https://www.tandfonline.com/doi/abs/10.1080/0144164032000080494a>

6.0 Growth Assumptions

The following growth assumptions will be used to guide estimated future land needs for residential, commercial, industrial, and institutional development in the Grande Prairie region.

6.1 Residential Land Needs

6.1.1 Existing and Planned Residential Densities

It is generally assumed that the current ratio of population to absorbed residential lands could remain constant. This means that the Grande Prairie region's current net residential density would not increase over time. Using the recent census results and the land supply data, the following are the existing net residential densities for the partner municipalities' Regional Nodes.

- Clairmont: 4.0 dwelling units per net residential hectare (du/nrha) [2,144 du in 2024 ÷ 534.6 nrha]
- Beaverlodge: 8.4 du/nrha [1,022 du in 2021 ÷ 122.0 nrha]
- Sexsmith: 12.8 du/nrha [929 du in 2021 ÷ 72.3 nrha]
- Wembley: 11.8 du/nrha [616 du in 2021 ÷ 52.2 nrha]
- Hythe: 11.9 du/nrha [312 du in 2021 ÷ 26.2 nrha]

The density of 4.0 du/nrha for Clairmont is diluted due to the presence of existing rural residential subdivisions within the outskirts of the hamlet (see **Map 4.2**). To overcome this, a planned density analysis for lands subject to existing and proposed urban residential ASPs was undertaken. As presented in **Table 6.1**, there are three ASPs in effect in varying stages of build-out – Balisky Hodges, Clairmont Heights, and Whispering Ridge – and one draft ASP – Windsor – that comprises six sub-areas. The Windsor ASP is anticipated to be adopted by summer 2025. Overall, the current planned density of Clairmont's three developing urban residential areas is 25.2 du/nrha, which may reduce slightly to 25.1 du/nrha if the Windsor ASP is adopted as currently proposed. For this Regional Growth Study, it will be assumed that the future densities within Clairmont's planned urban residential areas will be 25.0 du/nrha.

Table 6.1: Planned Urban Residential Densities in Clairmont

Area Structure Plan	Adoption Year	Planned Population	Dwelling Units (du)	Net Residential Area (nrha)	Net Residential Density (du/nrha)
Balisky Hodges	2006	2,325	775	44.0	17.6
Clairmont Heights	2012	13,912	5,756	209.0	27.5
Whispering Ridge	2020	2,565	824	38.4	21.5
Adopted Sub-Total	—	18,802	7,355	291.4	25.2
Windsor (NW10)	proposed	1,465	544	21.4	25.4
Windsor (NE10)	proposed	2,152	809	31.5	25.7
Windsor (SW10)	proposed	1,744	602	25.1	23.9
Windsor (SE10)	proposed	1,967	678	28.4	23.9
Windsor (NW3)	proposed	1,434	494	20.7	23.9
Windsor (NE3)	proposed	2,243	862	32.9	26.2
Windsor Sub-Total	—	11,005	3,989	160.0	24.9
Total	—	29,807	11,344	451.4	25.1

The density of 8.4 du/nrha for Beaverlodge is also diluted due to the presence of existing rural residential subdivisions within the southeast and northeast portions of the community (see **Map 4.4**). By subtracting the area of the absorbed rural residential lands (43.9 nrha) from Beaverlodge’s total absorbed residential lands (122.0 nrha) and subtracting its total dwelling unit yield from its rural residential lots (92 du) from its 2021 federal census results (1,022 du), the Town’s adjusted urban net residential density is 11.9 du/nrha. This matches the density calculated for Hythe and is slightly higher than the density calculated for Wembley.

6.1.2 Residential Densification

Note it is likely that residential density will increase over time due to smaller lots sizes for lower density uses and future growth eventually resulting in higher demand and uptake for higher density units. Over the next 50 years, assuming 10% densification over existing densities, the following could be the future net residential densities for the partner municipalities’ Regional Nodes.

- Beaverlodge: 13.1 du/nrha
- Sexsmith: 14.1 du/nrha
- Wembley: 13.0 du/nrha
- Hythe: 13.1 du/nrha

A residential densification factor is not provided for the Hamlet of Clairmont as most of its future urban residential lands are already, or are about to be, planned at an approximate density of 25.0 du/nrha, as presented in **Table 4.27**.

6.1.3 Average Household Size

It is assumed that the following average household sizes of the partner municipalities’ Regional Nodes from their most recent censuses will generally remain constant.

- Beaverlodge: 2.46 people per dwelling³⁴
- Sexsmith: 2.85 people per dwelling³⁵
- Wembley: 2.60 people per dwelling³⁶
- Clairmont: 2.86 people per dwelling³⁷
- Hythe: 2.91 people per dwelling³⁸

6.2 Non-Residential Land Needs

To estimate projected commercial and industrial land absorption in the Grande Prairie region, the application of employment density estimates in conjunction with employment projections for each municipality is required. Due to the paucity of employment density data for the region and the considerable amount of resources and time to determine location-specific density estimates, proxy density values were derived from a 2022 Land Use Inventory data source for a municipality surrounding the City of Calgary. Accordingly, employment density values of 14.4 jobs per net hectare of commercial land and 28.8 jobs per net hectare of industrial land were assumed.³⁹ These employment density values will be consistent across all three growth scenarios.

³⁴ 2021 federal census population of 2,271 ÷ 923 private dwellings occupied by usual residents.

³⁵ 2021 federal census population of 2,427 ÷ 853 private dwellings occupied by usual residents.

³⁶ 2021 federal census population of 1,432 ÷ 550 private dwellings occupied by usual residents.

³⁷ 2024 municipal census population of 6,123 ÷ 2,144 occupied dwellings.

³⁸ 2024 municipal census population of 835 ÷ 287 occupied dwellings.

³⁹ While the 2022 Land Use Inventory data source is a relatively recent reference, it is recognized that the accuracy of the land absorption projections is largely dependent on how well these employment density estimates correctly depict on average the land use characteristics associated with the Grande Prairie region’s commercial and industrial businesses.

6.3 Institutional Land Needs

It is assumed that current relationships between absorbed residential lands and absorbed institutional lands will remain constant. For example, if the Grande Prairie region has 100 hectares of net absorbed residential lands and 10 hectares of net absorbed institutional lands, it is assumed that for every 1.0 hectare of additional net absorbed residential lands needed, there would be an associated need for 0.1 hectares of net absorbed institutional lands. Based on the land supply data, the following are the current relationships for the partner municipalities' Regional Nodes.

- Clairmont: 0.02 hectares of institutional for every 1.0 hectare of residential
- Beaverlodge: 0.11 hectares of institutional for every 1.0 hectare of residential
- Sexsmith: 0.22 hectares of institutional for every 1.0 hectare of residential
- Wembley: 0.17 hectares of institutional for every 1.0 hectare of residential
- Hythe: 0.46 hectares of institutional for every 1.0 hectare of residential

6.4 Net Developable Overheads

Net developable overheads include land uses needed to support or service residential, commercial, industrial, and institutional development, such as parks, open space, public utilities, and circulation (e.g., collector roads, local roads, lanes, walkways).

6.4.1 Net Developable Overheads for Residential Areas

In urban communities, it is assumed that 35% of the gross developable land needs for future urban residential growth will accommodate necessary net developable overheads. This includes 10% for parks and open space, 5% for public utilities, and 20% for circulation. This assumption is based on typical land dedication needs for urban residential areas observed in Alberta.

In the rural areas of the County, it is assumed that 30% of the gross developable land needs for future rural residential growth will accommodate necessary net developable overheads. This includes 10% for public utilities, and 20% for circulation. This assumption is based on typical land dedication needs for rural residential areas observed in Alberta.

6.4.2 Net Development Overheads for Non-Residential Areas

For non-residential growth, it is assumed that 30% of the Grande Prairie region's gross developable land needs will accommodate necessary net developable overheads. This includes 10% for parks and open space, 5% for public utilities, and 15% for circulation. This assumption is based on typical land dedication needs for non-residential areas observed in Alberta and balances the types of non-residential uses that are most commonly found in both urban and rural municipalities.

6.5 Market Allowance

When determining land needs to accommodate projected growth, it is appropriate to apply a market allowance that accounts for lands within future growth areas that may not develop within the forecast period. This allowance recognizes that some landowners may not develop or sell their land and encourages fair market competition among developers.

For this Growth Study, a market allowance of 10% will be applied to the gross residential, commercial, and industrial land needs for Clairmont. This is due to its presence in the Regional Core where market demand is higher resulting in a higher volume of motivated landowners. This percentage is consistent with allowances used by other urban communities with significant industrial components that support the rural resource industrial such as Whitecourt and Lloydminster.

For the partner municipalities' remaining four Regional Nodes – Beaverlodge, Sexsmith, Wembley, and Hythe – a market allowance of 20% will be applied to the gross residential, commercial, and industrial land needs. This is due to their presence beyond the Regional Core where market demand is lower resulting in a higher proportion of unmotivated landowners. This percentage is consistent with allowances used in intermunicipal development plans by other similar sized communities in Alberta.

Also note that while a 50-year horizon should facilitate ownership changes for each parcel of land within the partner municipalities' Regional Nodes, there is no guarantee that new buyers will be motivated to develop. Ownership changes in the near term of lands not expected to develop until later years may result in multiple ownership changes before development.

7.0 Future Land Requirements

This chapter explores future land requirements in the Grande Prairie region to accommodate projected growth and the resulting beyond boundary needs where applicable. These are calculated for the three towns – Beaverlodge, Sexsmith, and Wembley – and the Hamlet of Clairmont. Land requirements were calculated using the population and employment projections presented in **Chapter 5**, and the growth assumptions described in **Chapter 6**. Beyond boundary land needs were calculated by deducting the future land requirements from each community’s unabsorbed land supplies presented in **Section 4.1**.

7.1 Town of Beaverlodge

The total gross developable residential land requirements for the Town of Beaverlodge are 85.9 ha in the Low-Growth Scenario, 101.5 ha in the Base Scenario, and 134.8 ha in the High-Growth Scenario, as calculated in **Table 7.1**.

Table 7.1: Town of Beaverlodge Residential Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Population in 2076 (unrounded)	3,771	4,043	4,624
Starting Population in 2024 ⁴⁰	2,271	2,271	2,271
Population Change	1,500	1,772	2,353
Average Household Size (people per dwelling unit)	2.46	2.46	2.46
Residential Density (du/nrha)	13.1	13.1	13.1
Net Developable Land Requirements (ha)	46.5	55.0	73.0
Overhead Assumption	35%	35%	35%
Preliminary Gross Developable Land Requirements (ha)	71.6	84.6	112.3
Market Allowance	20%	20%	20%
Final Gross Developable Land Requirements (ha)	85.9	101.5	134.8

The total gross developable institutional land requirements for Beaverlodge are 11.7 ha in the Low-Growth Scenario, 13.8 ha in the Base Scenario, and 18.3 ha in the High-Growth Scenario as calculated in **Table 7.2**.

Table 7.2: Town of Beaverlodge Institutional Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Absorbed Residential Land (net ha)	78.1	78.1	78.1
Absorbed Institutional Land (net ha)	13.7	13.7	13.7
Existing Institutional to Residential Relationship	17.5:100.0	17.5:100.0	17.5:100.0
Net Developable Residential Land Requirements (ha)	46.5	55.0	73.0
Net Developable Institutional Land Requirements (ha)	8.2	9.6	12.8
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	11.7	13.8	18.3
Market Allowance	0%	0%	0%
Final Gross Developable Land Requirements (ha)	11.7	13.8	18.3

⁴⁰ As no municipal census was conducted in 2024, the Town’s 2021 federal census population count was carried forward.

The total gross developable commercial land requirements for Beaverlodge are 11.0 ha in the Low-Growth Scenario, 13.0 ha in the Base Scenario, and 16.8 ha in the High-Growth Scenario as calculated in **Table 7.3**.

Table 7.3: Town of Beaverlodge Commercial Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Employment in 2076 (jobs)	2,000	2,165	2,495
Starting Employment in 2024 (jobs)	1,210	1,210	1,210
Employment Change (jobs)	790	955	1,285
Percentage Commercial Jobs	39%	39%	39%
Total Commercial Jobs	305	370	500
Jobs per Net Commercial Hectare	28.8	28.8	28.8
Net Developable Commercial Land Requirements (ha)	6.4	7.6	9.8
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	9.1	10.9	14.0
Market Allowance	20%	20%	20%
Final Gross Developable Land Requirements (ha)	11.0	13.0	16.8

The total gross developable industrial land requirements for Beaverlodge are 24.7 ha in the Low-Growth Scenario, 29.5 ha in the Base Scenario, and 37.7 ha in the High-Growth Scenario as calculated in **Table 7.4**.

Table 7.4: Town of Beaverlodge Industrial Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Employment in 2076 (jobs)	2,000	2,165	2,495
Starting Employment in 2024 (jobs)	1,210	1,210	1,210
Employment Change (jobs)	790	955	1,285
Percentage Industrial Jobs	36%	36%	36%
Total Industrial Jobs	285	345	465
Jobs per Net Industrial Hectare	14.4	14.4	14.4
Net Developable Industrial Land Requirements (ha)	14.4	17.2	22.0
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	20.6	24.6	31.4
Market Allowance	20%	20%	20%
Final Gross Developable Land Requirements (ha)	24.7	29.5	37.7

7.1.2 Beaverlodge Beyond Boundary Land Needs

As presented in **Section 4.1**, Beaverlodge has 111.9 ha of gross unabsorbed residential and institutional land, 30.5 ha of gross unabsorbed commercial land, and 39.2 ha of gross unabsorbed industrial land within its current corporate limits. **Table 7.5** compares these in-boundary unabsorbed land supplies with the projected 50-year land requirements by scenario (as presented in the four tables above) to determine if Beaverlodge has any need for additional land by core land use category – referred to as “beyond boundary land needs”.

Table 7.5: Town of Beaverlodge Beyond Boundary Land Needs in Gross Developable Hectares

Core Land Use	Unabsorbed Land Supply	Low Land Requirements	Low Beyond Boundary Land Needs	Base Land Requirements	Base Beyond Boundary Land Needs	High Land Requirements	High Beyond Boundary Land Needs
Residential/Institutional	111.9	97.6	None (14.3 surplus)	115.3	Yes (3.4 deficit)	153.1	Yes (41.2 deficit)
Commercial	30.5	11.0	None (19.5 surplus)	13.0	None (13.0 surplus)	16.8	None (13.7 surplus)
Industrial	39.2	24.7	None (14.5 surplus)	29.5	None (9.7 surplus)	37.7	None (1.5 surplus)

As presented in **Table 7.5**, Beaverlodge does not have any beyond boundary land needs for its projected 50-year commercial or industrial growth under any scenario. However, it does have beyond boundary land needs for its projected 50-year residential/institutional growth under the Base and High-Growth Scenarios. The 50-year deficit in residential/institutional lands can be addressed through an annexation of adjacent lands from the County at a logical time.

7.2 Town of Sexsmith

The total gross developable residential land requirements for the Town of Sexsmith are 114.9 ha in the Low-Growth Scenario, 135.7 ha in the Base Scenario, and 186.4 ha in the High-Growth Scenario, as calculated in **Table 7.6**.

Table 7.6: Town of Sexsmith Residential Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Population in 2076 (unrounded)	4,929	5,381	6,484
Starting Population in 2024 ⁴¹	2,427	2,427	2,427
Population Change	2,502	2,954	4,057
Average Household Size (people per dwelling unit)	2.85	2.85	2.85
Residential Density (du/nrha)	14.1	14.1	14.1
Net Developable Land Requirements (ha)	62.3	73.5	101.0
Overhead Assumption	35%	35%	35%
Preliminary Gross Developable Land Requirements (ha)	95.8	113.1	155.3
Market Allowance	20%	20%	20%
Final Gross Developable Land Requirements (ha)	114.9	135.7	186.4

Using the growth assumptions in **Chapter 6**, the total gross developable institutional land requirements for Sexsmith are 23.6 ha in the Low-Growth Scenario, 27.9 ha in the Base Scenario, and 38.3 ha in the High-Growth Scenario as calculated in **Table 7.7**.

Table 7.7: Town of Sexsmith Institutional Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Absorbed Residential Land (net ha)	60.2	60.2	60.2
Absorbed Institutional Land (net ha)	16.0	16.0	16.0
Existing Institutional to Residential Relationship	26.6:100.0	26.6:100.0	26.6:100.0
Net Developable Residential Land Requirements (ha)	62.3	73.5	101.0
Net Developable Institutional Land Requirements (ha)	16.5	19.5	26.8
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	23.6	27.9	38.3
Market Allowance	0%	0%	0%
Final Gross Developable Land Requirements (ha)	23.6	27.9	38.3

⁴¹ As no municipal census was conducted in 2024, the Town's 2021 federal census population count was carried forward.

The total gross developable commercial land requirements for Sexsmith are 18.3 ha in the Low-Growth Scenario, 21.8 ha in the Base Scenario, and 27.9 ha in the High-Growth Scenario, as calculated in **Table 7.8**.

Table 7.8: Town of Sexsmith Commercial Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Employment in 2076 (jobs)	2,650	2,930	3,565
Starting Employment in 2024 (jobs)	1,330	1,330	1,330
Employment Change (jobs)	1,320	1,600	2,235
Percentage Commercial Jobs	38%	38%	38%
Total Commercial Jobs	505	615	860
Jobs per Net Commercial Hectare	28.8	28.8	28.8
Net Developable Commercial Land Requirements (ha)	10.7	12.7	16.3
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	15.3	18.1	23.3
Market Allowance	20%	20%	20%
Final Gross Developable Land Requirements (ha)	18.3	21.8	27.9

The total gross developable industrial land requirements for Sexsmith are 41.1 ha in the Low-Growth Scenario, 49.2 ha in the Base Scenario, and 62.9 ha in the High-Growth Scenario as calculated in **Table 7.9**.

Table 7.9: Town of Sexsmith Industrial Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Employment in 2076 (jobs)	2,650	2,930	3,565
Starting Employment in 2024 (jobs)	1,330	1,330	1,330
Employment Change (jobs)	1,320	1,600	2,235
Percentage Industrial Jobs	36%	36%	36%
Total Industrial Jobs	475	575	810
Jobs per Net Industrial Hectare	14.4	14.4	14.4
Net Developable Industrial Land Requirements (ha)	24.0	28.7	36.7
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	34.3	41.0	52.4
Market Allowance	20%	20%	20%
Final Gross Developable Land Requirements (ha)	41.1	49.2	62.9

7.2.2 Sexsmith Beyond Boundary Land Needs

As presented in **Section 4.1**, Sexsmith has a combined 509.1 ha of gross unabsorbed residential and institutional land, 70.4 ha of gross unabsorbed commercial land, and 294.7 ha of gross unabsorbed industrial land supplies. **Table 7.10** compares these in-boundary unabsorbed land supplies with the projected 50-year land requirements by scenario (as presented in the four tables above) to determine if Sexsmith has any beyond boundary land needs by core land use category.

Table 7.10: Town of Sexsmith Beyond Boundary Land Needs in Gross Developable Hectares

Core Land Use	Unabsorbed Land Supply	Low Land Requirements	Low Beyond Boundary Land Needs	Base Land Requirements	Base Beyond Boundary Land Needs	High Land Requirements	High Beyond Boundary Land Needs
Residential/Institutional	509.1	138.6	None (370.5 surplus)	163.6	None (345.5 surplus)	224.7	None (284.4 surplus)
Commercial	70.4	18.3	None (52.1 surplus)	21.8	None (48.6 surplus)	27.9	None (42.5 surplus)
Industrial	294.7	41.1	None (253.6 surplus)	49.2	None (245.5 surplus)	62.9	None (231.8 surplus)

As presented in **Table 7.10**, Sexsmith does not have any beyond boundary land needs for its projected 50-year residential/institutional, commercial, or industrial growth under any scenario.

7.3 Town of Wembley

The total gross developable residential land requirements for the Town of Wembley are 136.2 ha in the Low-Growth Scenario, 161.3 ha in the Base Scenario, and 210.6 ha in the High-Growth Scenario, as calculated in **Table 7.11**.

Table 7.11: Town of Wembley Residential Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Population in 2076 (unrounded)	3,925	4,386	5,287
Starting Population in 2024 ⁴²	1,432	1,432	1,432
Population Change	2,493	2,954	3,855
Average Household Size (people per dwelling unit)	2.60	2.60	2.60
Residential Density (du/nrha)	13.0	13.0	13.0
Net Developable Land Requirements (ha)	73.8	87.4	114.1
Overhead Assumption	35%	35%	35%
Preliminary Gross Developable Land Requirements (ha)	113.5	134.5	175.5
Market Allowance	20%	20%	20%
Final Gross Developable Land Requirements (ha)	136.2	161.3	210.6

The total gross developable institutional land requirements for Wembley are 21.8 ha in the Low-Growth Scenario, 25.9 ha in the Base Scenario, and 33.7 ha in the High-Growth Scenario, as calculated in **Table 7.12**.

Table 7.12: Town of Wembley Institutional Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Absorbed Residential Land (net ha)	42.5	42.5	42.5
Absorbed Institutional Land (net ha)	8.8	8.8	8.8
Existing Institutional to Residential Relationship	20.7:100.0	20.7:100.0	20.7:100.0
Net Developable Residential Land Requirements (ha)	73.8	87.4	114.1
Net Developable Institutional Land Requirements (ha)	15.3	18.1	23.6
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	21.8	25.9	33.7
Market Allowance	0%	0%	0%
Final Gross Developable Land Requirements (ha)	21.8	25.9	33.7

The total gross developable commercial land requirements for Wembley are 18.3 ha in the Low-Growth Scenario, 21.8 ha in the Base Scenario, and 27.9 ha in the High-Growth Scenario, as calculated in **Table 7.13** using the employment projections in **Chapter 5** and the growth assumptions in **Chapter 6**.

⁴² As no municipal census was conducted in 2024, the Town's 2021 federal census population count was carried forward.

Table 7.13: Town of Wembley Commercial Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Employment in 2076 (jobs)	2,160	2,430	2,940
Starting Employment in 2024 (jobs)	835	835	835
Employment Change (jobs)	1,325	1,595	2,105
Percentage Commercial Jobs	39%	39%	39%
Total Commercial Jobs	515	620	815
Jobs per Net Commercial Hectare	28.8	28.8	28.8
Net Developable Commercial Land Requirements (ha)	10.7	12.7	16.3
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	15.3	18.1	23.3
Market Allowance	20%	20%	20%
Final Gross Developable Land Requirements (ha)	18.3	21.8	27.9

The total gross developable industrial land requirements for Wembley are 41.1 ha in the Low-Growth Scenario, 49.2 ha in the Base Scenario, and 62.9 ha in the High-Growth Scenario, as calculated in **Table 7.14**.

Table 7.14: Town of Wembley Industrial Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Employment in 2076 (jobs)	2,160	2,430	2,940
Starting Employment in 2024 (jobs)	835	835	835
Employment Change (jobs)	1,325	1,595	2,105
Percentage Industrial Jobs	36%	36%	36%
Total Industrial Jobs	480	575	760
Jobs per Net Industrial Hectare	14.4	14.4	14.4
Net Developable Industrial Land Requirements (ha)	24.0	28.7	36.7
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	34.3	41.0	52.4
Market Allowance	20%	20%	20%
Final Gross Developable Land Requirements (ha)	41.1	49.2	62.9

7.3.2 Wembley Beyond Boundary Land Needs

As presented in **Section 4.1**, Wembley has a combined 111.4 ha of gross unabsorbed residential and institutional land, 20.5 ha of gross unabsorbed commercial land, and 63.4 ha of gross unabsorbed industrial land supplies. **Table 7.15** compares these in-boundary unabsorbed land supplies with the projected 50-year land requirements by scenario (as presented in the four tables above) to determine if Wembley has any beyond boundary land needs by core land use category.

Table 7.15: Town of Wembley Beyond Boundary Land Needs in Gross Developable Hectares

Core Land Use	Unabsorbed Land Supply	Low Land Requirements	Low Beyond Boundary Land Needs	Base Land Requirements	Base Beyond Boundary Land Needs	High Land Requirements	High Beyond Boundary Land Needs
Residential/Institutional	111.4	158.0	Yes (46.6 deficit)	187.2	Yes (75.8 deficit)	244.3	Yes (132.9 deficit)
Commercial	20.5	18.3	None (2.2 surplus)	21.8	Yes (1.3 deficit)	27.9	Yes (7.4 deficit)
Industrial	63.4	41.1	None (22.3 surplus)	49.2	None (14.2 surplus)	62.9	None (0.5 surplus)

As presented in **Table 7.15**, Wembley does not have any beyond boundary land needs for its projected 50-year industrial growth under any scenario. However, it does have beyond boundary land needs for its projected 50-year commercial growth under the Base and High-Growth Scenarios, and its residential/institutional growth across all three scenarios. The 50-year deficit in residential/institutional and commercial lands can be addressed through an annexation of adjacent lands from the County at a logical time.

7.4 Hamlet of Clairmont

The total gross developable residential land requirements for the Hamlet of Clairmont are 487.7 ha in the Low-Growth Scenario, 584.8 ha in the Base Scenario, and 743.8 ha in the High-Growth Scenario, as calculated in **Table 7.16**.

Table 7.16: Hamlet of Clairmont Residential Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Population in 2076 (unrounded)	26,729	30,831	37,547
Starting Population in 2024	6,123	6,123	6,123
Population Change	20,606	24,708	31,424
Average Household Size (people per dwelling unit)	2.86	2.86	2.86
Residential Density (du/nrha)	25.0	25.0	25.0
Net Developable Land Requirements (ha)	288.2	345.6	439.5
Overhead Assumption	35%	35%	35%
Preliminary Gross Developable Land Requirements (ha)	443.4	531.6	676.1
Market Allowance	10%	10%	10%
Final Gross Developable Land Requirements (ha)	487.7	584.8	743.8

The total gross developable institutional land requirements for Clairmont are 32.8 ha in the Low-Growth Scenario, 39.4 ha in the Base Scenario, and 50.1 ha in the High-Growth Scenario, as calculated in **Table 7.17**.

Table 7.17: Hamlet of Clairmont Institutional Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Absorbed Residential Land (net ha)	161.7	161.7	161.7
Absorbed Institutional Land (net ha)	12.9	12.9	12.9
Existing Institutional to Residential Relationship	8.0:100.0	8.0:100.0	8.0:100.0
Net Developable Residential Land Requirements (ha)	288.2	345.6	439.5
Net Developable Institutional Land Requirements (ha)	23.0	27.6	35.1
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	32.8	39.4	50.1
Market Allowance	0%	0%	0%
Final Gross Developable Land Requirements (ha)	32.8	39.4	50.1

The total gross developable commercial land requirements for Clairmont are 145.7 ha in the Low-Growth Scenario, 174.1 ha in the Base Scenario, and 222.7 ha in the High-Growth Scenario, as calculated in **Table 7.18**.

Table 7.18: Hamlet of Clairmont Commercial Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Employment in 2076 (jobs)	15,220	17,465	21,185
Starting Employment in 2024 (jobs)	3,585	3,585	3,585
Employment Change (jobs)	11,635	13,880	17,600
Percentage Commercial Jobs	39%	39%	39%
Total Commercial Jobs	4,490	5,355	6,790
Jobs per Net Commercial Hectare	28.8	28.8	28.8
Net Developable Commercial Land Requirements (ha)	92.7	110.8	141.7
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	132.4	158.3	202.4
Market Allowance	10%	10%	10%
Final Gross Developable Land Requirements (ha)	145.7	174.1	222.7

The total gross developable industrial land requirements for Clairmont are 328.0 ha in the Low-Growth Scenario, 392.1 ha in the Base Scenario, and 501.6 ha in the High-Growth Scenario, as calculated in **Table 7.19**.

Table 7.19: Hamlet of Clairmont Industrial Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Employment in 2076 (jobs)	15,220	17,465	21,185
Starting Employment in 2024 (jobs)	3,585	3,585	3,585
Employment Change (jobs)	11,635	13,880	17,600
Percentage Industrial Jobs	36%	36%	36%
Total Industrial Jobs	4,200	5,010	6,355
Jobs per Net Industrial Hectare	14.4	14.4	14.4
Net Developable Industrial Land Requirements (ha)	208.7	249.5	319.2
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	298.1	356.4	456.0
Market Allowance	10%	10%	10%
Final Gross Developable Land Requirements (ha)	328.0	392.1	501.6

7.4.2 Clairmont Beyond Boundary Land Needs

As presented in **Section 4.1**, Clairmont has a combined 680.7 ha of gross unabsorbed residential and institutional land, 30.5 ha of gross unabsorbed commercial land, and 39.2 ha of gross unabsorbed industrial land supplies. **Table 7.20** compares these in-boundary unabsorbed land supplies with the projected 50-year land requirements by scenario (as presented in the four tables above) to determine if Clairmont has any 50-year beyond boundary land needs by core land use category.

Table 7.20: Hamlet of Clairmont Beyond Boundary Land Needs in Gross Developable Hectares

Core Land Use	Unabsorbed Land Supply	Low Land Requirements	Low Beyond Boundary Land Needs	Base Land Requirements	Base Beyond Boundary Land Needs	High Land Requirements	High Beyond Boundary Land Needs
Residential/Institutional	680.7	520.6	None (160.1 surplus)	624.2	None (56.5 surplus)	793.9	Yes (113.2 deficit)
Commercial	665.7	145.7	None (520.0 surplus)	174.1	None (491.6 surplus)	222.7	None (443.0 surplus)
Industrial	1,952.0	328.0	None (1,624.0 surplus)	392.1	None (1,559.9 surplus)	501.6	None (1,450.4 surplus)

As presented in **Table 7.20**, Clairmont does not have any beyond boundary land needs for its projected 50-year commercial or industrial growth under any scenario. However, it does have beyond boundary land needs for its projected 50-year residential/institutional growth under the High-Growth Scenario. The 50-year deficit in residential/institutional lands can be addressed through the redesignation of agricultural or country residential lands within the current hamlet limits to urban residential, or even redesignation of the some of the excess commercial or industrial land supplies present in the hamlet.

7.5 Hamlet of Hythe

The total gross developable residential land requirements for the Hamlet of Hythe are 13.8 ha in the Low-Growth Scenario, 19.2 ha in the Base Scenario, and 28.1 ha in the High-Growth Scenario, as calculated in **Table 7.21**.

Table 7.21: Hamlet of Hythe Residential Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Population in 2076 (unrounded)	1,120	1,232	1,415
Starting Population in 2024	835	835	835
Population Change	285	397	580
Average Household Size (people per dwelling unit)	2.91	2.91	2.91
Residential Density (du/nrha)	13.1	13.1	13.1
Net Developable Land Requirements (ha)	7.5	10.4	15.2
Overhead Assumption	35%	35%	35%
Preliminary Gross Developable Land Requirements (ha)	11.5	16.0	23.4
Market Allowance	20%	20%	20%
Final Gross Developable Land Requirements (ha)	13.8	19.2	28.1

The total gross developable institutional land requirements for Hythe are 5.1 ha in the Low-Growth Scenario, 7.1 ha in the Base Scenario, and 10.4 ha in the High-Growth Scenario, as calculated in **Table 7.22**.

Table 7.22: Hamlet of Hythe Institutional Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Absorbed Residential Land (net ha)	25.3	25.3	25.3
Absorbed Institutional Land (net ha)	12.1	12.1	12.1
Existing Institutional to Residential Relationship	47.8:100.0	47.8:100.0	47.8:100.0
Net Developable Residential Land Requirements (ha)	7.5	10.4	15.2
Net Developable Institutional Land Requirements (ha)	3.6	5.0	7.3
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	5.1	7.1	10.4
Market Allowance	0%	0%	0%
Final Gross Developable Land Requirements (ha)	5.1	7.1	10.4

The total gross developable commercial land requirements for Hythe are 4.3 ha in the Low-Growth Scenario, 5.2 ha in the Base Scenario, and 6.6 ha in the High-Growth Scenario, as calculated in **Table 7.23**.

Table 7.23: Hamlet of Hythe Commercial Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Employment in 2076 (jobs)	610	675	775
Starting Employment in 2024 (jobs)	435	435	435
Employment Change (jobs)	175	240	340
Percentage Commercial Jobs	38.6%	38.6%	38.6%
Total Commercial Jobs	70	95	130
Jobs per Net Commercial Hectare	28.8	28.8	28.8
Net Developable Commercial Land Requirements (ha)	2.5	3.0	3.9
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	3.6	4.3	5.5
Market Allowance	20%	20%	20%
Final Gross Developable Land Requirements (ha)	4.3	5.2	6.6

The total gross developable industrial land requirements for Hythe are 9.8 ha in the Low-Growth Scenario, 11.7 ha in the Base Scenario, and 14.9 ha in the High-Growth Scenario, as calculated in **Table 7.24**.

Table 7.24: Hamlet of Hythe Industrial Land Requirements by Scenario

Land Requirements Factor	Low	Base	High
Ending Employment in 2076 (jobs)	610	675	775
Starting Employment in 2024 (jobs)	435	435	435
Employment Change (jobs)	175	240	340
Percentage Industrial Jobs	36.1%	36.1%	36.1%
Total Industrial Jobs	65	85	120
Jobs per Net Industrial Hectare	14.4	14.4	14.4
Net Developable Industrial Land Requirements (ha)	5.7	6.8	8.7
Overhead Assumption	30%	30%	30%
Preliminary Gross Developable Land Requirements (ha)	8.1	9.7	12.4
Market Allowance	20%	20%	20%
Final Gross Developable Land Requirements (ha)	9.8	11.7	14.9

7.5.2 Hythe Beyond Boundary Land Needs

As presented in **Section 4.1**, Hythe has a combined 67.8 ha of gross unabsorbed residential and institutional land, 7.3 ha of gross unabsorbed commercial land, and 65.6 ha of gross unabsorbed industrial land supplies. **Table 7.25** compares these in-boundary unabsorbed land supplies with the projected 50-year land requirements by scenario (as presented in the four tables above) to determine if Hythe has any 50-year beyond boundary land needs by core land use category.

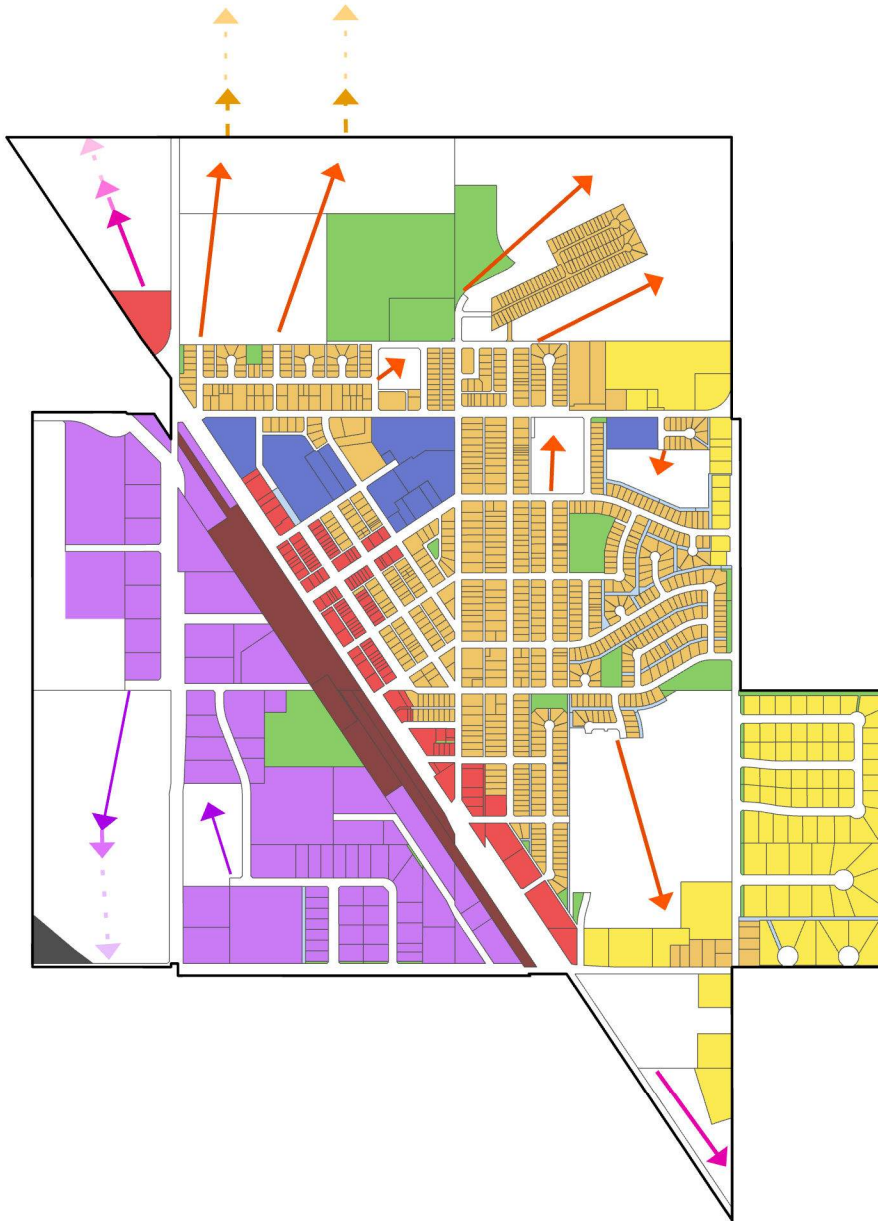
Table 7.25: Town of Hythe Beyond Boundary Land Needs in Gross Developable Hectares

Core Land Use	Unabsorbed Land Supply	Low Land Requirements	Low Beyond Boundary Land Needs	Base Land Requirements	Base Beyond Boundary Land Needs	High Land Requirements	High Beyond Boundary Land Needs
Residential/Institutional	67.8	18.9	None (48.9 surplus)	26.3	None (41.5 surplus)	38.5	None (29.3 surplus)
Commercial	7.3	4.3	None (3.0 surplus)	5.2	None (2.1 surplus)	6.6	None (0.7 surplus)
Industrial	65.6	9.8	None (55.8 surplus)	11.7	None (53.9 surplus)	14.9	None (50.7 surplus)

As presented in **Table 7.25**, Hythe does not have any beyond boundary land needs for its projected 50-year residential/institutional, commercial or industrial growth under any scenario.

■ 8.0 Optimal Growth Direction Analysis

Optimal growth directions by scenario for Beaverlodge, Sexsmith, Wembley, and Clairmont from the perspective of the logical extension of infrastructure are illustrated on **Map 8.1** through **Map 8.4**, respectively. More specifically, these optimal growth directions account for transportation and municipal servicing (potable water distribution, wastewater collection, and stormwater management) considerations that impact the serviceability of future growth areas, with greater weight placed on the municipal servicing considerations. Discussions on the transportation and municipal servicing considerations follows in **Sections 8.1** and **8.2**.

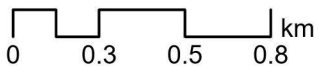


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1:22,000



- Town of Beaverlodge
- Parcel
- Land Supply**
- Absorbed Rural Residential
- Absorbed Urban Residential
- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange

Low Scenario Growth Direction

- Residential
- Commercial
- Industrial

Base Scenario Growth Direction

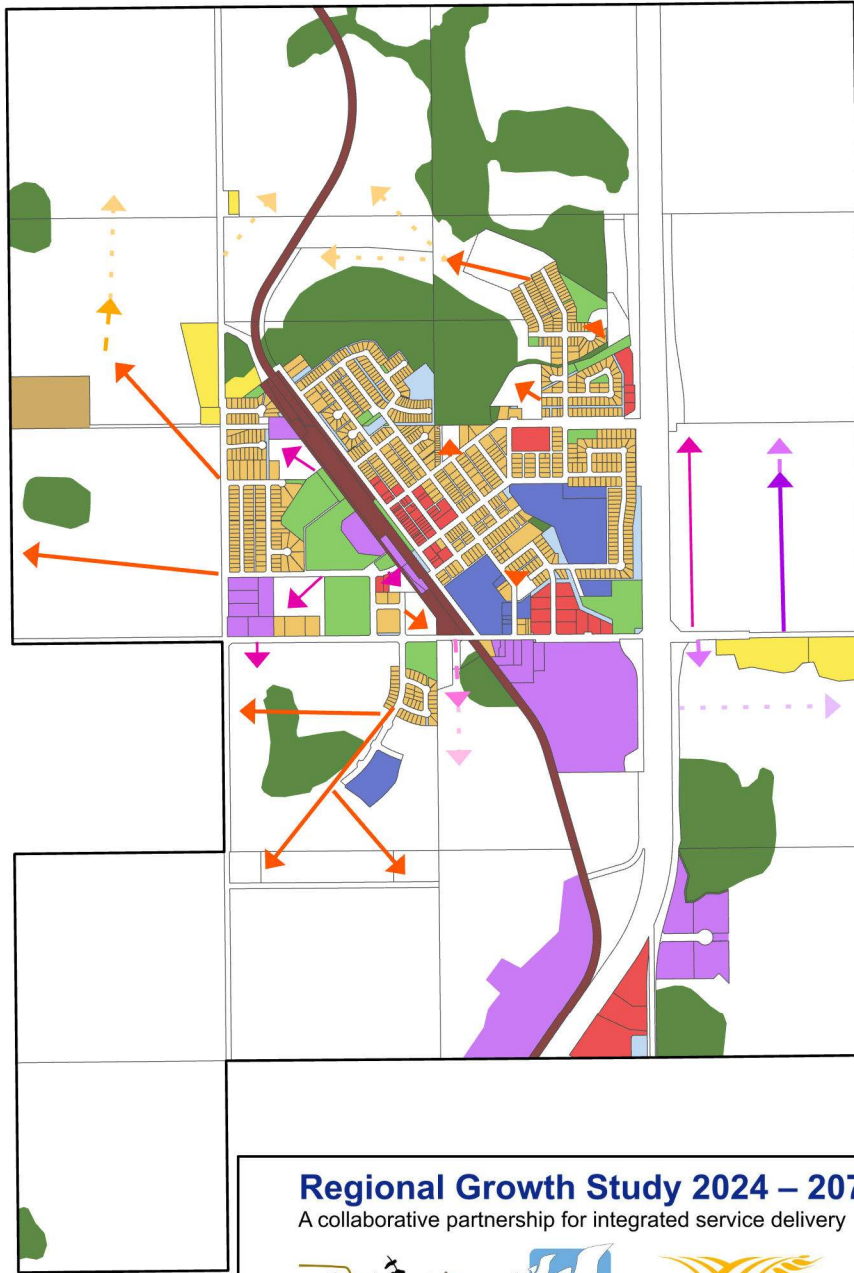
- Residential
- Commercial
- Industrial

High Scenario Growth Direction

- Residential
- Commercial
- Industrial

COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

MAP 8.1:
BEAVERLODGE
OPTIMAL GROWTH
DIRECTIONS

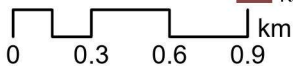


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1:29,000



- Town of Sexsmith
- Parcel
- Land Supply**
- Absorbed Rural Residential
- Absorbed Urban Residential
- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway

Low Scenario Growth Direction

- Residential
- Commercial
- Industrial

Base Scenario Growth Direction

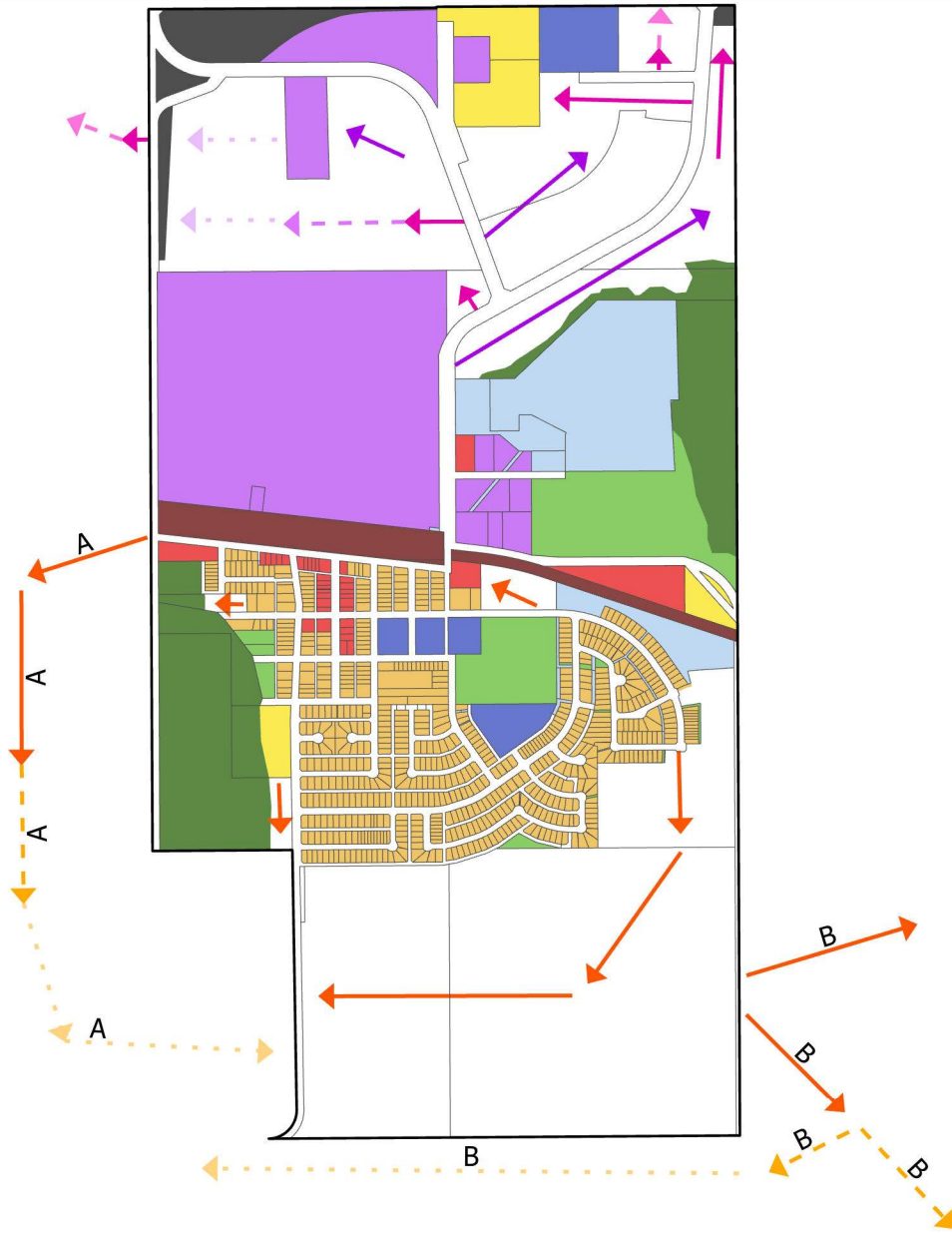
- Residential
- Commercial
- Industrial

High Scenario Growth Direction

- Residential
- Commercial
- Industrial

COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

MAP 8.2
SEXSMITH
OPTIMAL GROWTH
DIRECTIONS

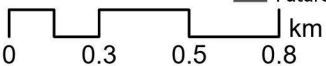


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1:21,000



- Town of Wembley
- Parcel
- Land Supply**
- Absorbed Rural Residential
- Absorbed Urban Residential
- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Environmental
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange

Low Scenario Growth Direction

- Residential
- Commercial
- Industrial

Base Scenario Growth Direction

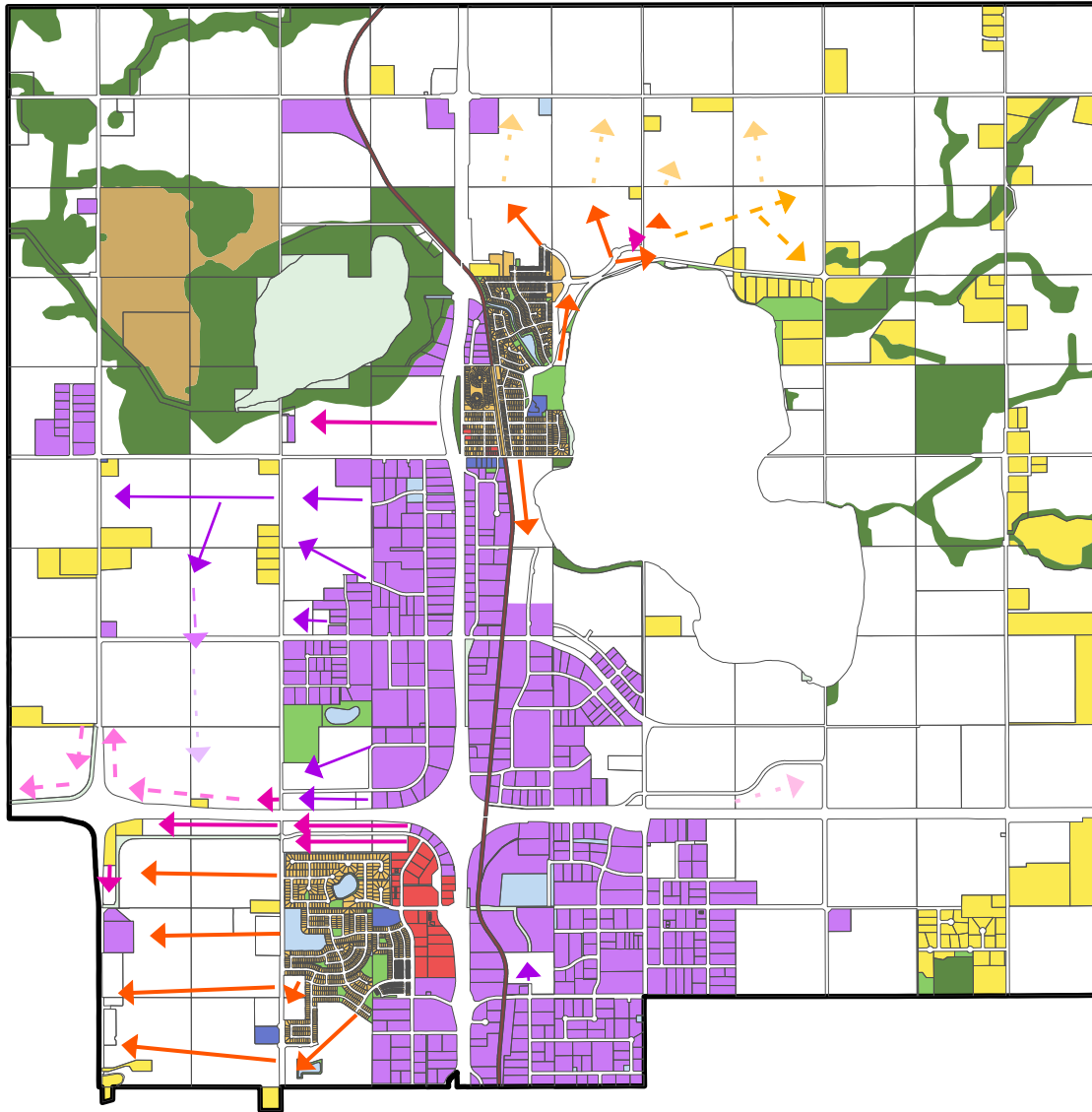
- Residential
- Commercial
- Industrial

High Scenario Growth Direction

- Residential
- Commercial
- Industrial

COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

MAP 8.3:
WEMBLEY
OPTIMAL GROWTH
DIRECTIONS

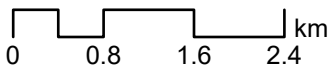


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1:66,870



Clairmont

Parcel

Land Supply

- Absorbed Rural Residential
- Absorbed Urban Residential
- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility

Railway

Low Scenario Growth Direction

- Residential
- Commercial
- Industrial

Base Scenario Growth Direction

- Residential
- Commercial
- Industrial

High Scenario Growth Direction

- Residential
- Commercial
- Industrial

COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

MAP 8.4:
CLAIRMONT
OPTIMAL GROWTH
DIRECTIONS

8.1 Transportation Considerations

It is recommended that growth take advantage of the existing transportation infrastructure where possible, growing along established municipal roadways. While existing transportation infrastructure is reviewed, it is assumed that the municipal servicing considerations will govern the optimal growth directions as the related infrastructure is more constrained than the upgrade of existing roadways or construction of new roadways.

Access along provincial highways are subject to ATEC's approval. The considerations below are limited to ATEC's *Highway Geometric Design Guide Chapter 1, Access Management Guidelines*. Future discussions with ATEC are required to confirm acceptable access locations. A traffic impact assessment will be required for future development within ATEC's control area based on the *Highway Protection Act*.

The need for additional rail crossings and/or potential improvements to existing rail crossings is discussed. The type of rail crossing control is regulated by Transport Canada's Grade Crossing Regulations. One consideration is the cross product, which is the average daily trains on the rail line multiplied by the average daily traffic on the intersecting roadway. The criteria based on cross product for public grade crossings is as follows:

- Warning system without gates:
 - Cross product of 2,000 or more
 - Equivalent to 500 vehicles daily using the current average of four trains per day
- Warning system with gates
 - Cross product of 50,000 or more
 - Equivalent to 12,500 or more vehicles daily using the current average of four trains per day

Additional factors must also be considered, however due to the high-level nature of this review, only the cross product is discussed. The daily volume equivalencies are provided for reference only. A full grade crossing assessment should be completed to identify the appropriate treatment.

Optimal growth directions may change subject to more detailed engineering studies and/or environmental assessments.

8.1.1 Town of Beaverlodge

The transportation growth considerations for the Town of Beaverlodge are as follows:

- Range Road 101 and Range Road 102 are good candidates to support growth in the north, although both roads currently have a gravel surface and will likely need to be paved if the adjacent lands are developed as residential.
- The lands in the southeast between 7 Avenue E and 11 Avenue E can be easily serviced as it has multiple potential east-west and north-south connection opportunities to existing paved roadways.
- 8 Avenue W (Highway 722) provides a convenient roadway connection for future industrial development south of Highway 43. The corridor is under ATEC's jurisdiction and is thus subject to their design requirements.
 - As a Major Two-Lane highway (RAU), ATEC's access management guidelines for industrial developments are as follows:
 - Direct access for new developments not permitted;
 - Access permitted via public roads;
 - Development of industrial parks encouraged whereas isolated developments are discouraged; and
 - Public road accesses should have a minimum spacing of 1.6 km.

- It is acknowledged that the existing industrial developments along 8 Avenue W do not align with ATEC’s access management guidelines. The Town should collaborate with ATEC in the future to define acceptable access locations along Highway 722.
- Access opportunities to Highway 43 are likely limited given its future classification as a freeway. However, there may be some leeway given most through traffic will be redirected to the bypass once constructed.

8.1.2 Town of Sexsmith

The transportation growth considerations for the Town of Sexsmith are as follows:

- Access off Highway 2 will be limited to the existing connections.
- Development west of Highway 2 will likely trigger the need for intersection upgrades per ATEC’s design standards.
- The four at-grade rail crossings currently have passive protection (signage). Growth west of the Canadian National (CN) rail line will likely trigger the need to upgrade one or more to an active warning system (flashing lights, no gate).
- An additional at-grade rail crossing to the north may be desirable to connect residential lands. This is subject to CN’s approval. It is noted that railway companies typically prefer to limit the number of at-grade crossings, so an additional crossing may not be permitted.
- Segments of Range Road 61 are currently gravel and will likely need to be paved if the adjacent lands are developed as residential.

8.1.3 Town of Wembley

The transportation growth considerations for the Town of Wembley are as follows:

- 101 Street (Range Road 83) and Range Road 82 are paved and will require minimal improvement to support residential growth.
- Township Road 712 and 104 Street (Range Road 84) are currently gravel and will likely need to be paved in the future should the adjacent lands be developed.
- The at-grade passive rail crossings on 104 Street (Range Road 83) and 101 Avenue/Range Road 82 may need to be upgraded to an active warning system (flashing lights, no gate) should lands to the south be developed.
- The need to upgrade the active at-grade warning system (flashing lights, no gate) at 97 Street to flashing lights with gate should be assessed when the extent of development is known. However, the daily traffic volumes will likely not exceed the 12,500 threshold (assuming the average number of trains remains unchanged).
- A new north-south arterial roadway would need to be constructed to support growth west of the current Town boundary south of the rail line. As such, this area would require increased transportation infrastructure investment.

8.1.4 Hamlet of Clairmont

The transportation growth considerations for the Hamlet of Clairmont are as follows:

- There are currently six passive at-grade rail crossings in Clairmont. Future growth may trigger the need for upgrades to an active warning system.
- Most of the roadways within the optimal growth directions are already paved which reduces the transportation infrastructure cost for development.
- Highway 43 and Highway 2 are under ATEC’s jurisdiction. Access is likely limited to existing connections.

- The intersection of Highway 43 and Range Road 63 (116 Street) is already upgraded to a two-lane roundabout. This can likely absorb a certain amount of growth without triggering substantial upgrades to the intersection.

8.2 Municipal Servicing Considerations

All discussions regarding serviceability are based on a high-level review of topography and available background studies. The serviceability of the optimal growth directions are subject to change with more detailed engineering studies.

8.2.1 Town of Beaverlodge

Water

The Town of Beaverlodge Lodgeview Servicing Assessment (Associated Engineering, 2023) proposes 250 mm water main looping that will bolster the availability of fire flows within northern Beaverlodge. Development to the north will then be serviced by this 250 mm watermain loop and the nearby North Reservoir. As the elevations rise to the north, a pressure zone boundary may eventually be needed, but growth just east of 8 Avenue W (Range Road 102) should not require this. Non-residential development to the southwest will be serviced off the existing 250 mm network nearby.

Wastewater

Development to the north will likely require upgrading to the existing sanitary sewer network since most of the network is only 200 mm in size. There will be twinning/upgrading requirements most likely needed along 8 Avenue W and Highway 43 to convey future development flows to the lagoon. The existing sewer along Highway 43 ranges from 200 to 375 mm in size and conveys sanitary sewage from most of the Town to the existing lagoon to the south. Non-residential development to the west will need to be carefully designed to ensure that it can connect by gravity to the 375 mm sewer trunk upstream of the lagoon.

Stormwater

Topography within the optimal growth directions generally drains southwest. New development should ensure stormwater management facilities are constructed to control on-site runoff to predevelopment rates and ensure that culvert crossings at Highway 43 and the railway are designed with sufficient capacity to ensure runoff can discharge to the creek west of Beaverlodge.

8.2.2 Town of Sexsmith

Water

The existing reservoir is at an elevation of approximately 720 m and can service lands approximately within the range of 705 to 735 m. Notwithstanding, the Sexsmith Water and Wastewater Master Plan (ISL, 2019) proposed a booster station along 103 Street to boost pressures in the southwest. Based on this master plan, future growth was planned for south of 95 Avenue, to the west of 106 Street, and east of Highway 2. As development moves northwards, an additional 300 mm water main loop around the north side of the wetland is recommended to bolster fire flows.

Wastewater

The 2019 master plan analyzed future growth areas in detail and showed that gravity sewers can service all areas to the lift station located at 95 Avenue and Highway 2. The primary focus for servicing the optimal growth directions is through construction/upgrading of sewers along 95 Avenue and 100 Street, and through a new sanitary sewer network that crosses Highway 2.

Stormwater

Overland topography within Sexsmith generally drains towards existing wetlands near the Willow Estates and Forest Grove neighbourhoods. Recently, berms were constructed, and downstream culverts were upgraded to ensure stormwater runoff from these wetlands can drain southwards across 100 Avenue (two at 2,100 mm each), 99 Avenue (two at 2,000 mm each), and the Heritage Park entrance (two at 1,500 mm each). New development should ensure stormwater management facilities are constructed to control on-site runoff to predevelopment rates to ensure erosion potential is not increased and downstream culvert capacity is not compromised.

8.2.3 Town of Wembley

Water

Servicing within Wembley should include expansion of the existing water distribution system to north of the railway and south of the existing residential area through looped water mains. Additional commercial development west of 104 Street (Range Road 83) and south of Highway 43 will be required in the longer term and should be serviced through expansion of the water network across the planned intersection. Residential development outside the municipal extents is flexible with an option to the west and an option to the east. Development to the west of the existing Town, however, should include water main looping around the existing wetland.

Wastewater

Wastewater is serviced through a twinned 200 mm and 375 mm sewer to the lagoon northeast of 97 Street and 101 Avenue. Further engineering study is required at the time of site development, but low-lying lands have been identified at a high level where sanitary lift stations would be required. Due to the ongoing operational and maintenance requirements of these stations, future growth focuses on areas that can be serviced by gravity sewers. Additional upgrading to the 200 mm and 375 mm sewers upstream of the lagoon may be required in the future and is subject to future study.

Stormwater

New development should ensure stormwater management facilities are constructed to control on-site runoff to predevelopment rates. Controlled runoff from proposed stormwater management facilities should then be routed to the creek southwest of Wembley or towards Ringling Lake northeast of Wembley through adequately sized ditches and culverts.

8.2.4 Hamlet of Clairmont

Water

Clairmont is serviced mostly from the C-1 pressure zone, which can service lands between 672 m and 692 m. Areas south of Highway 43 are within G-3 pressure zone, which can service lands between 655 m and 692 m. An additional pressure zone is recommended one mile west of Highway 2 as per the Water and Wastewater Master Plan (Morrison Hershfield, 2013). However, areas within C-1 may be serviceable from the existing C-1 pressure zone in the interim. This is subject to further engineering study to validate reservoir storage and pumping capacity as well as pressure constraints. Additional study should be conducted to confirm that the southwest servicing area can maintain pressures in acceptable ranges since elevations drop close to the elevation threshold of the existing pressure zone. Locations at an elevation higher than 692 m (optimal residential growth directions to the north) will require booster stations, upgrades to the existing reservoir such as a higher-pressure supply main, or a new reservoir and pump station to maintain acceptable pressures.

Wastewater

The existing lagoon is located just west of Ferguson Lake, which makes the west side of Clairmont more easily serviceable as gravity sewers could be used to drain to the lagoon and Clairmont Lagoon Discharge Lift Station. Notwithstanding, the Clairmont Regional Lift Station has been designed in stages to allow for future development east of Highway 2 to be serviced through it in the future. Low-lying elevations in the southwest corner of the hamlet boundary may require a lift station.

Stormwater

New development should ensure stormwater management facilities are constructed to control on-site runoff to predevelopment rates. Drainage generally flows northwards to Ferguson Lake and Clairmont Lake, or southwest to Bear Creek. Ditch and culvert capacity downstream of stormwater management facilities should be reviewed at the development stage to ensure there are no hydraulic constraints or flooding risks downstream due to development.

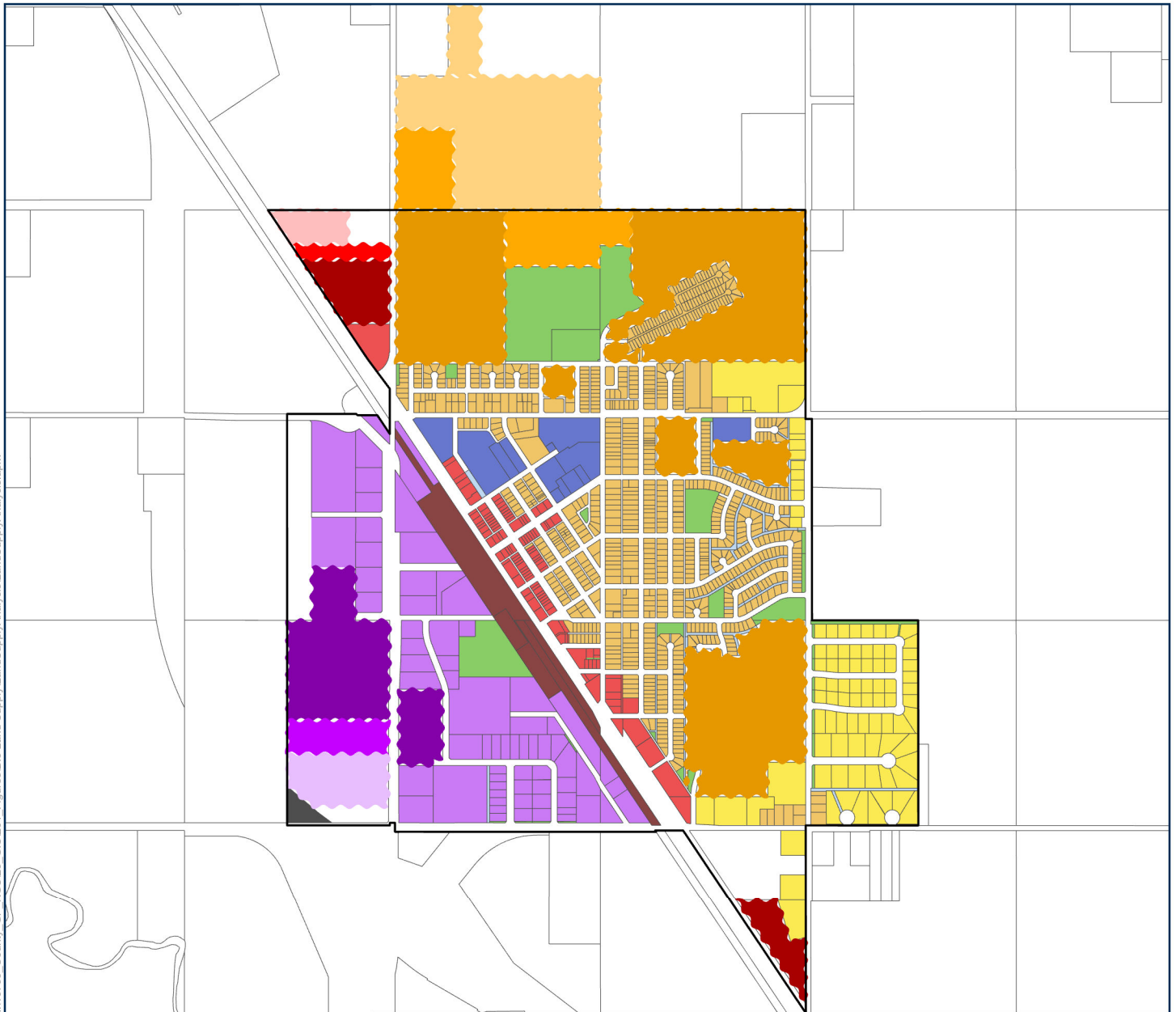
■ 9.0 Land Use Concepts

Building off the findings of the optimal growth direction analysis, a workshop was facilitated to visualize the geographic footprints of projected future growth for the three population forecast scenarios. The result of the workshop was comprehensive land use concepts for each municipality designed to accommodate projected growth in the Grande Prairie region. Significant weight was applied to the logical extension of future infrastructure (as suggested in **Chapter 8**), though some overrides were administered for extenuating circumstances. Ultimately, the land use concepts by municipality presented herein are prioritized in suitable growth directions to assist the partner municipalities in making better informed land use decisions.

9.1 Town of Beaverlodge

Map 9.1 illustrates the suggested growth directions for the Town of Beaverlodge by core land use – residential, commercial, and industrial – and by forecast scenario. In terms of residential, growth is directed toward all unabsorbed urban residential lands within the Town to nearly full buildout under the Low Scenario. Under the Base and High Scenarios, residential growth spills beyond the Town’s current boundaries onto a quarter section to the north on the east side of Range Road 102.

For commercial under the Low Scenario, growth is directed in two locations on the east side of Highway 43 – in the southeast and northwest portions of the Town. Under the Base and High Scenarios, nearly all remaining lands in the northwest portion of the Town are anticipated to be consumed. In terms of industrial, growth across all three scenarios is anticipated to occur in the southwest corner of the community near the future Highway 43 bypass.



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▭ Town of Beaverlodge

▭ Parcel

Land Supply

- Absorbed Rural Residential
- Absorbed Urban Residential
- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Parks and Open Space
- Public Utility
- Railway

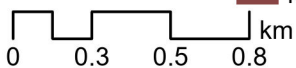
▭ Future Highway/Interchange

Future Land Use by Scenario

- Residential (Low)
- Residential (Base)
- Residential (High)
- Commercial (Low)
- Commercial (Base)
- Commercial (High)
- Industrial (Low)
- Industrial (Base)
- Industrial (High)



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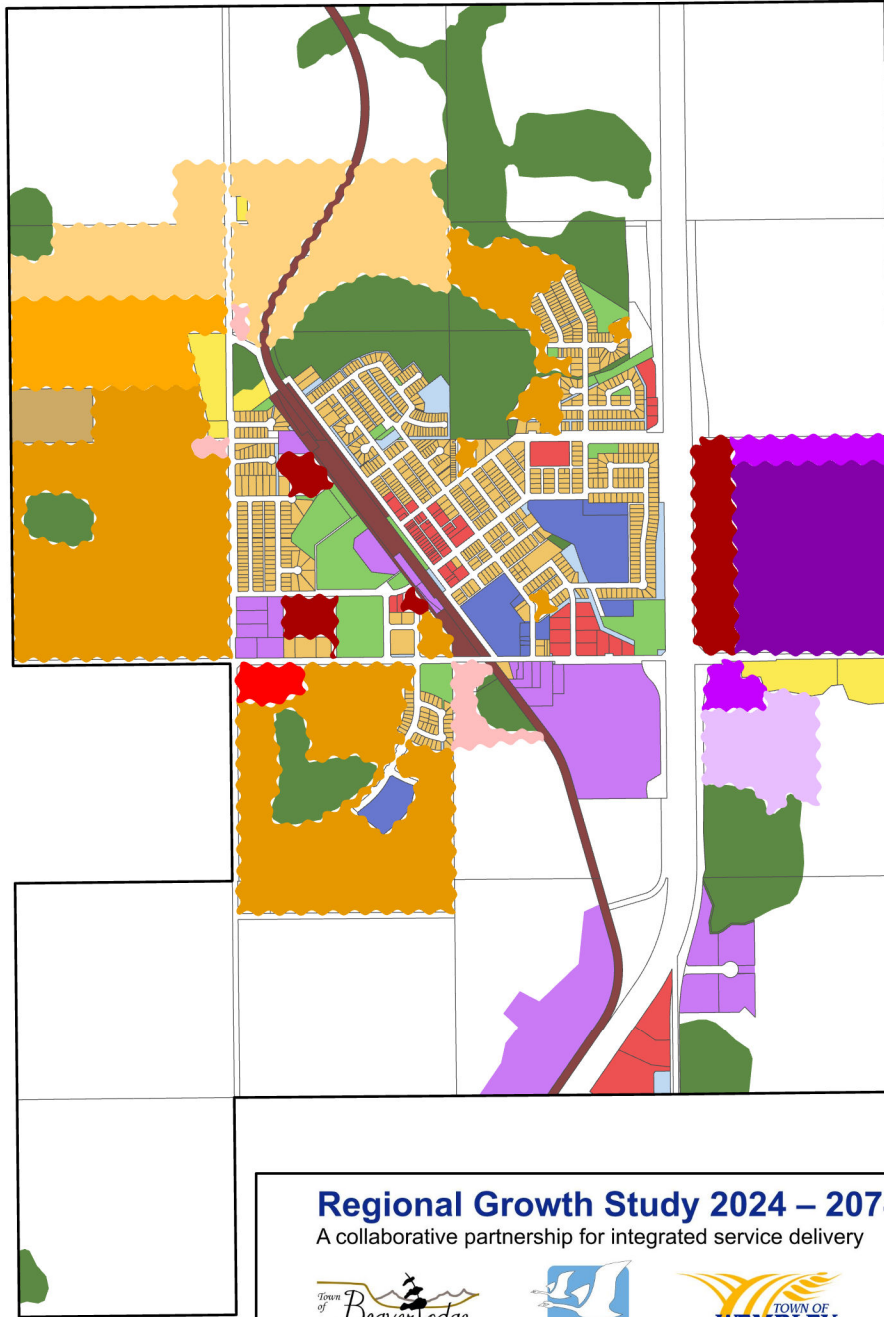
**COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY**

MAP 9.1:
BEAVERLODGE
FUTURE LAND USE
BY SCENARIO

9.2 Town of Sexsmith

Map 9.2 illustrates the suggested growth directions for the Town of Sexsmith by core land use – residential, commercial, and industrial – and by forecast scenario. In terms of residential, growth is directed toward unabsorbed urban residential lands adjacent to built-up portions of the Town in the central area, northeast, west, and south under the Low Scenario. Under the Base and High Scenarios, residential growth advances further to the northwest and north.

For commercial under the Low Scenario, growth is directed to unabsorbed commercial lands to the west of the Canadian National (CN) rail line and the east side of Highway 2 north of 95 Avenue (Township Road 734). Under the Base and High Scenarios, additional lands west of the CN rail line and south of 95 Avenue are anticipated to be consumed as well as two small nodes along 106 Street. In terms of industrial, growth across all three scenarios is anticipated to occur on the east side of Highway 2, starting on the north side of 95 Avenue (Township Road 734) under the Low Scenario. Under the Base and High Scenarios, industrial growth continues both north and south of 95 Ave (Township Road 734) east of Highway 2.



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- Town of Sexsmith
- Parcel
- Land Supply**
- Absorbed Rural Residential
- Absorbed Urban Residential
- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility

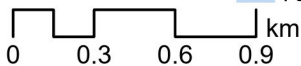
Future Land Use by Scenario

- Residential (Low)
- Residential (Base)
- Residential (High)
- Commercial (Low)
- Commercial (Base)
- Commercial (High)
- Industrial (Low)
- Industrial (Base)
- Industrial (High)

- Railway



1:28,000



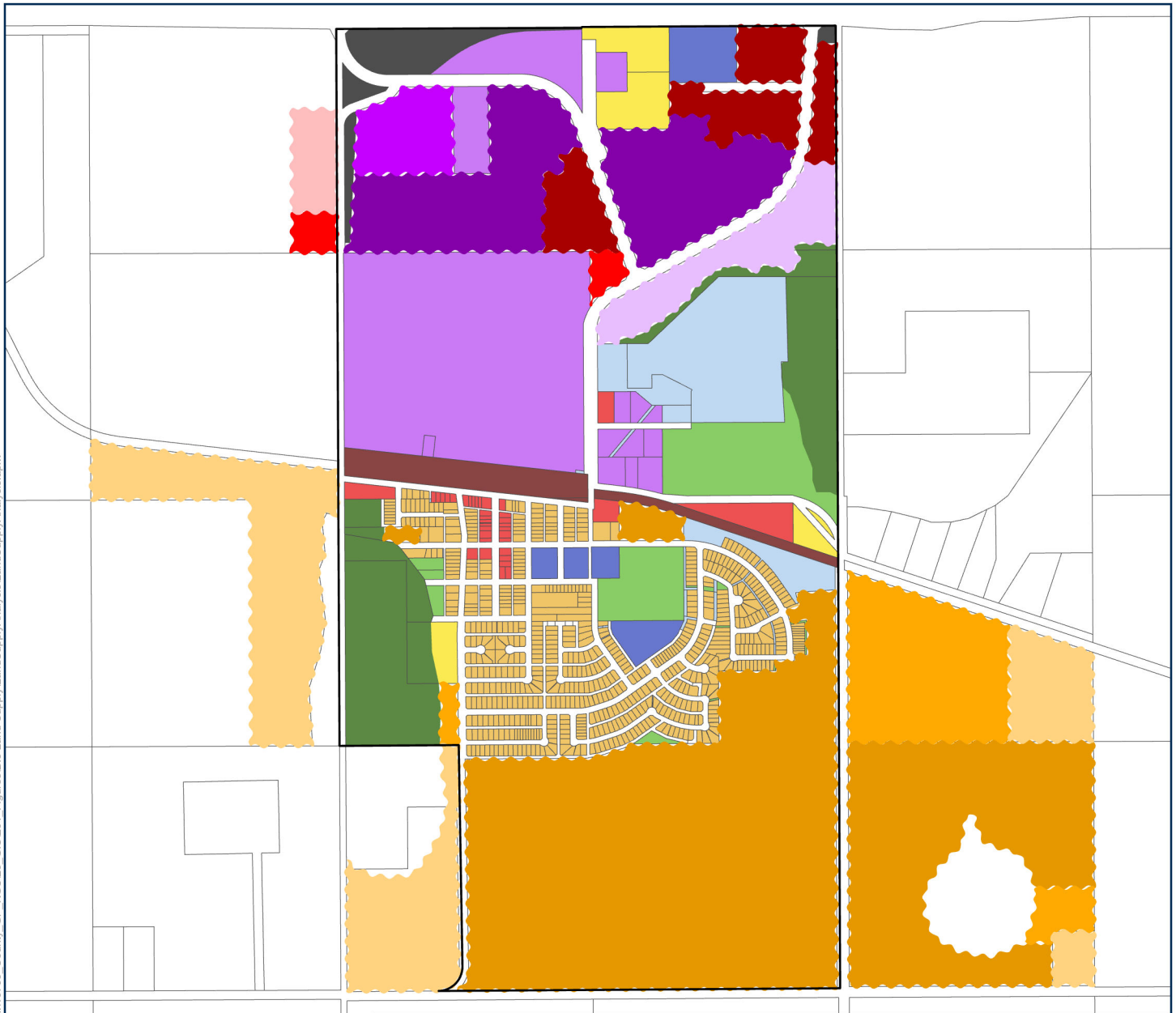
COUNTY OF GRANDE PRAIRIE REGIONAL GROWTH STUDY

MAP 9.2: SEXSMITH FUTURE LAND USE BY SCENARIO

9.3 Town of Wembley

Map 9.3 illustrates the suggested growth directions for the Town of Wembley by core land use – residential, commercial, and industrial – and by forecast scenario. In terms of residential, growth under the Low Scenario is directed toward nearly all unabsorbed urban residential lands within the Town as well as a quarter section beyond the Town to the southeast, east of Range Road 82 and north of Township Road 712. Under the Base and High Scenarios, residential growth then advances to the next quarter section to the north, east of Range Road 82 and south of the CN line, and then beyond the Town’s boundaries again to the west in two locations – west of 101 Street and south of Sunset Lake, and west of Range Road 83 (104 Street) south of the CN rail line on the west side of Sunset Lake. Growing to the southwest of Sunset Lake and south of Township Road 712 was intentionally avoided for the 50-year timeframe to minimize impact on existing confined feeding operations to the west and southwest of the Town, and to minimize urban traffic on Township Road 712 to the south.

For commercial under the Low Scenario, growth is directed to consume most of the Town’s unabsorbed commercial areas. During the Base Scenario, the balance of the commercial land supply is consumed and growth spills over into the quarter section west of Range Road 83 (104 Street) and south of Highway 43, which will benefit from the future interchange at that location. The same quarter section accommodates commercial growth under the High Scenario. In terms of industrial, growth across all three scenarios is anticipated to occur in the north portion of the Town.



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□ Town of Wembley

□ Parcel

Land Supply

■ Absorbed Rural Residential

■ Absorbed Urban Residential

■ Absorbed Commercial

■ Absorbed Industrial

■ Absorbed Institutional

■ Environmental

■ Parks and Open Space

■ Public Utility

■ Railway

■ Future Highway/Interchange

Future Land Use by Scenario

■ Residential (Low)

■ Residential (Base)

■ Residential (High)

■ Commercial (Low)

■ Commercial (Base)

■ Commercial (High)

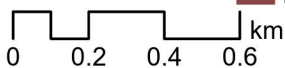
■ Industrial (Low)

■ Industrial (Base)

■ Industrial (High)



1:20,000



COUNTY OF
GRANDE PRAIRIE
REGIONAL
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MAP 9.3:
WEMBLEY
FUTURE LAND USE
BY SCENARIO

9.4 Hamlet of Clairmont

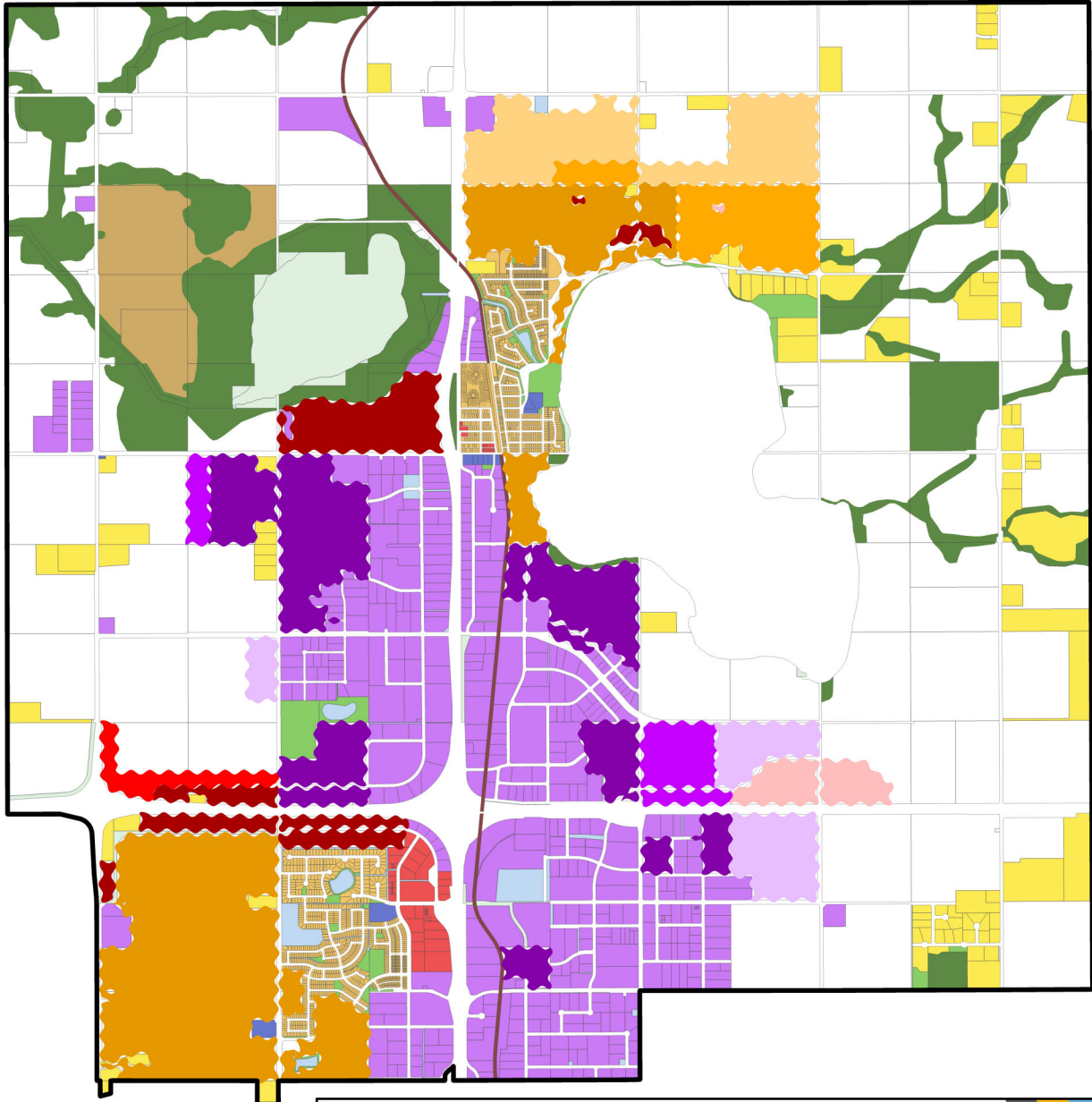
Map 9.4 illustrates the suggested growth directions for the Hamlet of Clairmont by core land use – residential, commercial, and industrial – and by forecast scenario. In terms of residential, growth under the Low Scenario is directed toward four locations:

- the unabsorbed portion of Whispering Ridge and those lands to the west between Range Roads 62 and 63 south of 162 Avenue;
- south 100 Avenue between the CN rail line and Clairmont Lake;
- east of 94 Street and south of 113 Avenue (Township Road 725); and
- generally north of 113 Avenue (Township Road 725) from Highway 2 to just east of Range Road 60.

Under the Base Scenario, most residential growth is anticipated to occur north of 113 Avenue (Township Road 725) between Range Roads 55 and 60. In the High Scenario, growth is anticipated to continue northward in northeast Clairmont within four quarter sections east of Highway 2, south of Township Road 730, and west of Range Road 55. An alternative to growing northward onto these four quarter sections could be the redesignation of commercial and industrial land in southwest Clairmont to residential. In particular, the four quarter sections of land bound by Highway 43 to the south, Range Road 62 (108 Street) to the east, Township Road 723 (84 Avenue) to the north, and Range Road 63 (116 Street) to the west could be developed as a complete community capable of sustaining an elementary school and neighbourhood commercial uses. Such a development could leverage proximity to the J.D.A. County Sportsplex to the east as well as the future Range Road 62 (108 Street) overpass of Highway 43 to the southeast.

For commercial under the Low Scenario, most growth is directed to a planned node north of 100 Avenue (Township Road 724) between Highway 2 to the east and Range Road 62 to the west, along the 162 Avenue corridor from Highway 2 to the east to Range Road 63 (116 Street) to the west, and along the north side of Highway 43 west of Range Road 62 (108 Street). In the Base Scenario, commercial development will further advance north of Highway 43 between Range Road 62 (108 Street) and Range Road 63 (116 Street) in the southwest portion of Clairmont. Under the High Scenario, it is anticipated that commercial development will occur in proximity to the future Range Road 55 interchange with Highway 43 in the southeast portion of Clairmont.

In terms of industrial, growth across in the Base Scenario is anticipated to be adjacent to existing built-up industrial areas in southeast, east-central, and west-central portions of Clairmont with development spilling over the west side of Range Road 62 (108 Street) south of 100 Avenue (Township Road 724). Under the Base and High Scenarios, industrial growth is directed mostly eastward on either side of Highway 43 towards the future interchange at Range Road 55, as well as west of Range Road 62 south of 84 Avenue (Township Road 723).



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Clairmont

Parcel

Land Supply

- Absorbed Rural Residential
- Absorbed Urban Residential
- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space

Public Utility

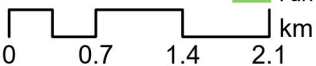
Railway

Future Land Use by Scenario

- Residential (Low)
- Residential (Base)
- Residential (High)
- Commercial (Low)
- Commercial (Base)
- Commercial (High)
- Industrial (Low)
- Industrial (Base)
- Industrial (High)



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COUNTY OF GRANDE PRAIRIE REGIONAL GROWTH STUDY

MAP 9.4: CLAIRMONT FUTURE LAND USE BY SCENARIO

9.5 Balance of County including the Hamlet of Hythe

Map 9.5 and **Map 9.6** illustrate the suggested geographic distribution of the County's residential and non-residential growth respectively. As shown and as mentioned previously, 50% of the County's residential and non-residential growth to 2076 is anticipated to occur in the Hamlet of Clairmont.

In terms of the remaining 50% of residential growth:

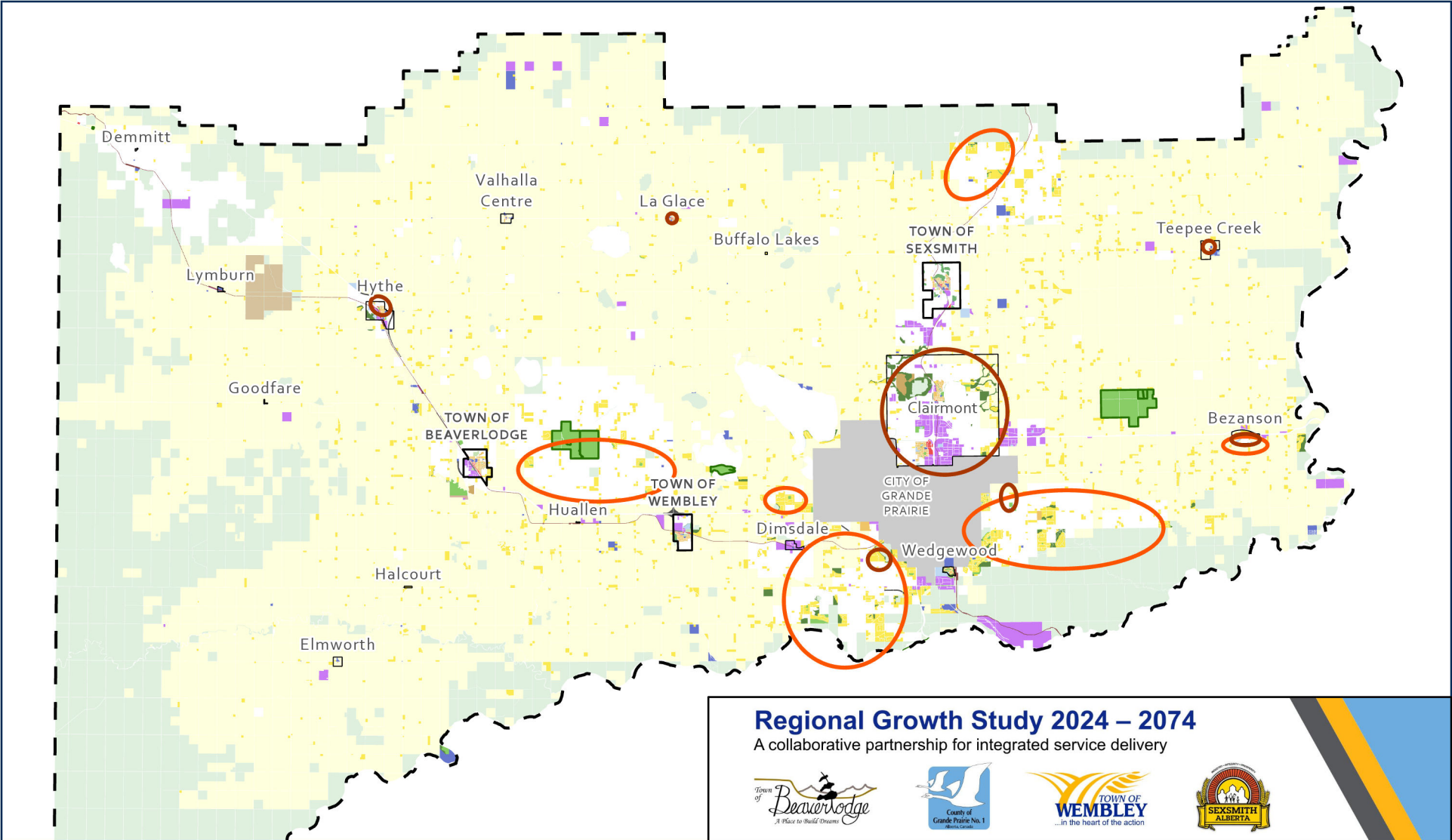
- most urban residential growth is anticipated to occur in six locations – the hamlets of Hythe, Bezanson, La Glace, and Teepee Creek, as well as nodes anticipated near Flyingshot Lake and east of Carriage Lane Estates in the vicinity of Township Road 714 and Range Road 53 near the recently constructed Harry Balfour School. These suggestions do not preclude modest urban residential growth in other hamlets within the County.
- most rural residential growth is anticipated in five locations – east of Grande Prairie, southwest of Grande Prairie, north of Dimsdale, north of Huallen generally between Wembley and Beaverlodge, and northeast of Sexsmith. These suggestions do not preclude rural residential growth in other locations throughout the County.

In terms of the remaining 50% of non-residential growth, most non-residential growth is anticipated to be shared among the following twelve locations:

- north of Bezanson along the north side of Highway 43;
- the Highway 43 corridor east of the Hamlet of Clairmont between Range Roads 50 and 54;
- within the Emerson Trail Area Structure Plan between Clairmont and Sexsmith;
- the Wapiti River Valley along Resources Road southeast of Grande Prairie;
- the Township Road 712/Highway 668 corridor south of Grande Prairie;
- southwest of the Hamlet of Dimsdale;
- between Dimsdale and Highway 43;
- the CN rail corridor centred on the Hamlet of Huallen;
- the Hamlet of Elmworth;
- Albright along the CN rail line between Beaverlodge and Hythe;
- The Hamlet of Hythe; and
- The Demmitt area.

These suggestions do not preclude modest non-residential growth in other locations throughout the County.

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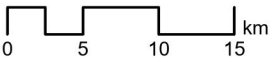


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- County
- Town
- City
- Hamlet
- Reserve
- Parks and Protected Areas
- Land Supply**
- Absorbed Rural Residential

- Absorbed Urban Residential
- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Agricultural
- Airport
- Crown Land
- Environmental

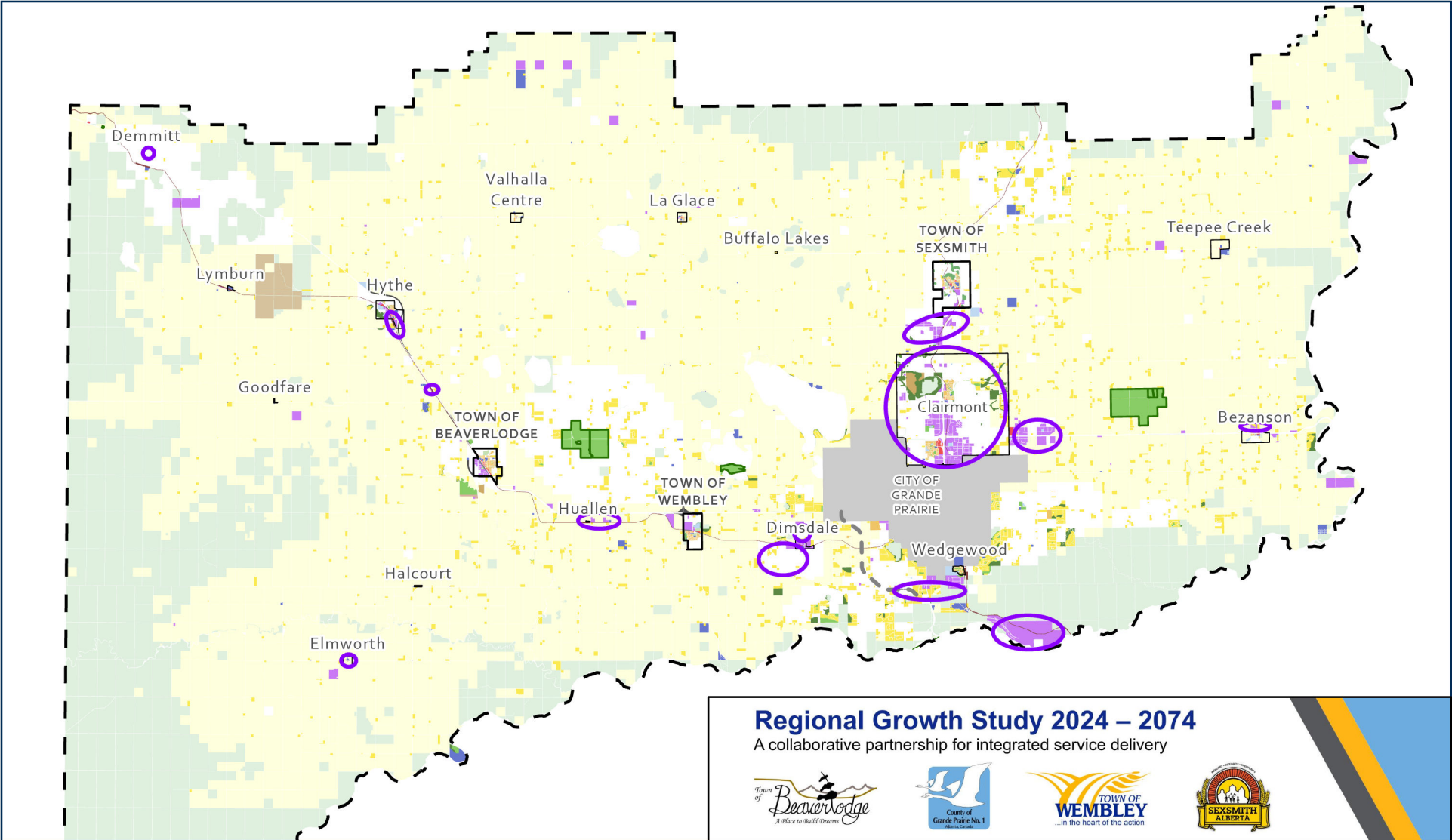
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Future Residential Growth**
- Rural Residential
- Urban Residential



**COUNTY OF GRANDE PRAIRIE
REGIONAL GROWTH STUDY**

MAP 9.5:
COUNTY FUTURE
RESIDENTIAL
LAND USE

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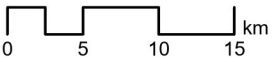


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- County
- Town
- City
- Hamlet
- Reserve
- Parks and Protected Areas
- Proposed Highway 40X
- Future Non-Residential Growth

- #### Land Supply
- Absorbed Rural Residential
 - Absorbed Urban Residential
 - Absorbed Commercial
 - Absorbed Industrial
 - Absorbed Institutional
 - Agricultural
 - Airport

- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange



**COUNTY OF GRANDE PRAIRIE
REGIONAL GROWTH STUDY**

MAP 9.6:
COUNTY FUTURE
NON-RESIDENTIAL
LAND USE

9.6 Adjusted Transportation Considerations

The considerations provided in Section 8.1 were written generally and are not impacted by the post-workshop change in growth directions; however, refined considerations are provided below.

9.6.1 Town of Wembley

- Township Road 712 between 101 Street (Range Road 83) and Range Road 82 should be paved to support future residential development.
- The increased traffic on Range Road 82/101 Avenue from residential development to the east will likely trigger the need to upgrade the at-grade rail crossing control south of Township Road 713 from passive (signage) to active (flashing bells). The need for this upgrade should be reviewed in greater detail in future development applications and/or area structure plans.
- An east-west roadway connection at between the future 92 Street extension and Range Road 82 should be considered to connect the future eastern residential area to the existing developed areas in the west. This will also reduce dependency on Range Road 82/101 Avenue, which may be blocked by passing trains.
- While outside the growth projections of this study, roadway network plans for the southwest and western residential areas should include provisions for a future roadway connection between the two areas.
- The northwest commercial areas should be accessed from 104 Street (Range Road 83) rather than Highway 43 in compliance with ATEC's access management guidelines. ATEC should be engaged in future area structure plans or development applications as these lands are within their influence area.

9.6.2 Hamlet of Clairmont

- The at-grade rail crossing controls at 72 Avenue and 100 Avenue should be reviewed to determine whether an upgrade to active controls (flashing lights) is required due to future development. The crossing at Bauman Road uses a flashing lights system already and will likely not warrant an upgrade to include a gate however this should be reviewed.
- 113 Avenue, between 107A Avenue and Range Road 55, and Range Road 60, between 113 Avenue and Township Road 730, should be upgraded and paved to support future residential growth.
- Highway 43 and Highway 2 are under ATEC jurisdiction. Access is likely limited to existing connections.
- Most growth areas are within ATEC's influence area. The province should be engaged in future area structure plans or development applications.

9.7 Adjusted Municipal Servicing Considerations

Refined municipal servicing considerations for the Town of Wembley and the Hamlet of Clairmont are provided below based on workshops held with the partner municipalities.

9.7.1 Town of Wembley

Water

Servicing within Wembley should include the expansion of the existing water distribution system north of the railway and to the west, south, and east of the existing residential area through looped water mains. Additional looping should be maintained for long-term growth including non-residential development to the northwest and residential development northwest and south of Sunset Lake west of 101 Street.

Wastewater

Wastewater is serviced through a twinned 200 mm and 375 mm sewer to the lagoon northeast of 97 Street and 101 Avenue. Low-lying lands east of Range Road 82 and immediately south of the existing railway have been flagged to require a sanitary lift station, and further engineering study is required at the time of site development to confirm. Due to the ongoing operational and maintenance requirements of these lift stations, development should focus on areas that can be serviced by gravity sewers first. Additional upgrading to the 200 mm and 375 mm sewers upstream of the lagoon may require upgrading in the future and a detailed capacity and upgrading staging analysis should be undertaken.

Stormwater

New development should ensure stormwater management facilities are constructed to control on-site runoff to predevelopment rates. Controlled runoff from proposed stormwater management facilities should then be routed to the creek southwest of Wembley or towards Ringling Lake northeast of Wembley through adequately sized ditches and culverts.

9.7.2 Hamlet of Clairmont

Water

Clairmont is serviced mostly from the C-1 pressure zone which can service lands between 672 m and 692 m. Areas south of Highway 43 are within Pressure Zone G-3, which can service lands between 655 m and 692 m. An additional pressure zone is recommended one mile west of Highway 2 as per the Water and Wastewater Master Plan (Morrison Hershfield, 2013); however, areas within C-1 may be serviceable from the existing C-1 pressure zone in the interim. This is subject to further engineering study to validate reservoir storage and pumping capacity as well as pressure constraints. Additional study should be conducted to confirm that the southwest servicing area can maintain pressures in acceptable ranges since elevations drop close to the elevation threshold of the existing pressure zone. Locations at an elevation higher than 692 m (residential areas to the north) will require booster stations, upgrades to the existing reservoir such as a higher-pressure supply main, or a new reservoir and pump station to maintain acceptable pressures.

Wastewater

The existing lagoon is just west of Ferguson Lake, which makes the west side of Clairmont more easily serviceable as gravity sewers could be used to convey wastewater to the lagoon and Clairmont Lagoon Discharge Lift Station. The Clairmont Regional Lift Station has been staged to allow for future development east of Highway 2 to be serviced in the future. The Highway 43 Lift Station, located northwest of Range Road 60 and Highway 43, will likely require future capacity upgrades for development proposed along Highway 43 east of Highway 2. It is recommended that additional study is conducted closer to development to verify upgrading and staging requirements for the Clairmont Regional and Highway 43 lift stations.

Stormwater

New development should ensure stormwater management facilities are constructed to control on-site runoff to predevelopment rates. Drainage generally flows northwards to Ferguson Lake and Clairmont Lake, or southwest to Bear Creek. Ditch and culvert capacity downstream of stormwater management facilities should be reviewed at the development stage to ensure there are no hydraulic constraints or flooding risks downstream due to development.

10.0 Conclusions

Through the detailed data analysis, the following 52 conclusions are outlined below to summarize the historical population growth, land supply, vacant lands, historical land absorption, regional structure, population and employment projections, future land requirements, beyond boundary land needs, and growth directions findings from the Regional Growth Study.

Historical Population Growth

1. The County of Grande Prairie's population has increased by 180% over the 50 years between 1971 and 2021. At a 2024 population of 26,701, the County's population increased by 48% since 2006.
2. At a 2021 population of 2,271, the Town of Beaverlodge's population increased by 94% over the prior 50 years. Its estimated 2024 population was 2,349.
3. At a 2021 population of 2,427, the Town of Sexsmith's population increased by 309% over the prior 50 years. Its estimated 2024 population was 2,558.
4. At a 2021 population of 1,432, the Town of Wembley's population increased by 285% over the prior 50 years. Its estimated 2024 population was 1,563.
5. The Hamlet of Hythe's population has increased by 75% over the 50 years between 1971 and 2021. Its 2024 population was 835.
6. The Hamlet of Clairmont's population has increased by 1,500% over the 50 years between 1971 and 2021. Its 2024 population was 6,123.
7. The Grande Prairie region, inclusive of the County, the three towns, the City of Grande Prairie and Horse Lakes 152B, has an estimated total population of 104,071 in 2024.
8. Without the City and Horse Lakes, the four participant municipalities in the Grande Prairie region had a combined estimated population of 33,171 in 2024.

Land Supply

9. The County has a gross unabsorbed land supply of 45,823 ha, which includes 3,760 ha in Clairmont and 141 ha in Hythe.
10. Clairmont's unabsorbed land supply includes 660 ha for urban residential, 461 ha for rural residential, 666 ha for commercial, 1,952 ha for industrial, and 21 ha for institutional.
11. Hythe's unabsorbed land supply includes 68 ha for urban residential, 7 ha for commercial, and 66 ha for industrial.
12. In the balance of the County, unabsorbed land supply includes over 37,000 ha for rural residential and over 3,500 ha for industrial.
13. Beaverlodge has a gross unabsorbed land supply of 182 ha. This includes 108 ha of urban residential lands, 31 ha of commercial lands, 39 ha of industrial lands, and 4 ha of institutional lands.
14. Sexsmith has a gross unabsorbed land supply of 874 ha. This includes 509 ha for urban residential, 70 ha for commercial, and 295 ha for industrial.
15. Wembley has a gross unabsorbed land supply of 195 ha. This includes 111 ha for urban residential, 21 ha for commercial, and 63 ha for industrial.

Vacant Lands

16. Among previously absorbed lands (i.e., lands that are zoned and subdivided for their intended use), approximately:
 - a. 180 ha of parcels remain vacant in Clairmont;
 - b. 18 ha of parcels remain vacant in Hythe;
 - c. 20 ha of parcels remain vacant in Beaverlodge;
 - d. 29 ha of parcels remain vacant in Sexsmith; and
 - e. 6 ha of parcels remain vacant in Wembley.

17. 14.4% of Clairmont's absorbed industrial lots remain vacant. This compares to 14.7% that ISL recorded for a comparable industrial park in the Edmonton Metropolitan Area in the early 2020s.

Historical Land Absorption

18. Historical land absorption by plan registration between 1975 and 2024 amounts to annual consumption rates of:
- 37.3 ha in Clairmont;
 - 2.0 ha in Hythe;
 - 303.2 ha in the balance of the County;
 - 3.4 ha in Beaverlodge;
 - 3.0 ha in Sexsmith; and
 - 2.2 ha in Wembley.
19. If historical land consumption rates were carried forward (with an approximate 15% circulation mark-up applied), and assuming land use flexibility and 100% participation by landowners in development, it could take:
- 80 years to consume all unabsorbed land supply in Clairmont;
 - 56 years to consume all unabsorbed land supply in Hythe;
 - 43 years to consume all unabsorbed land supply in Beaverlodge;
 - 236 years to consume all unabsorbed land supply in Sexsmith; and
 - 69 years to consume all unabsorbed land supply in Wembley.

Regional Structure

20. For the Grande Prairie region, a Regional Core, Growth Areas, and Central Nodes were delineated and identified.
21. The Regional Core comprises the contiguous urban development footprint emanating from the heart of the City of Grande Prairie and extending into the Hamlet of Clairmont that serves as the main regional hub for residential, commercial, and institutional uses and services for residents of the Grande Prairie region.
22. Among the Central Nodes, six Regional Nodes – Grande Prairie, Clairmont, Beaverlodge, Sexsmith, Wembley, and Hythe – were defined as primary centres that are expected to experience most of the Grande Prairie region's growth and development.
23. The hamlets of Bezanson, Elmworth, La Glace, Teepee Creek, and Valhalla Centre were defined as Rural Nodes – secondary centres that provide important functions to surrounding areas but are expected to experience minimal to low levels of growth and development compared to Regional Nodes.
24. The Growth Areas were also defined as predominantly rural geographic areas where development and expansion is expected to occur based on influence from Central Node activity.

Population and Employment Projections

25. Three population and employment projection scenarios have been prepared for the participant municipalities in the Grande Prairie region – a Base Scenario, a Low Scenario, and a High Scenario.
26. Under the Base Scenario, the Grande Prairie region, excluding the City of Grande Prairie and Horse Lakes 152B, is projected to have a population of 89,825 and an employment level of 49,650 jobs by 2076.
27. By 2076, this translates to an estimated:
- 30,830 people and 17,465 jobs in Clairmont;
 - 45,185 people and 24,660 jobs in the balance of the County;
 - 4,045 people and 2,165 jobs in Beaverlodge;
 - 5,380 people and 2,930 jobs in Sexsmith; and
 - 4,385 people and 2,430 jobs in Wembley.

28. Under the Low Scenario, the Grande Prairie region, excluding the City of Grande Prairie and Horse Lakes 152B, is projected to have a population of 80,435 and an employment level of 44,435 jobs by 2076.
29. By 2076, this translates to an estimated:
 - a. 26,730 people and 15,220 jobs in Clairmont;
 - b. 41,080 people and 22,410 jobs in the balance of the County;
 - c. 3,770 people and 2,000 jobs in Beaverlodge;
 - d. 4,930 people and 2,650 jobs in Sexsmith; and
 - e. 3,925 people and 2,160 jobs in Wembley.
30. Under the High Scenario, the Grande Prairie region, excluding the City of Grande Prairie and Horse Lakes 152B, is projected to have a population of 105,840 and an employment level of 58,570 jobs by 2076.
31. By 2076, this translates to an estimated:
 - a. 37,545 people and 21,185 jobs in Clairmont;
 - b. 51,900 people and 28,380 jobs in the balance of the County;
 - c. 4,625 people and 2,495 jobs in Beaverlodge;
 - d. 6,485 people and 3,565 jobs in Sexsmith; and
 - e. 5,285 people and 2,940 jobs in Wembley.
32. The population projections for the Hamlet of Hythe by 2076 are 1,120 under the Low Scenario, 1,232 under the Base Scenario, and 1,415 under the High Scenario.
33. To best prepare for growth over a 50-year horizon, it is recommended that the High Scenario be used for the generation of future land requirements so that the partner municipalities can be best positioned to respond to growth pressures.
34. Research has shown that it is significantly less costly to proactively plan and build for growth than retrofitting infrastructure after the fact.
35. Factors such as rising land and housing prices, labour supply constraints, and reduced land use flexibility can result in the costs of underestimating growth far exceeding the cost of overbuilding for growth.
36. Should actual growth not occur as projected under the High Scenario by 2076 – the end of the horizon – then the horizon is simply extended beyond 2076.

Future Land Requirements and Beyond Boundary Land Needs

37. Based on the High Scenario and a series of growth assumptions, the total gross developable land requirements to 2076 for Beaverlodge are:
 - a. 134.8 ha for urban residential;
 - b. 18.3 ha for institutional;
 - c. 16.8 ha for commercial; and
 - d. 37.7 ha for industrial.
38. Beaverlodge has a 50-year need for at least 41.2 ha of urban residential/institutional land beyond its current boundaries to accommodate projected growth.
39. Based on the High Scenario and a series of growth assumptions, the total gross developable land requirements to 2076 for Sexsmith are:
 - a. 186.4 ha for urban residential;
 - b. 38.3 ha for institutional;
 - c. 27.9 ha for commercial; and
 - d. 62.9 ha for industrial.
40. Sexsmith does not have a beyond boundary land need to accommodate its 50 years of projected growth.

41. Based on the High Scenario and a series of growth assumptions, the total gross developable land requirements to 2076 for Wembley are:
 - a. 210.6 ha for urban residential;
 - b. 33.7 ha for institutional;
 - c. 27.9 ha for commercial; and
 - d. 62.9 ha for industrial.
42. To accommodate projected growth, Wembley has a 50-year need for at least:
 - a. 132.9 ha of urban residential/institutional land beyond its current boundaries; and
 - b. 7.4 of commercial land beyond its current boundaries.
43. Based on the High Scenario and a series of growth assumptions, the total gross developable land requirements to 2076 for Clairmont are:
 - a. 743.8 ha for urban residential;
 - b. 50.1 ha for institutional;
 - c. 222.7 ha for commercial; and
 - d. 501.6 ha for industrial.
44. Clairmont has a 50-year need for at least 113.2 ha of urban residential/institutional land to accommodate projected growth. Rather than a hamlet boundary adjustment, the need can be addressed through the redesignation of agricultural or country residential lands within the current hamlet limits to urban residential, or even redesignation of the some of the excess commercial or industrial land supplies present in the hamlet.
45. Based on the High Scenario and a series of growth assumptions, the total gross developable land requirements to 2076 for Hythe are:
 - a. 28.1 ha for urban residential;
 - b. 10.4 ha for institutional;
 - c. 6.6 ha for commercial; and
 - d. 14.9 ha for industrial.
46. Hythe does not have a beyond boundary land need to accommodate its 50 years of projected growth.

Growth Directions

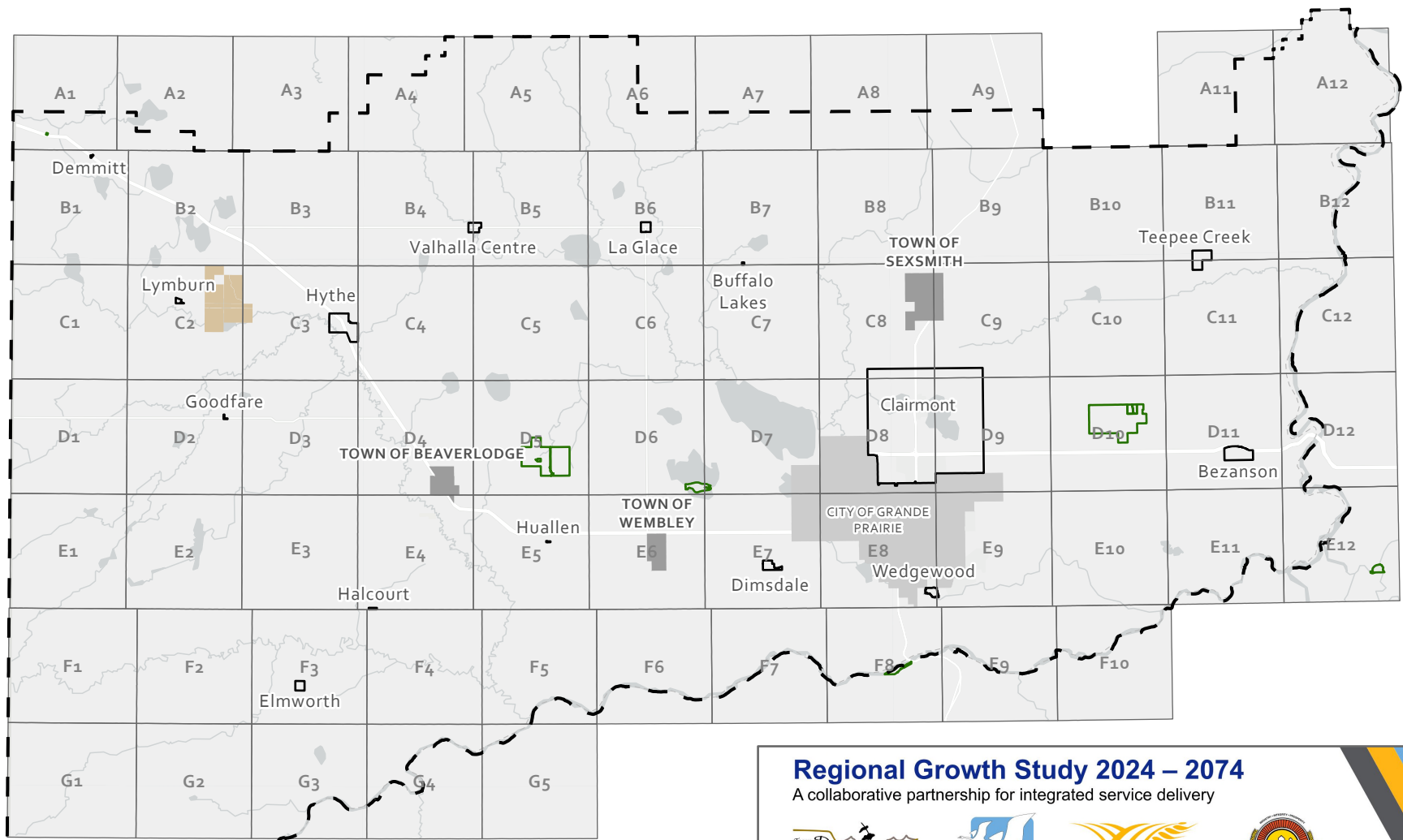
47. An optimal growth direction analysis was undertaken that considered efficient transportation, water, wastewater, and stormwater servicing extensions to accommodate projected growth for Beaverlodge, Sexsmith, Wembley, and Clairmont.
48. Upon completion, a workshop was facilitated with staff of the participant municipalities to identify final recommended growth directions with associated land use concepts.
49. For Beaverlodge, nearly all unabsorbed lands are anticipated to be built out by 2076. Commercial growth occurs to the southeast and northwest along the highway while industrial growth occurs in the southwest. Urban residential growth builds out the northern and eastern portions of Beaverlodge, spilling over its current corporate limits onto a quarter section to the north.
50. For Sexsmith, its current unabsorbed land supply is more than sufficient to accommodate growth to 2076. Urban residential growth advances to the north, west, and southwest. Most of its future commercial growth and all its industrial growth is anticipated to cross Highway 2.
51. For Wembley, effectively all its current industrial land supply will be consumed by 2076. Commercial growth is anticipated to occur in north Wembley and then cross its current municipal limits onto a quarter section to the west adjacent to the planned Highway 43 interchange. After consuming its remaining urban residential land supply, urban residential growth is anticipated to spill beyond Wembley's current corporate limits in two locations – to the southeast between the CN rail line and Township Road 712 and to the west in the vicinity of Sunset Lake.

52. For Clairmont, all unabsorbed urban residential lands in the southwest and northeast portions of the hamlet are consumed. Additional lands to the north are anticipated to accommodate the additional need for urban residential growth to 2076. Commercial growth is assumed to occur in a major node near the geographic centre of the hamlet as well as along the Highway 43 corridor to the southwest and southeast. Meanwhile, it is anticipated that most industrial growth will occur in the west-central, east-central, and southeast portions of the hamlet with proximity to Highways 2 and 43.

APPENDIX A

REGIONAL LAND SUPPLY MAP BOOK

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Date: 1/29/2025



All land supply in the County's southwest is Crown Land

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- County
- Town
- City
- Hamlet

- Reserve
- Parks and Protected Areas
- Townships

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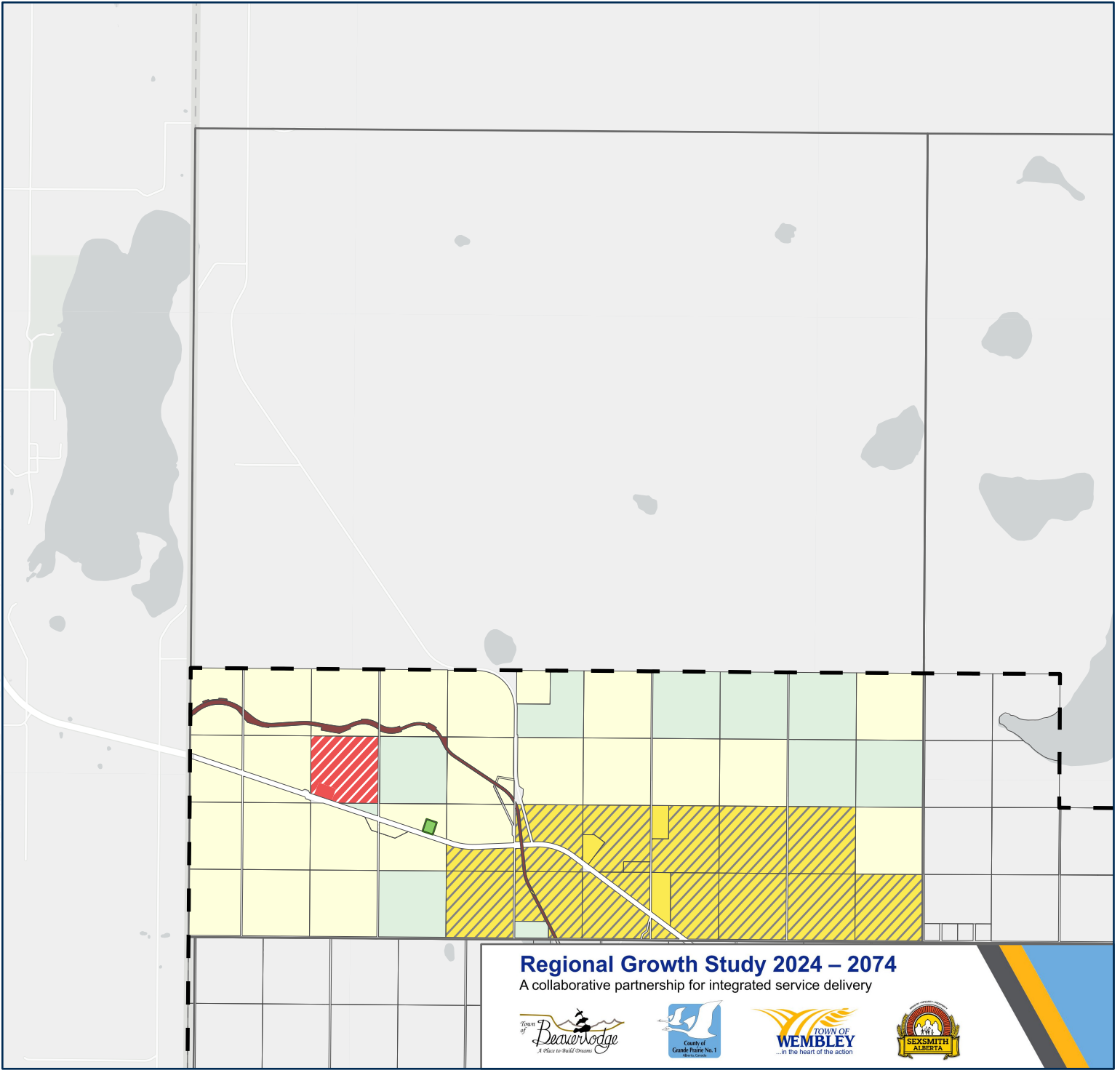


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**COUNTY OF GRANDE PRAIRIE
REGIONAL GROWTH STUDY**

APPENDIX A:
REGIONAL LAND SUPPLY

INDEX MAP



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

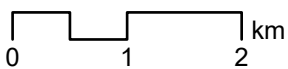
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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
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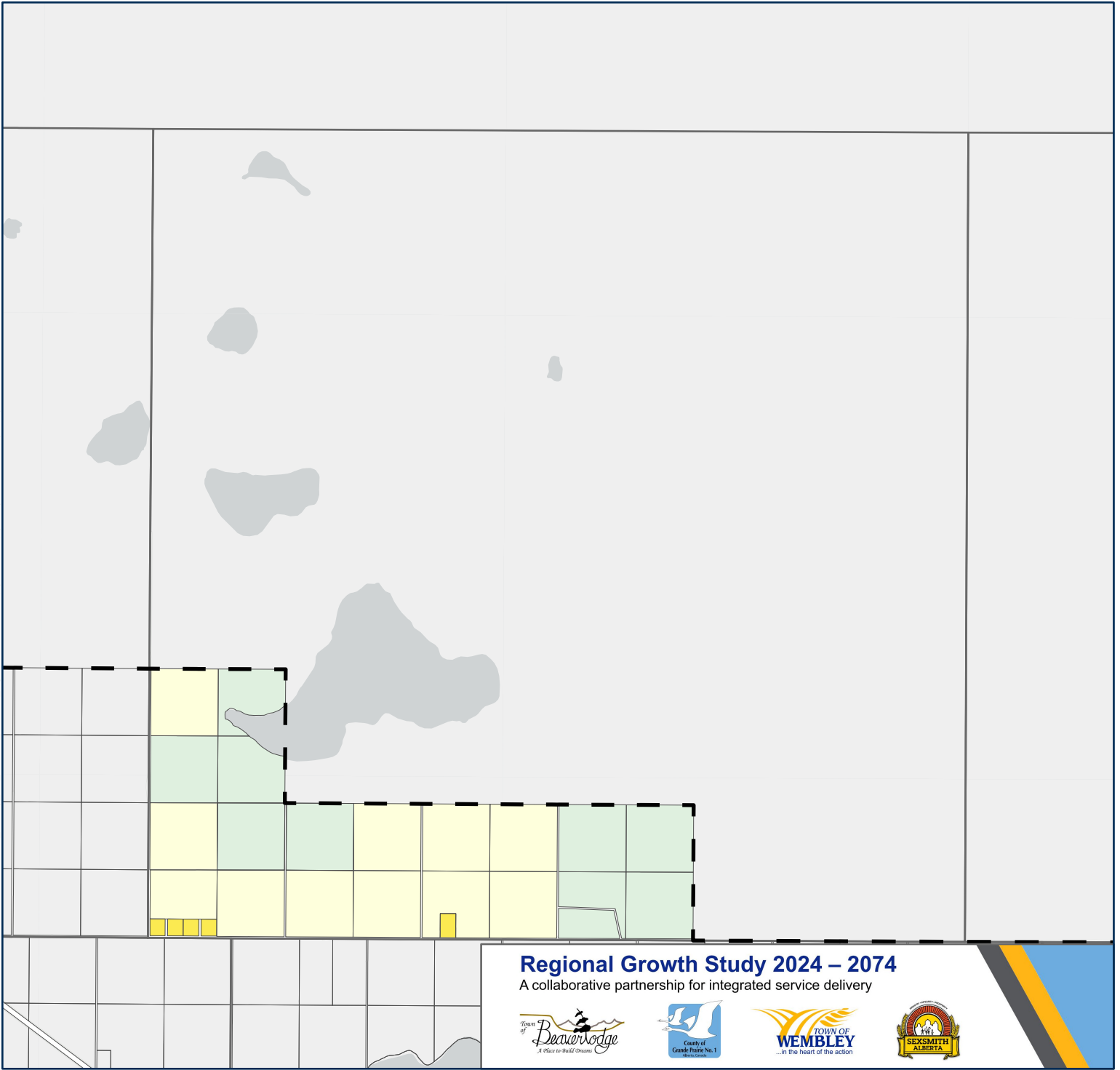
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COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP A1



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

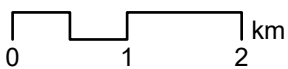
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- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N



COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP A2



Regional Growth Study 2024 – 2074

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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

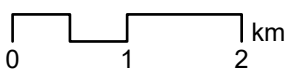
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- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
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- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP A3



Regional Growth Study 2024 – 2074

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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

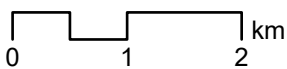
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- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
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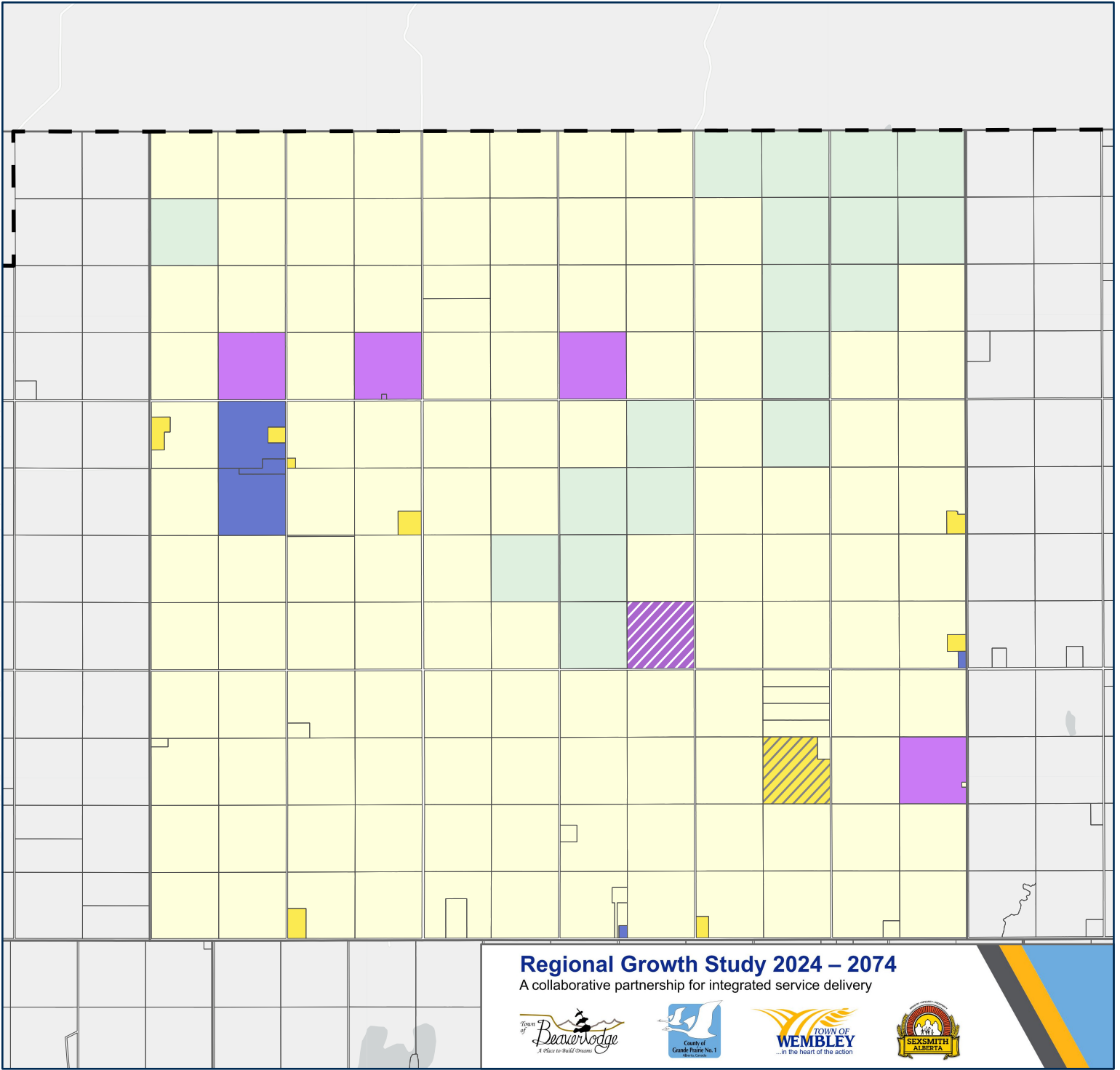


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REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP A4



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

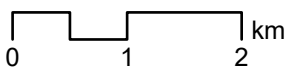
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- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
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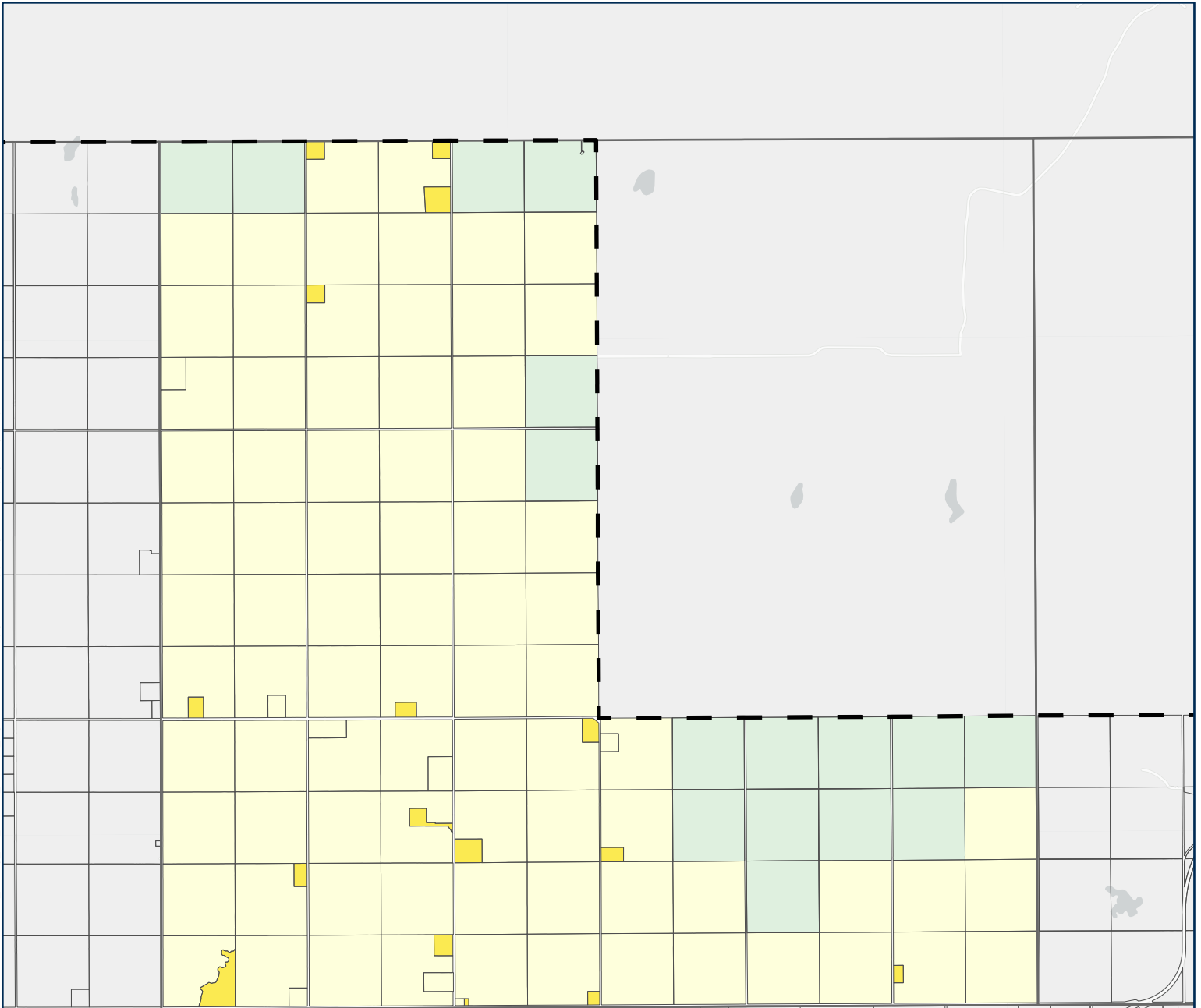


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COUNTY OF
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REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP A5



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

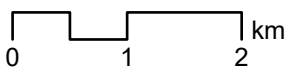
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- Crown Land
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- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
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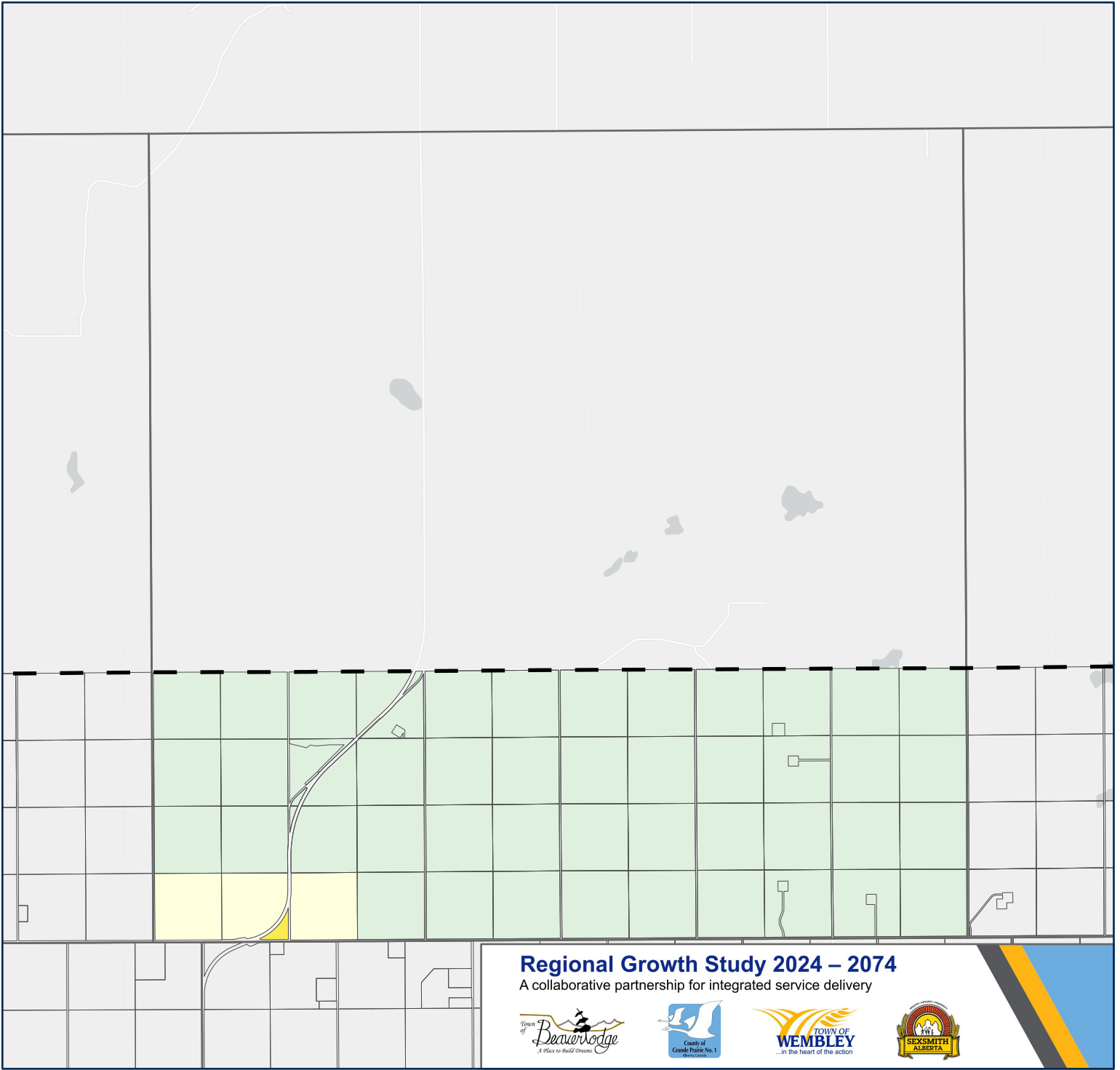


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REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP A6



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

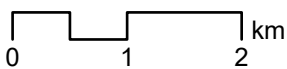
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- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
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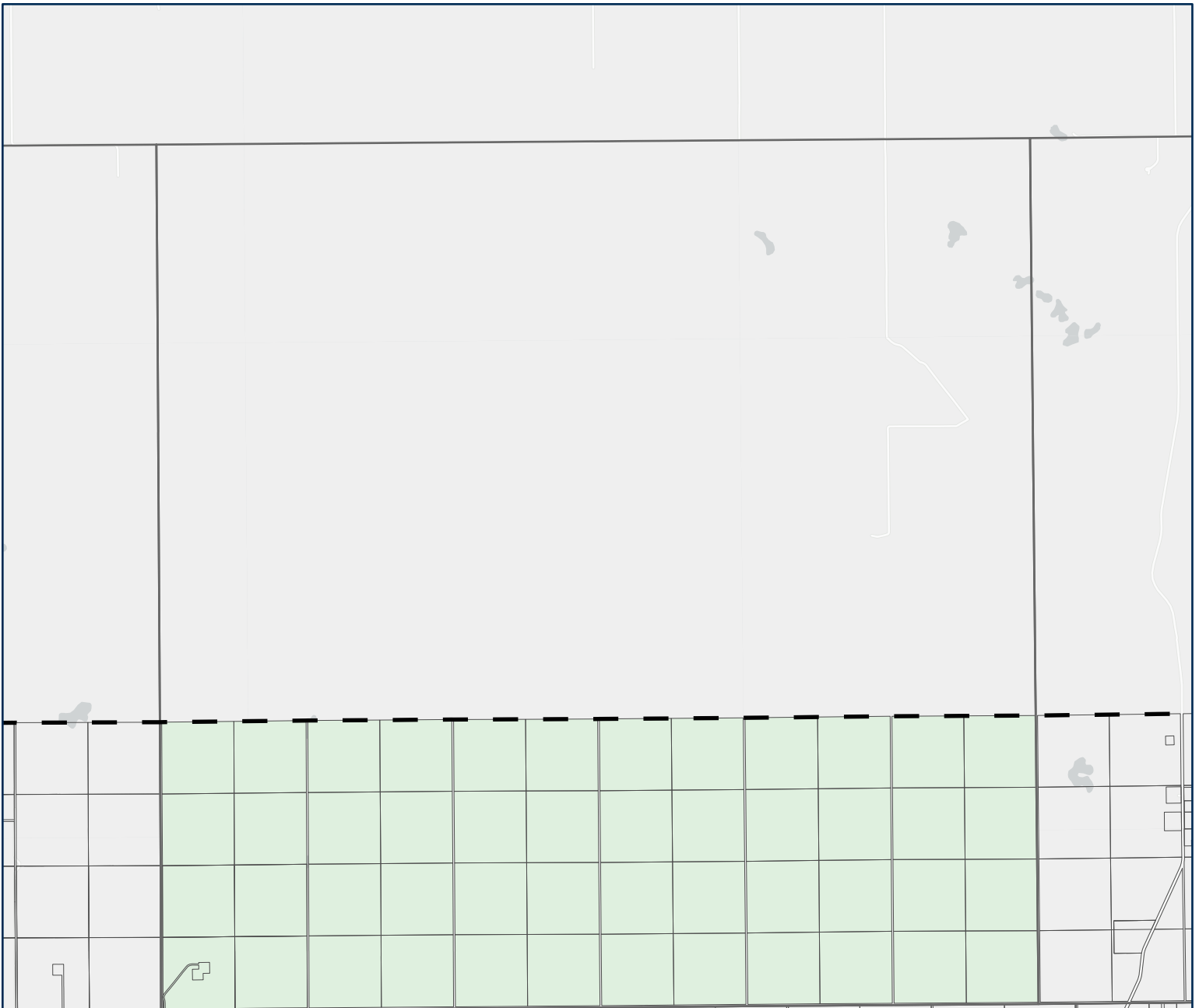
NAD 1983 UTM Zone 11N



COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP A7



Regional Growth Study 2024 – 2074

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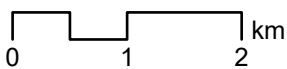
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- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

- Land Supply**
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 - Absorbed Rural Residential
 - Absorbed Urban Residential
 - Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
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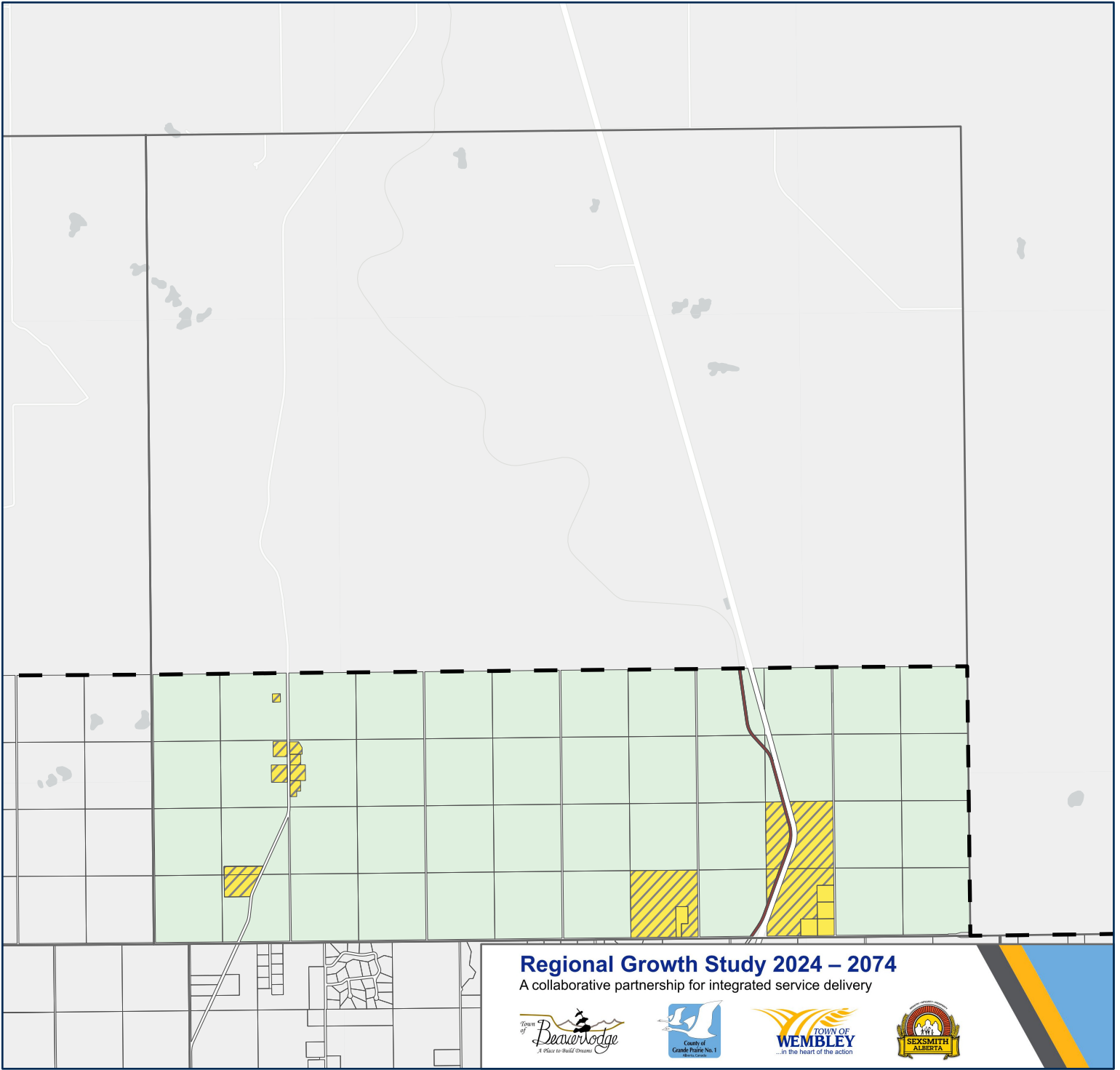
NAD 1983 UTM Zone 11N



COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP A8



Regional Growth Study 2024 – 2074

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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

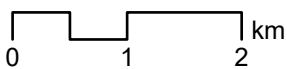
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- Agricultural

- Airport
- Crown Land
- Environmental
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- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
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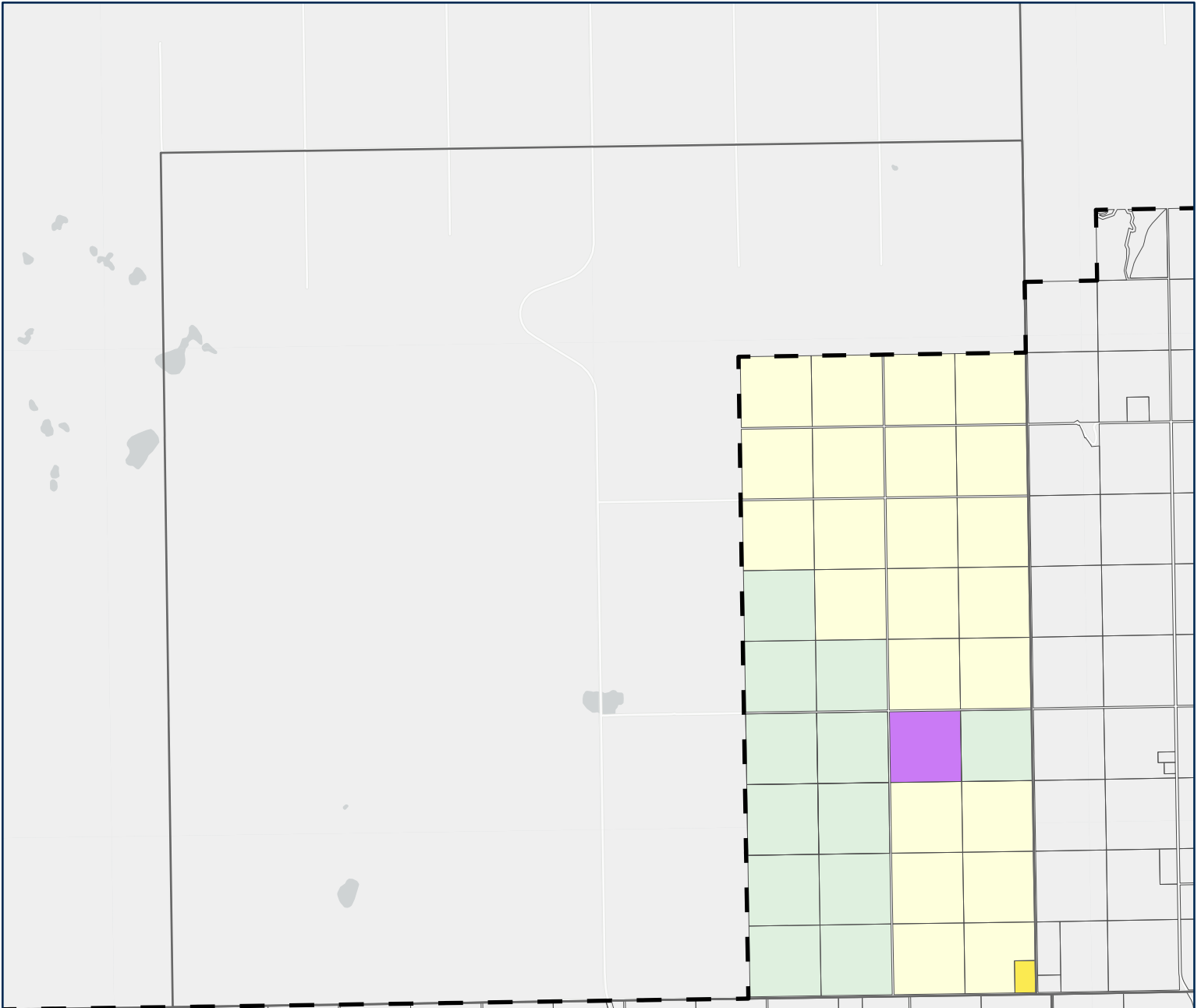
NAD 1983 UTM Zone 11N



COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP A9



Regional Growth Study 2024 – 2074

A collaborative partnership for integrated service delivery



- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

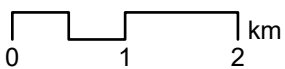
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- Agricultural

- Airport
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- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
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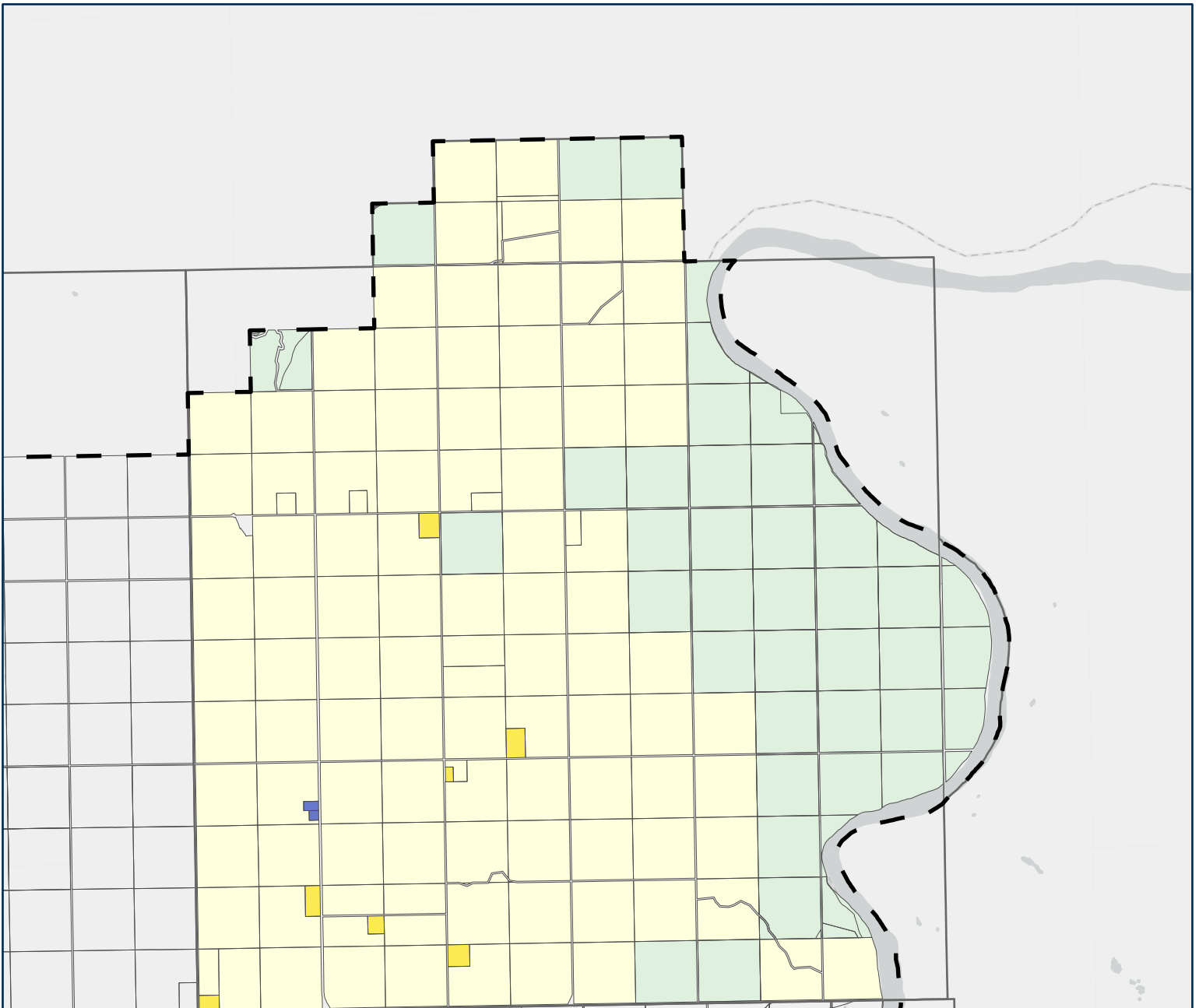
NAD 1983 UTM Zone 11N



COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP A11



Regional Growth Study 2024 – 2074

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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

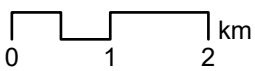
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- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
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NAD 1983 UTM Zone 11N

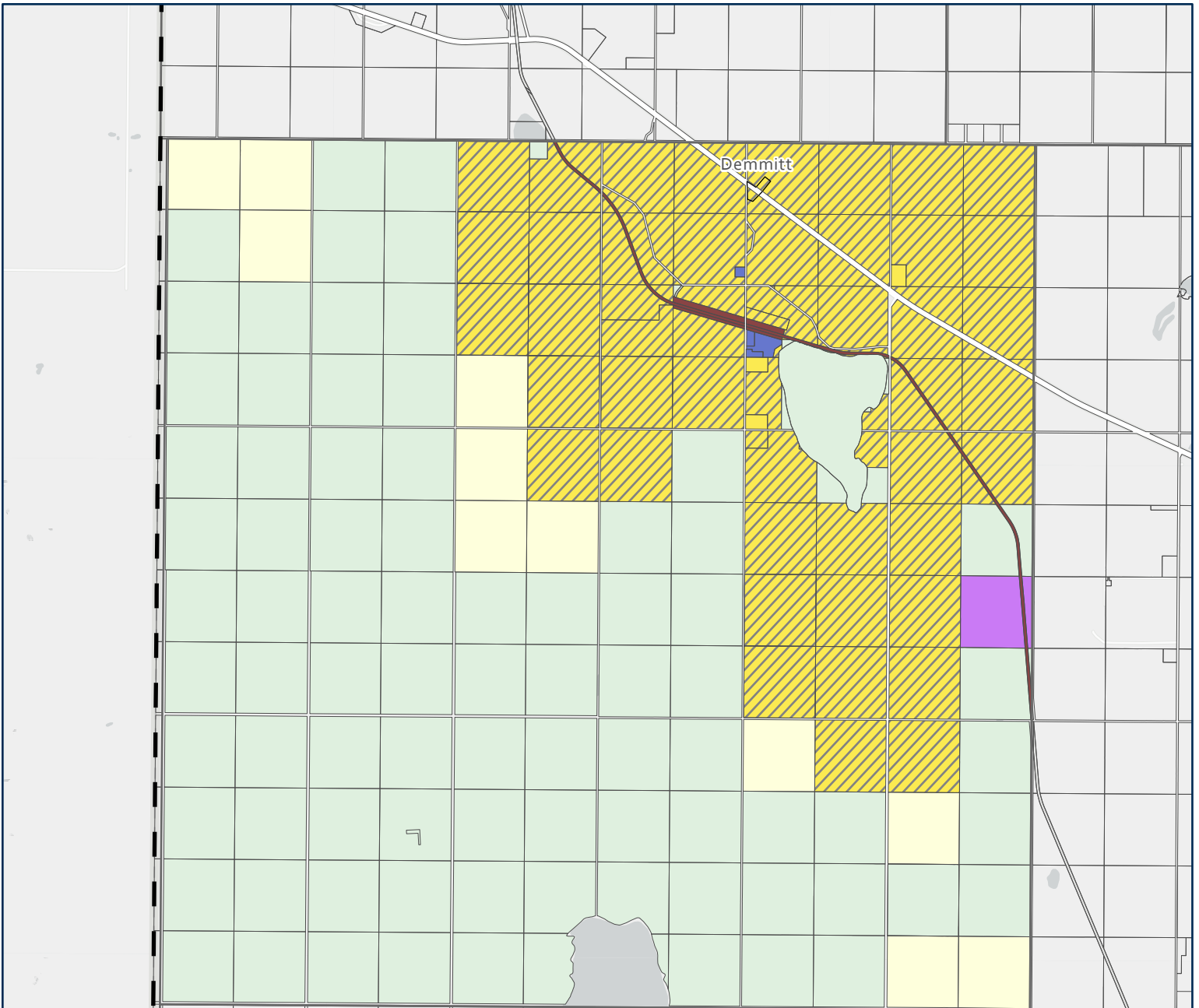


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REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP A12



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

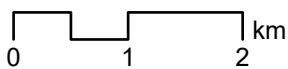
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- Public Utility
- Railway
- Future Highway/Interchange
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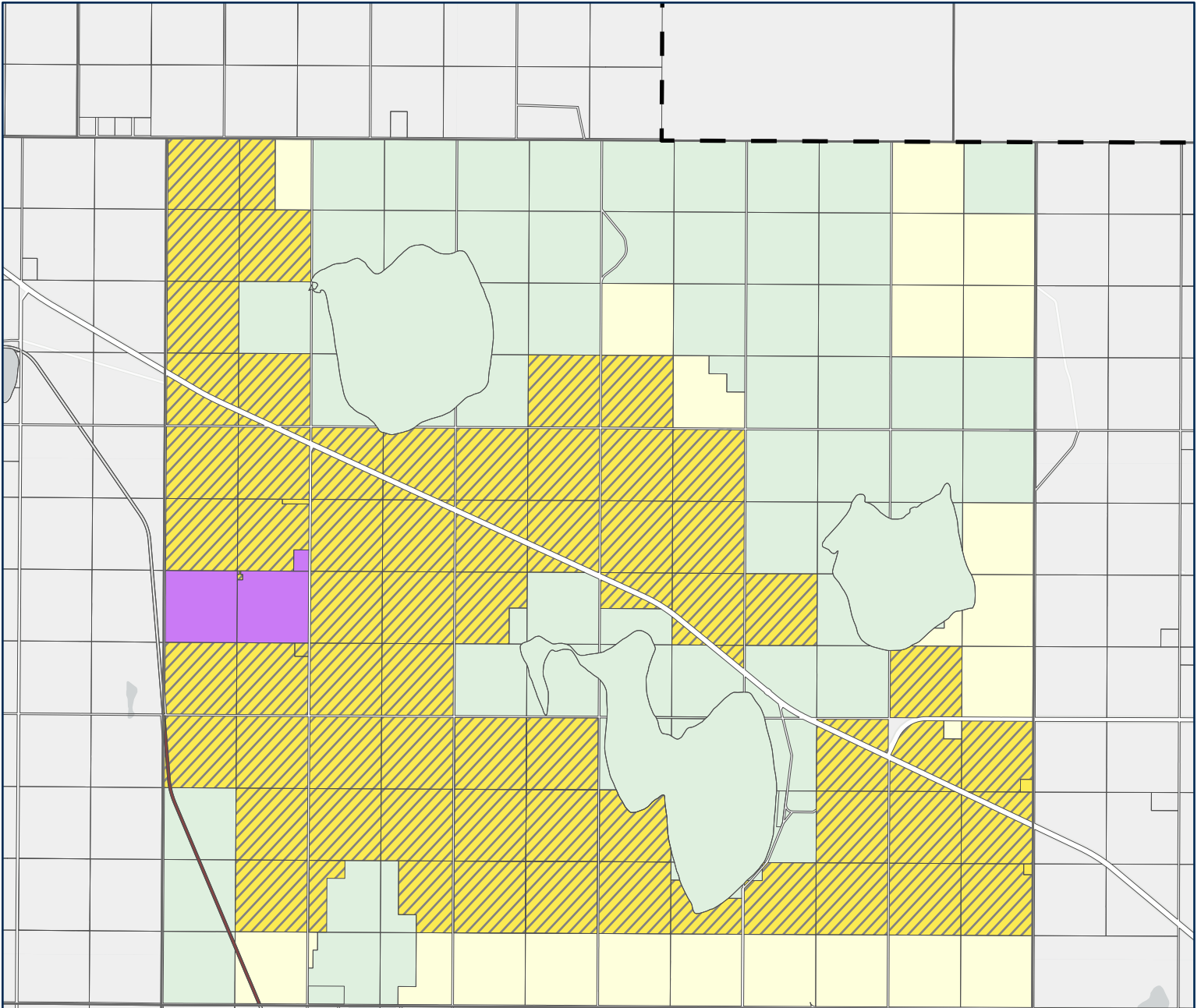


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GRANDE PRAIRIE
REGIONAL
GROWTH STUDY**

**APPENDIX A:
REGIONAL
LAND SUPPLY**

MAP B1



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

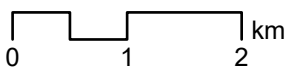
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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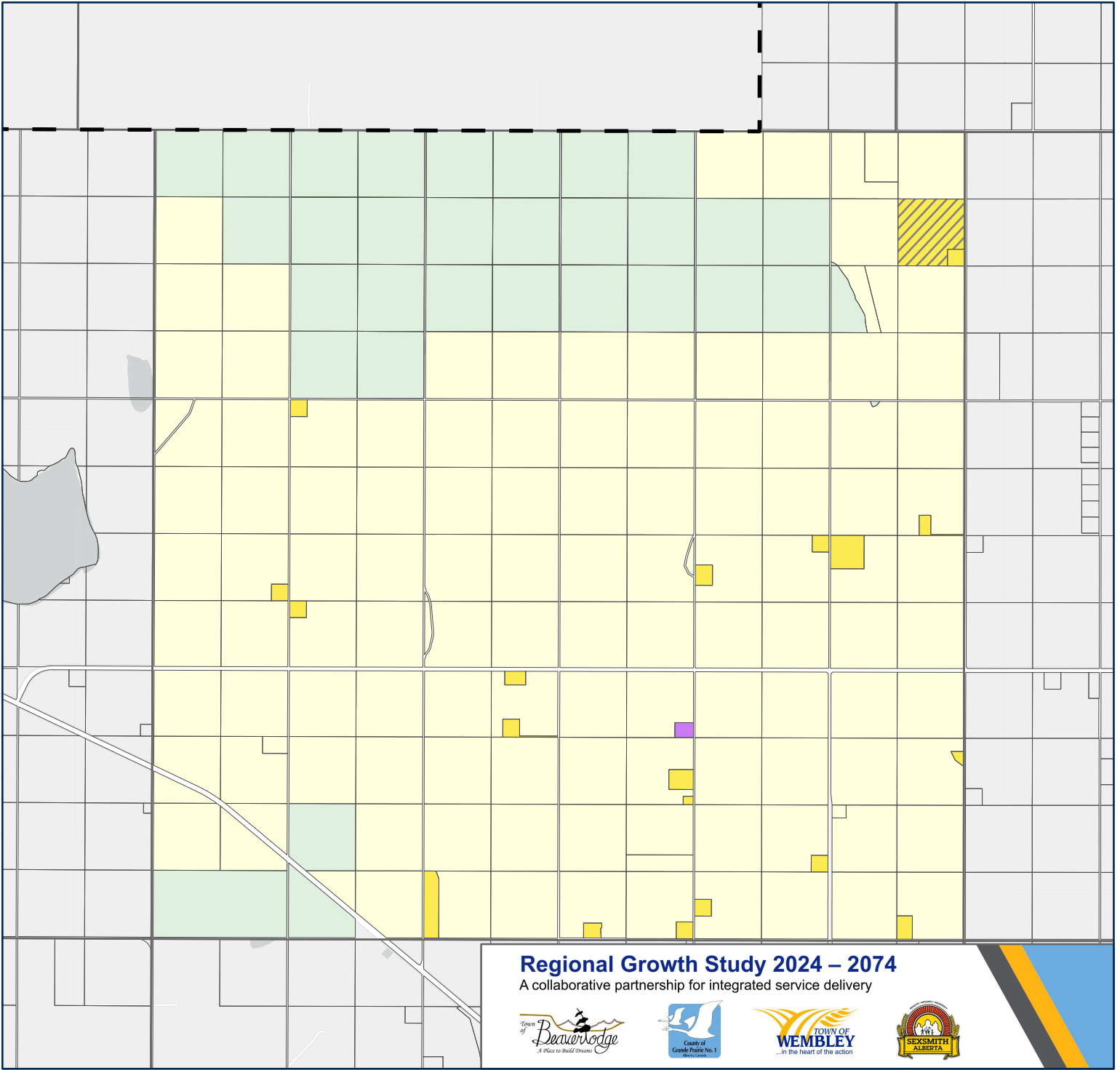


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP B2



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

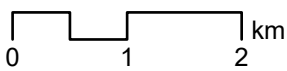
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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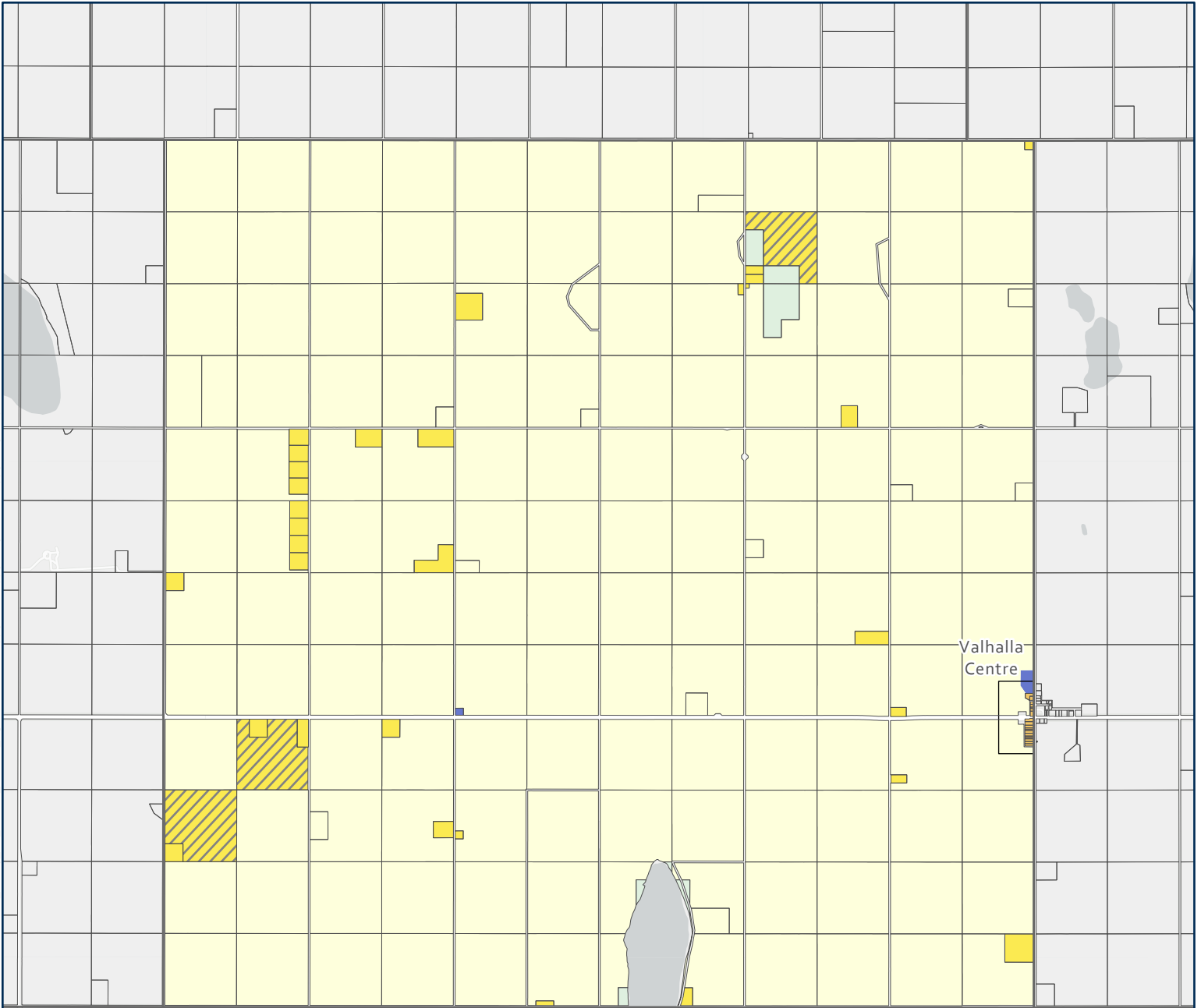


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GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP B3



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

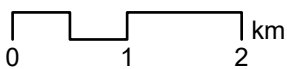
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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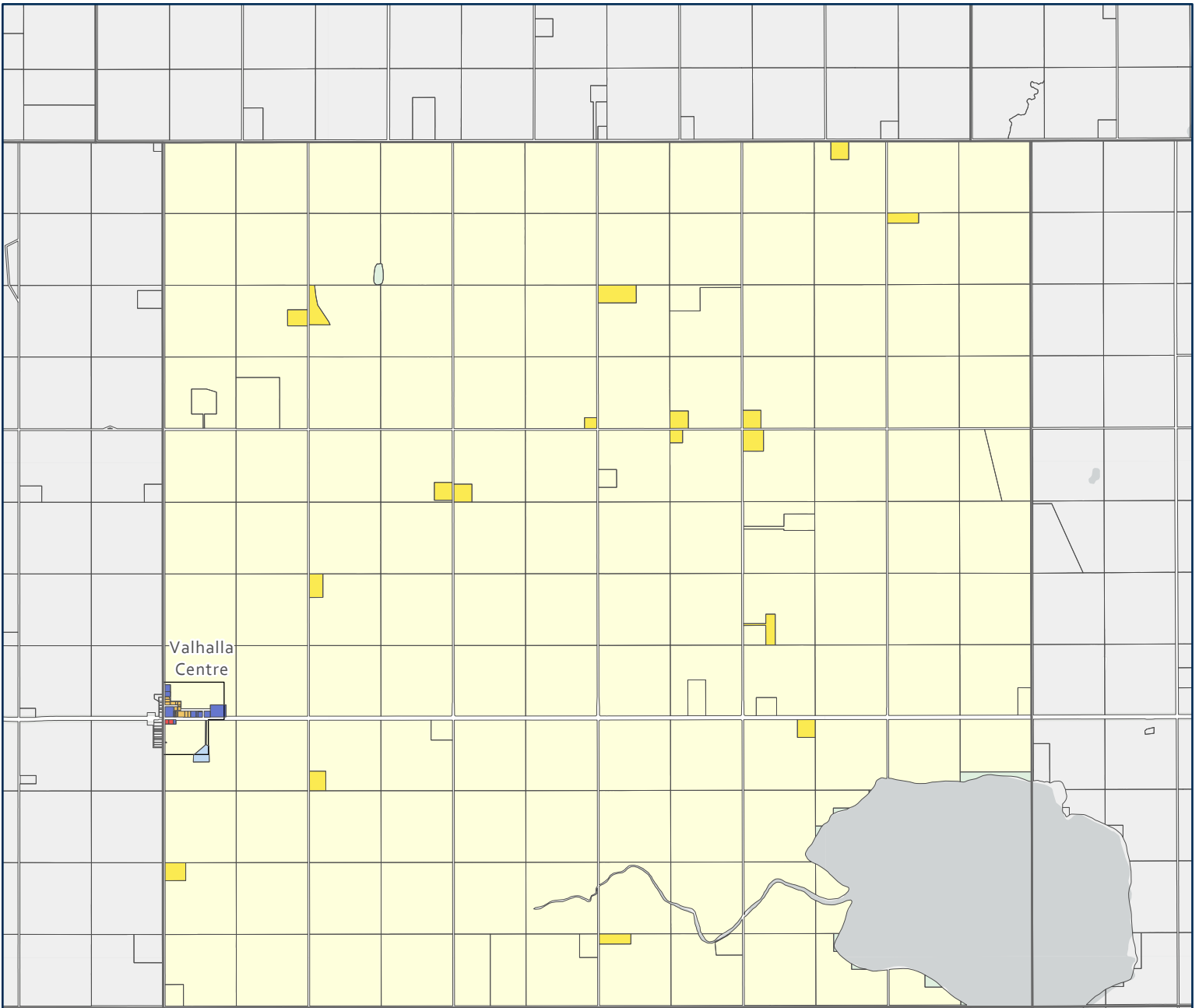


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP B4



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

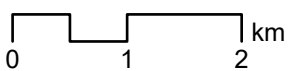
Land Supply

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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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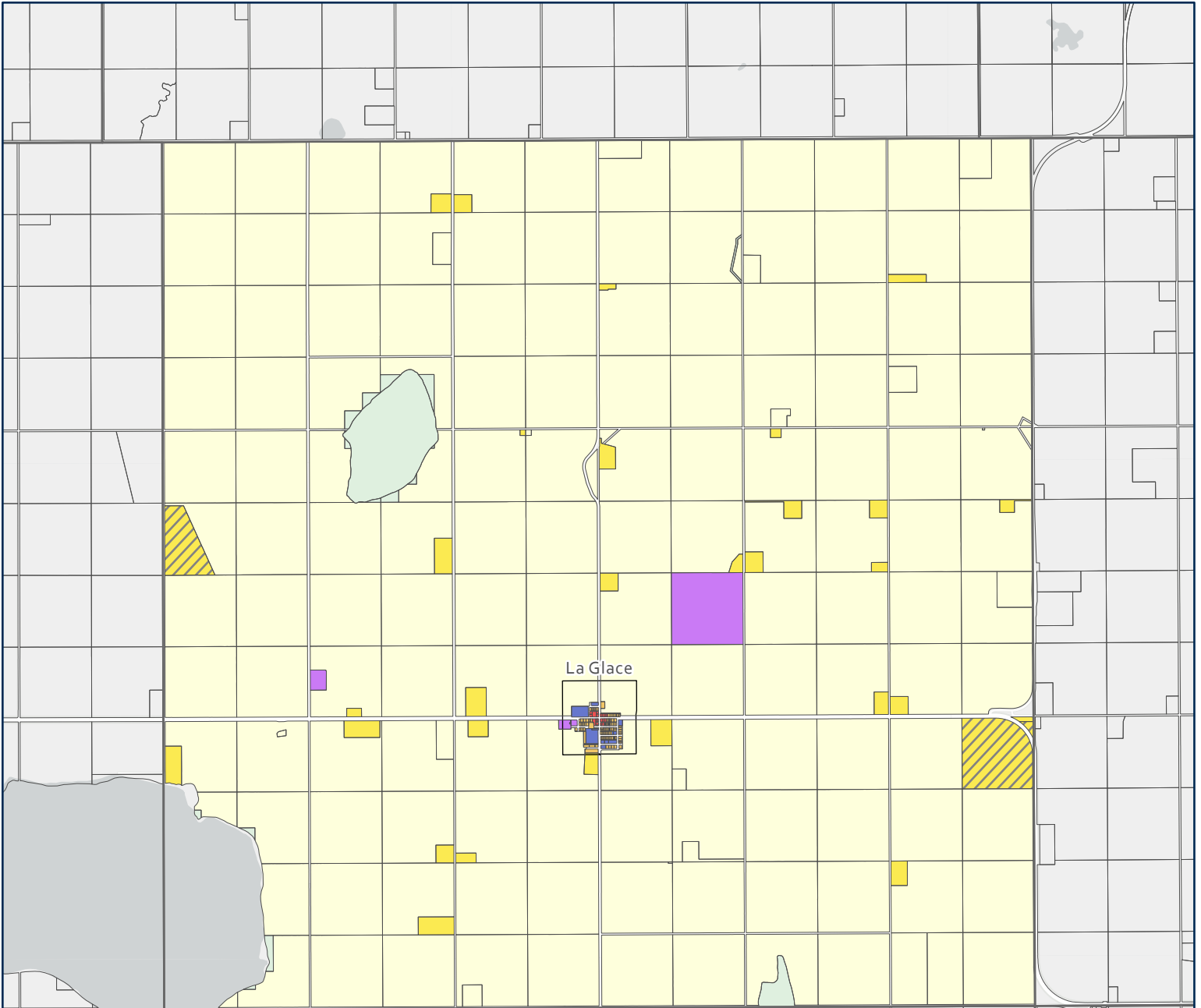


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GROWTH STUDY

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REGIONAL
LAND SUPPLY

MAP B5



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

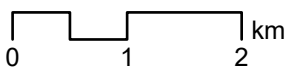
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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N

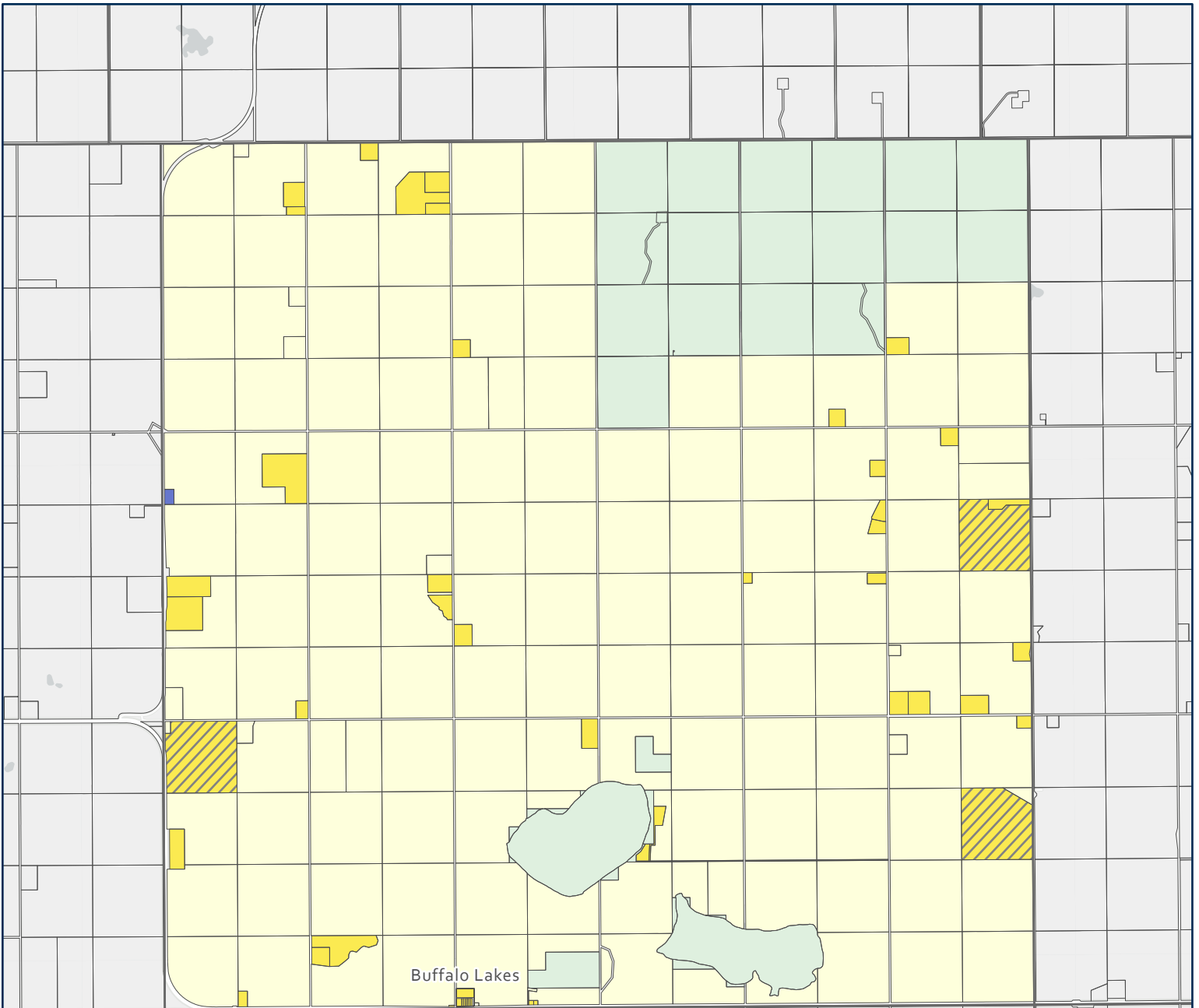


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GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP B6



Buffalo Lakes

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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

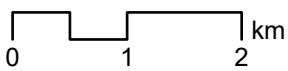
Land Supply

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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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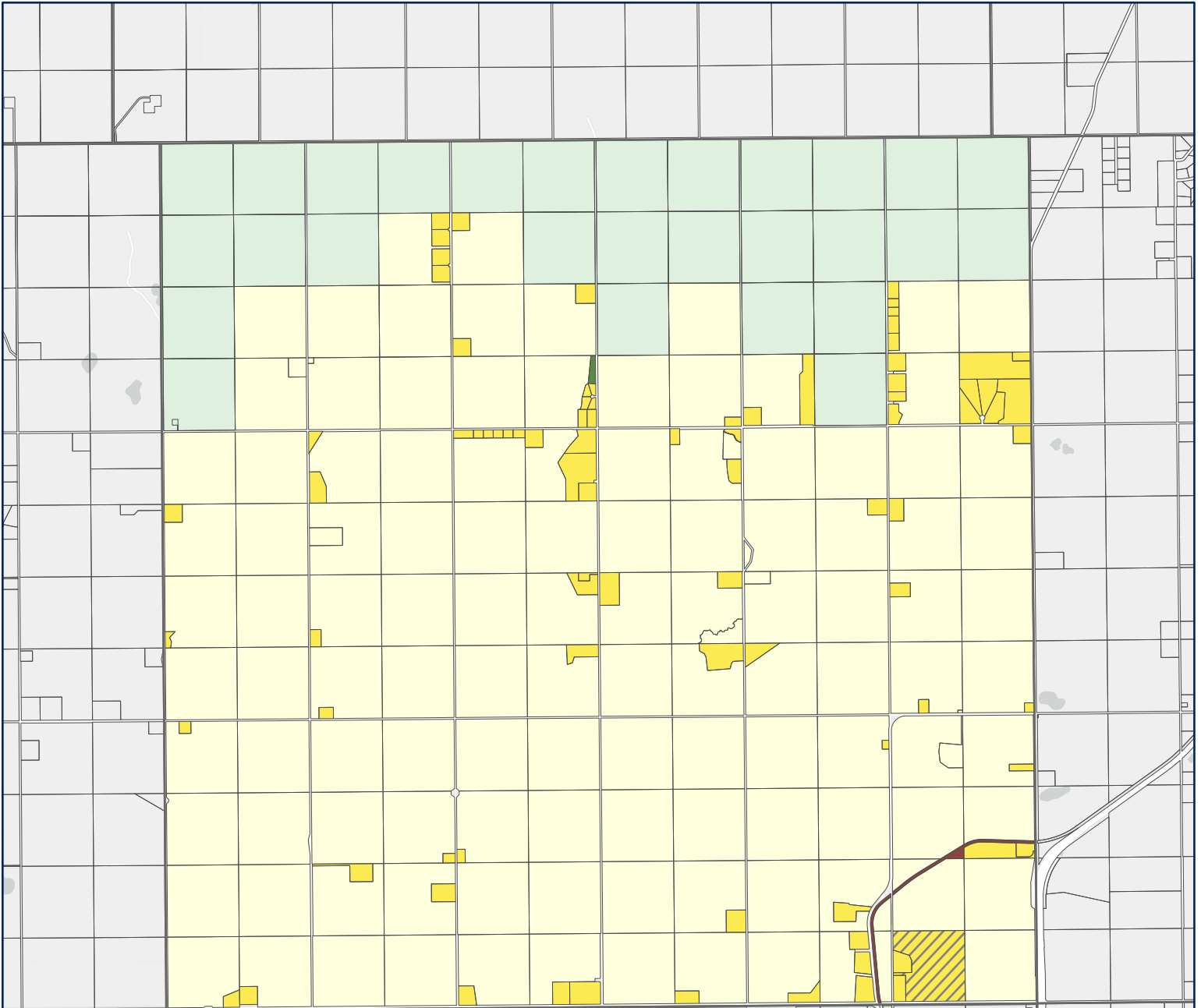


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GROWTH STUDY

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REGIONAL
LAND SUPPLY

MAP B7



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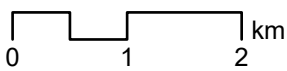
- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

- Land Supply**
- Absorbed Commercial
 - Absorbed Industrial
 - Absorbed Institutional
 - Absorbed Rural Residential
 - Absorbed Urban Residential
 - Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N

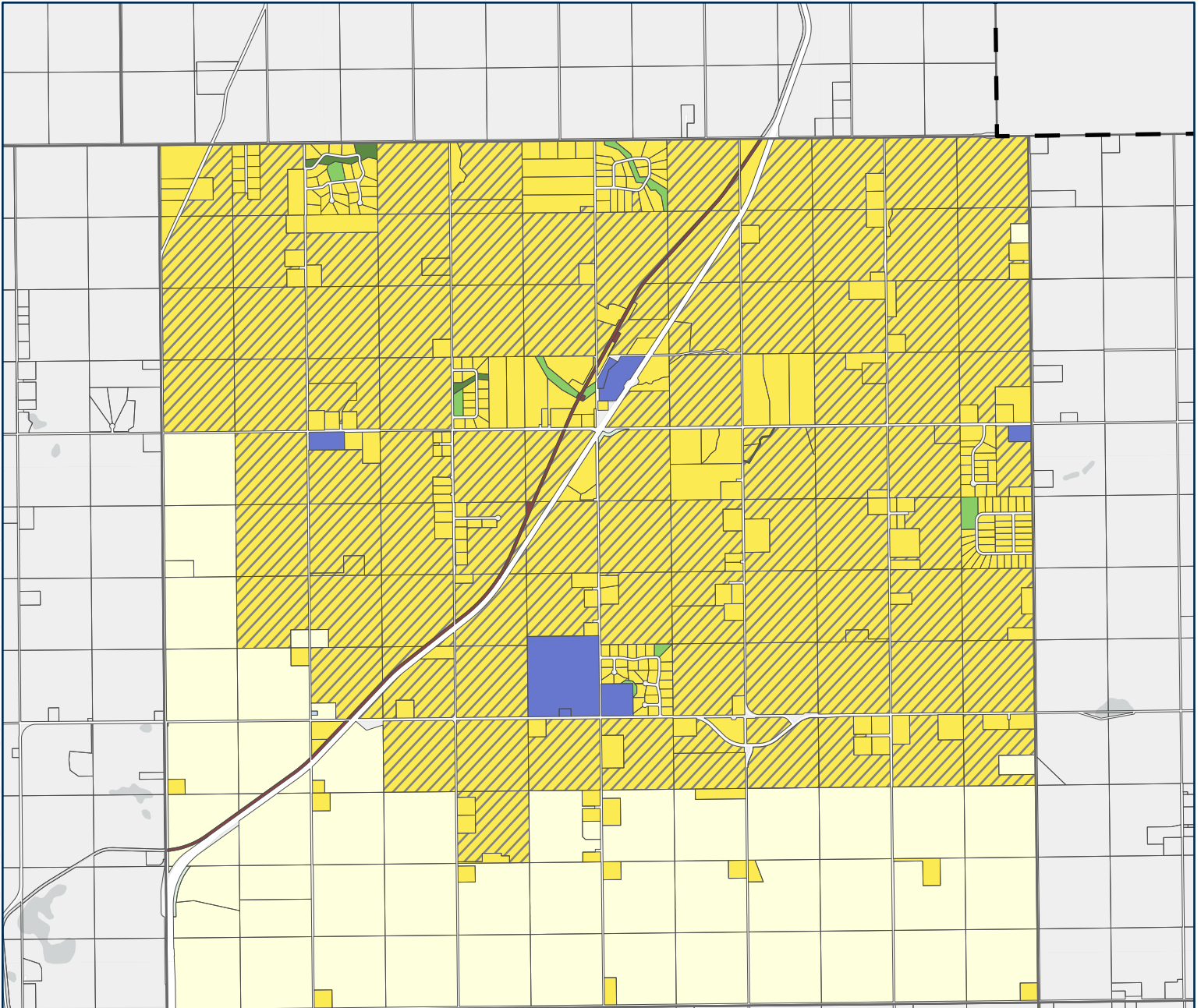


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REGIONAL
LAND SUPPLY

MAP B8



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

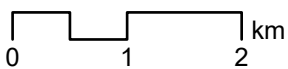
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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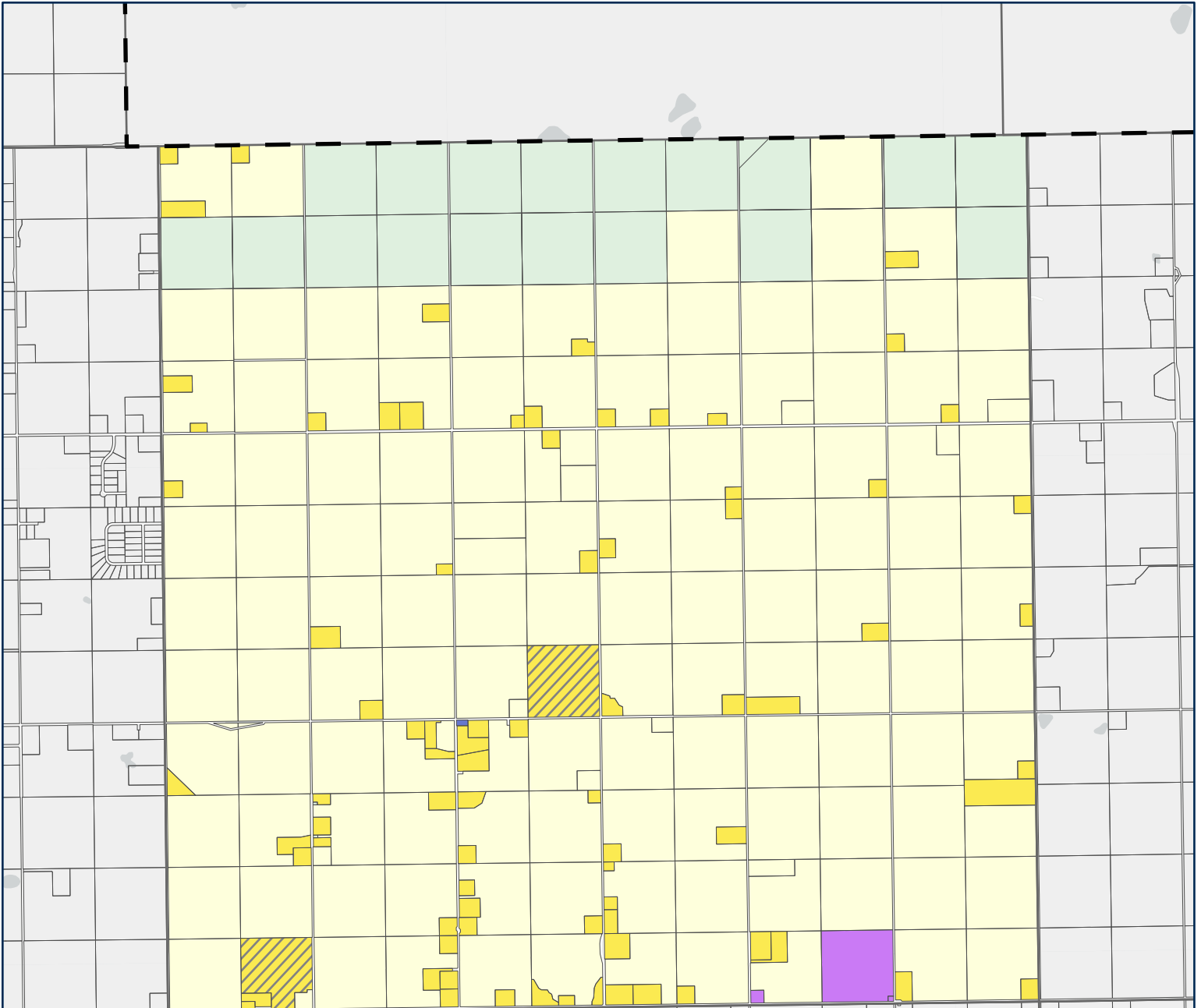
COUNTY OF
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GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP B9

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Date: 1/13/2025



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

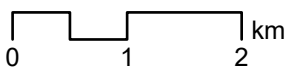
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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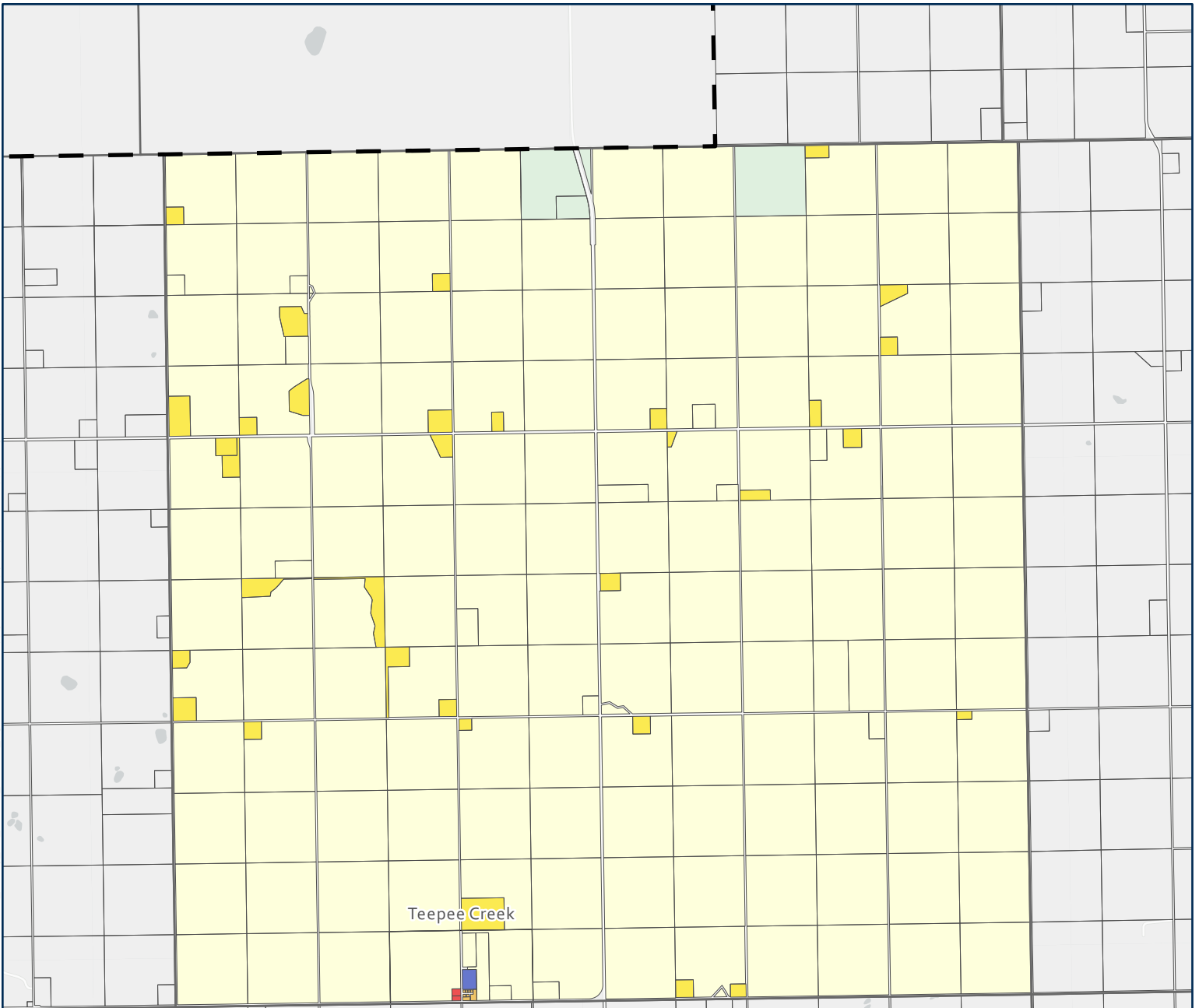
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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP B10

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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

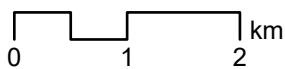
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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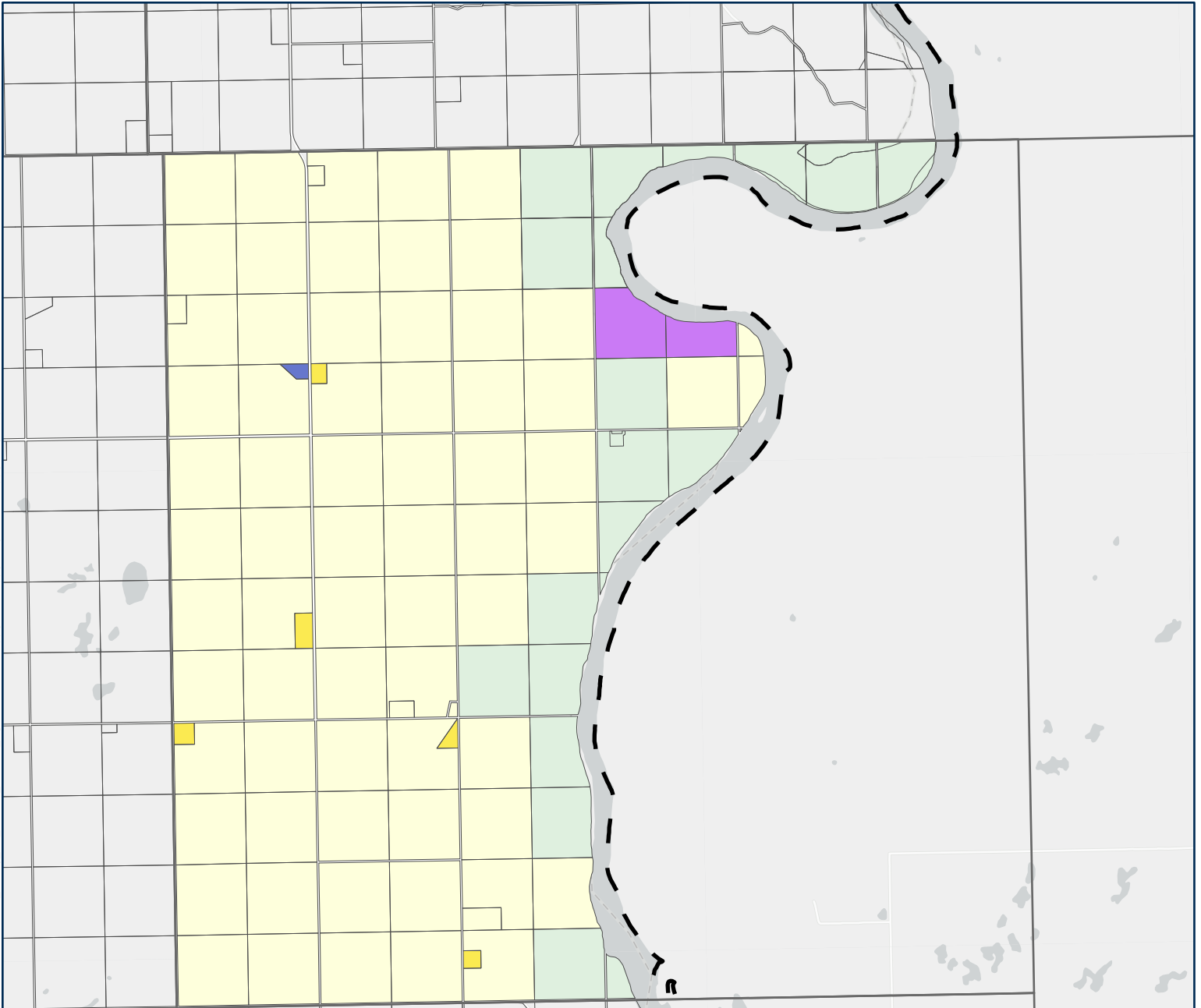


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**APPENDIX A:
REGIONAL
LAND SUPPLY**

MAP B11



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

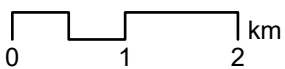
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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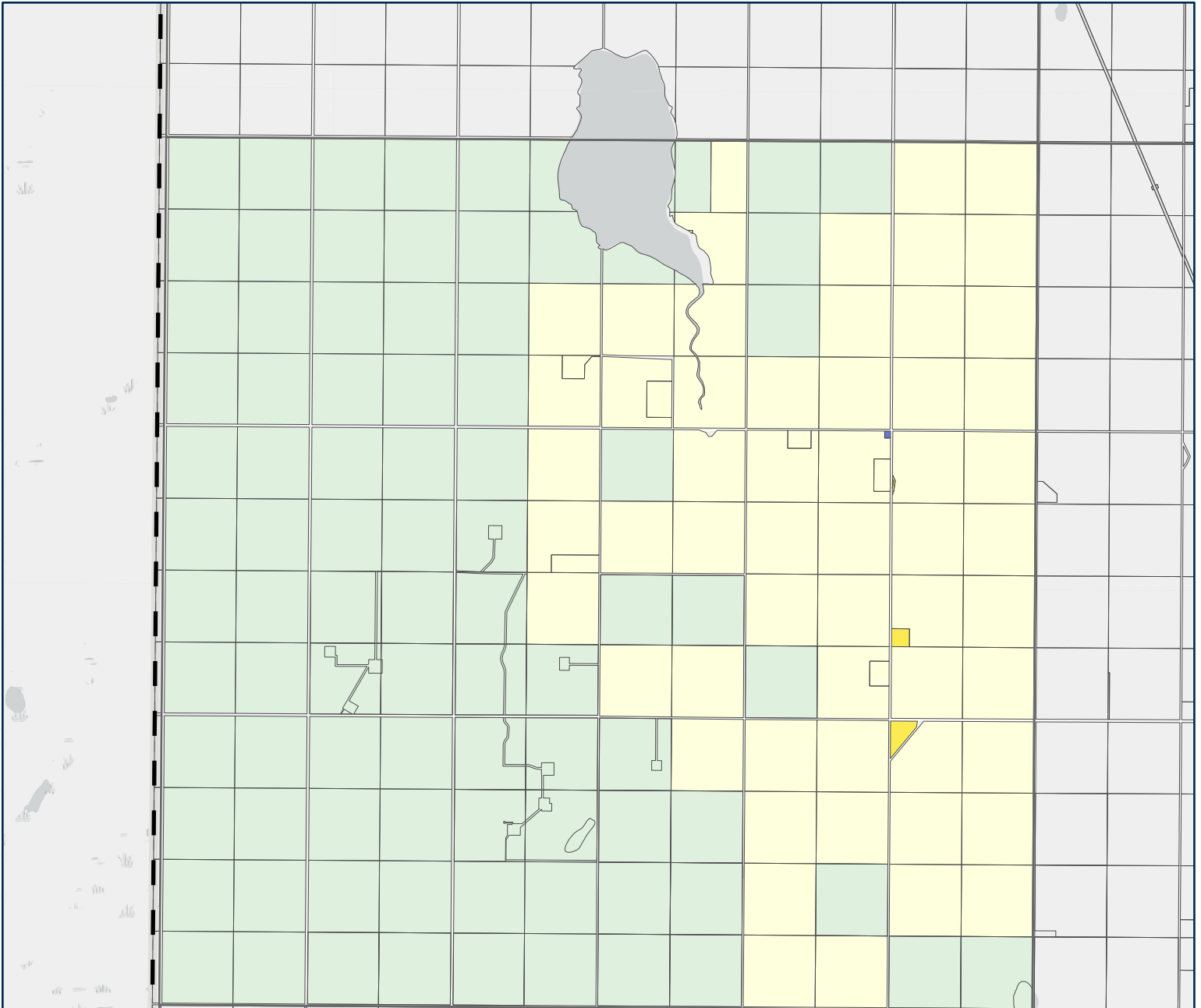


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REGIONAL
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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP B12



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

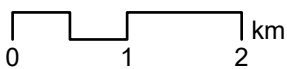
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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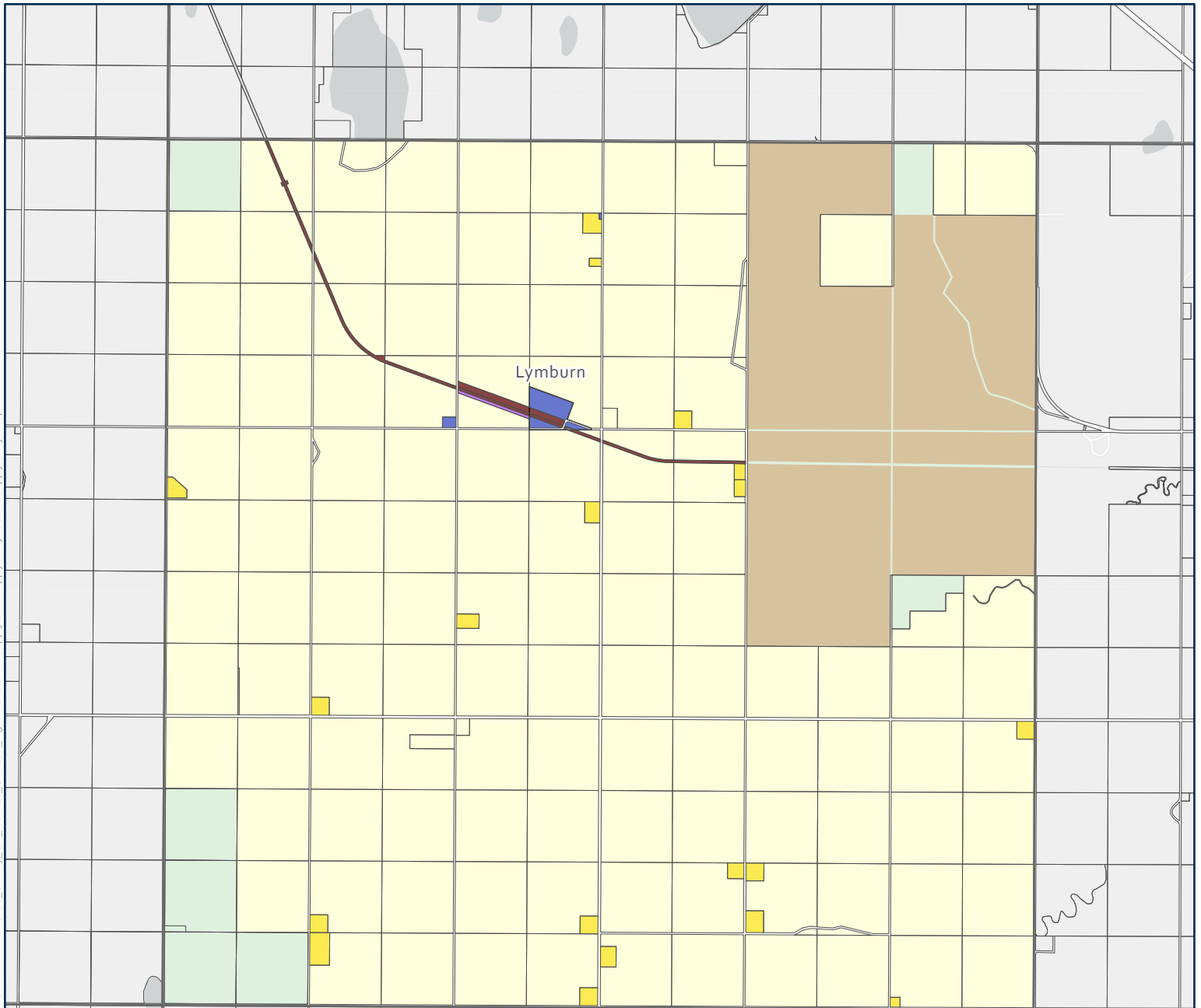


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP C1



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

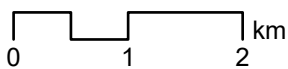
Land Supply

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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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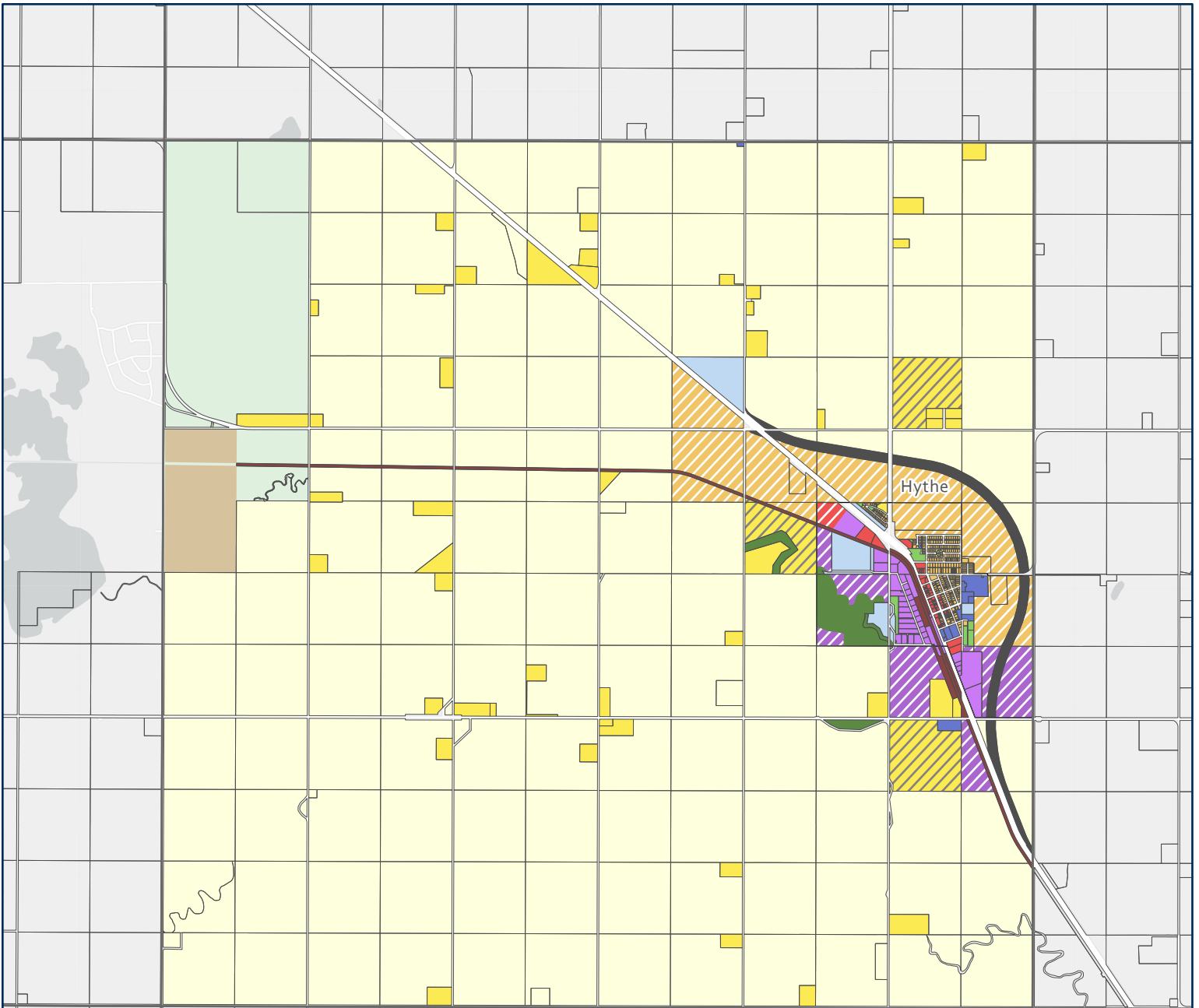
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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP C2



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

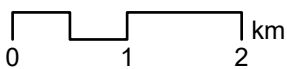
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
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- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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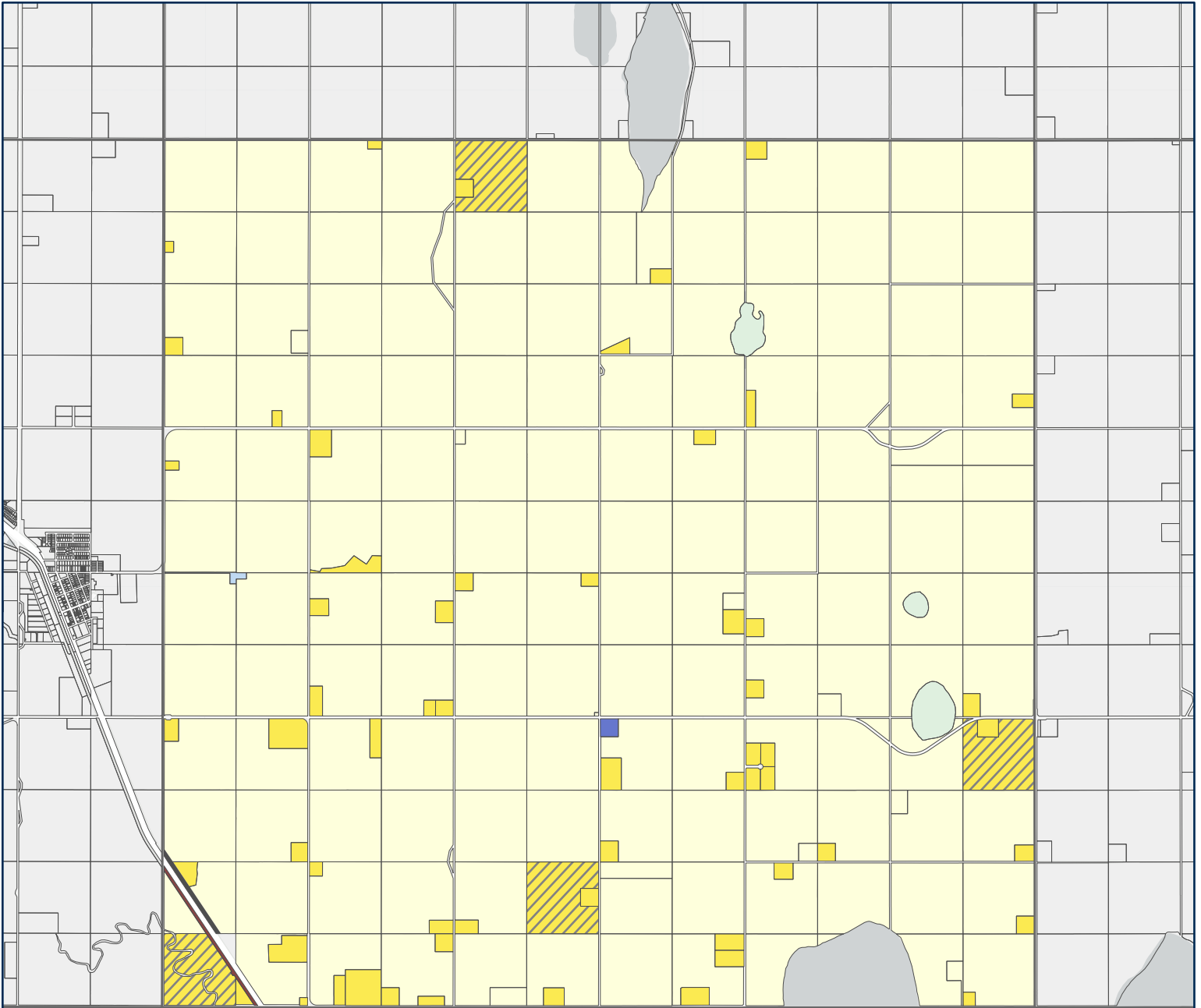


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP C3



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

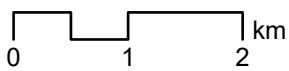
Land Supply

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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
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- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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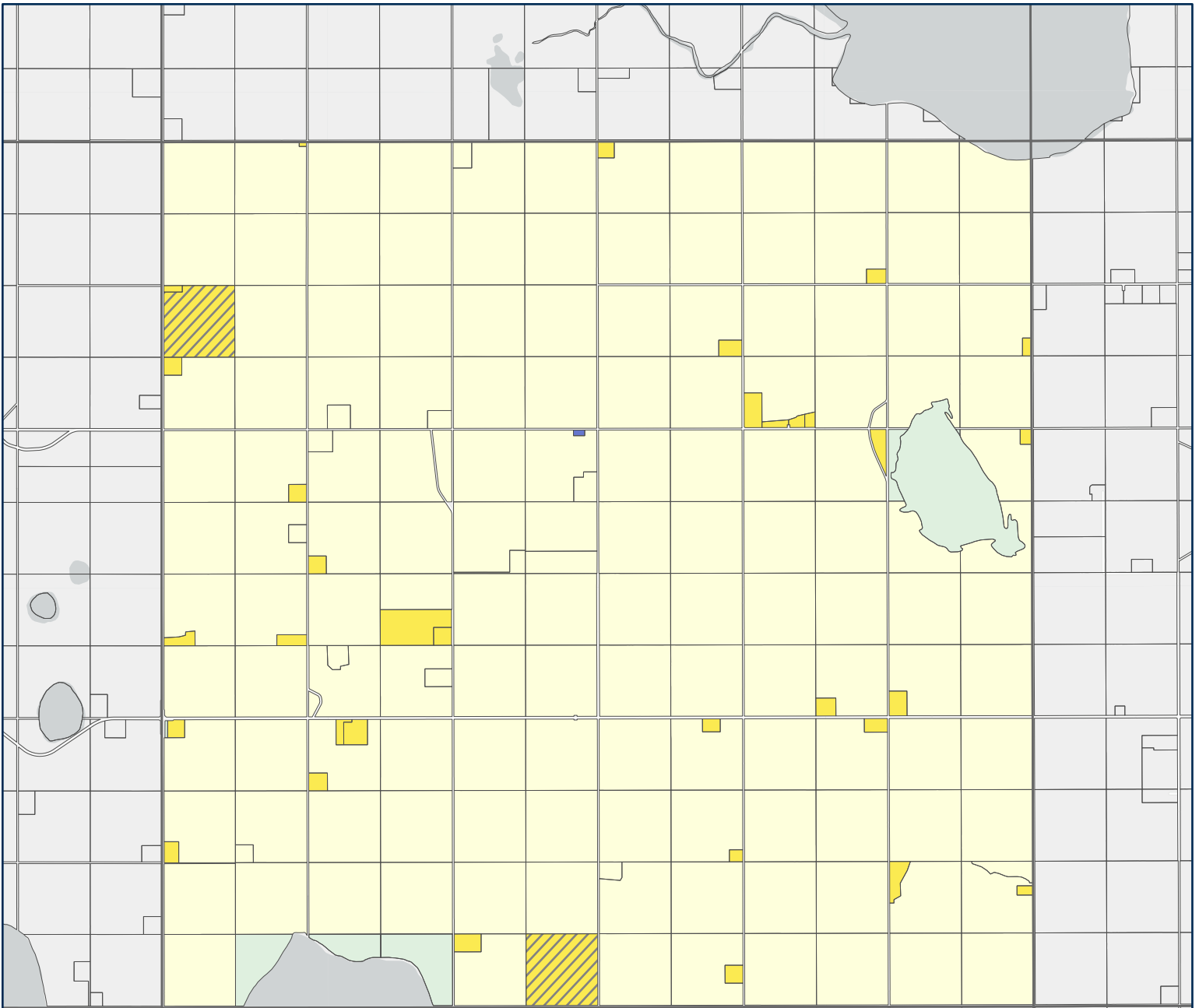


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP C4



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

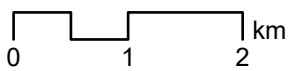
Land Supply

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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
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- Railway
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- Unabsorbed Commercial
- Unabsorbed Industrial
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- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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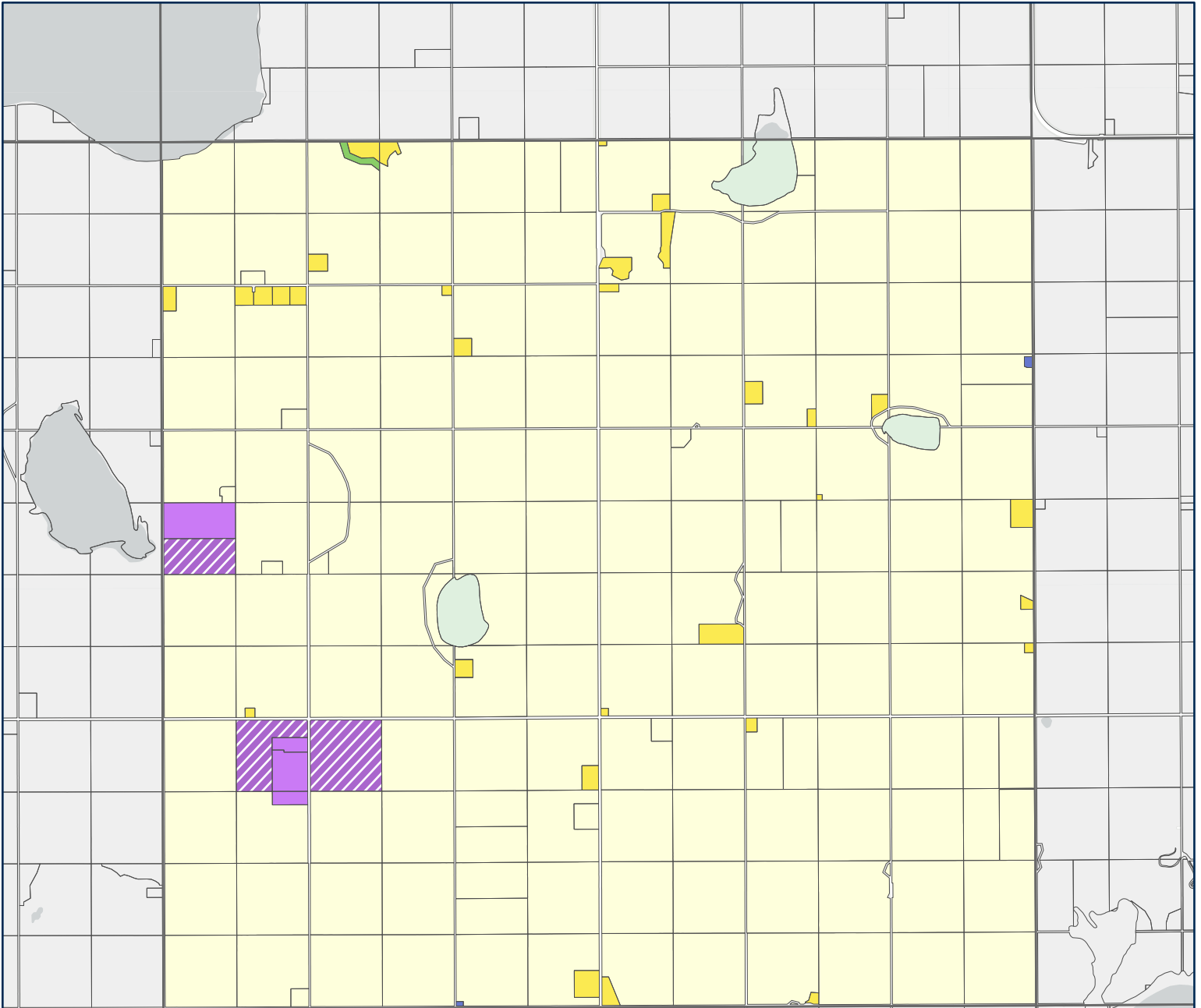


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP C5



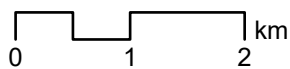
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NAD 1983 UTM Zone 11N



- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

Land Supply

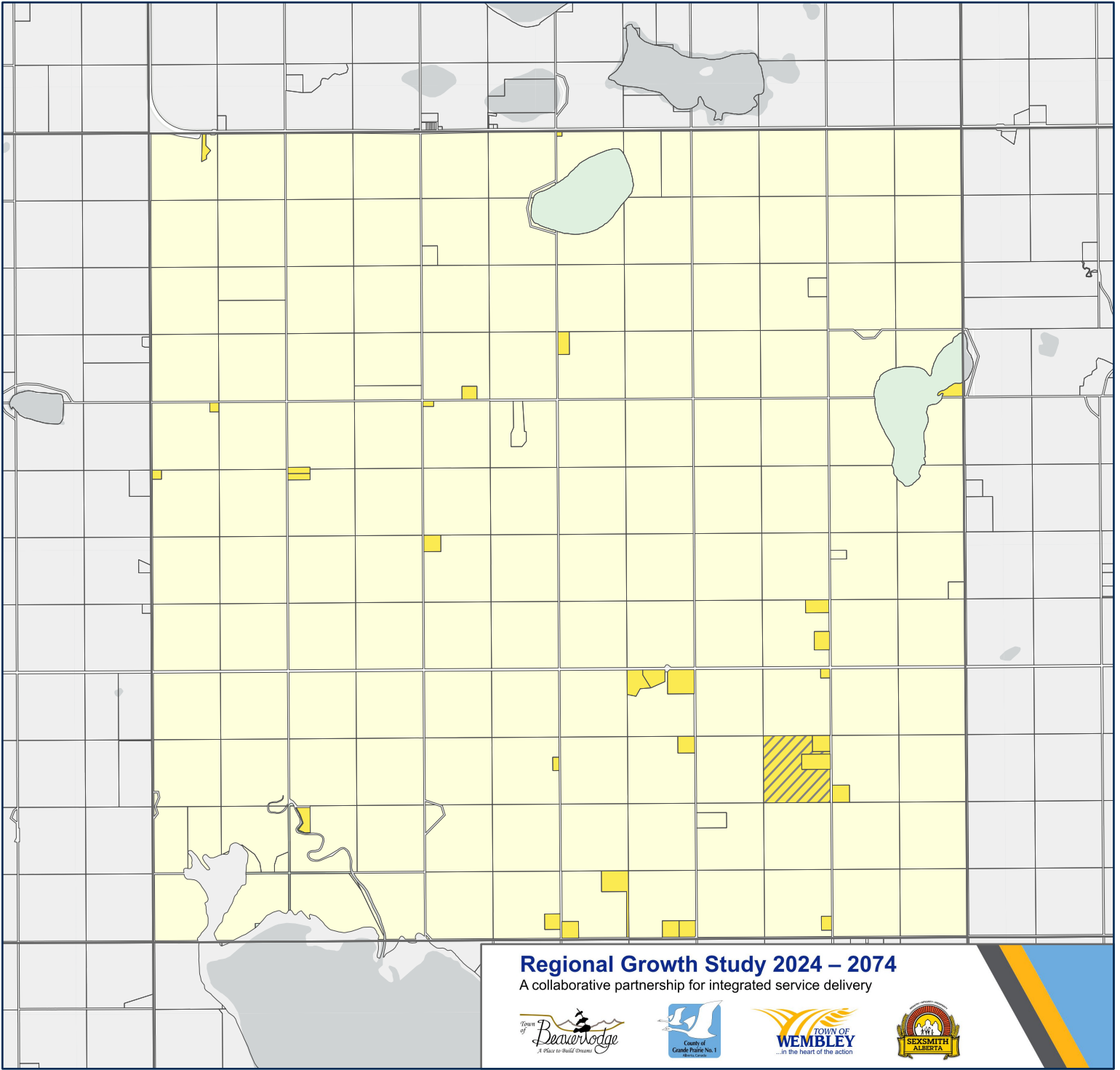
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- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP C6



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

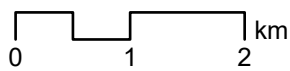
Land Supply

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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N

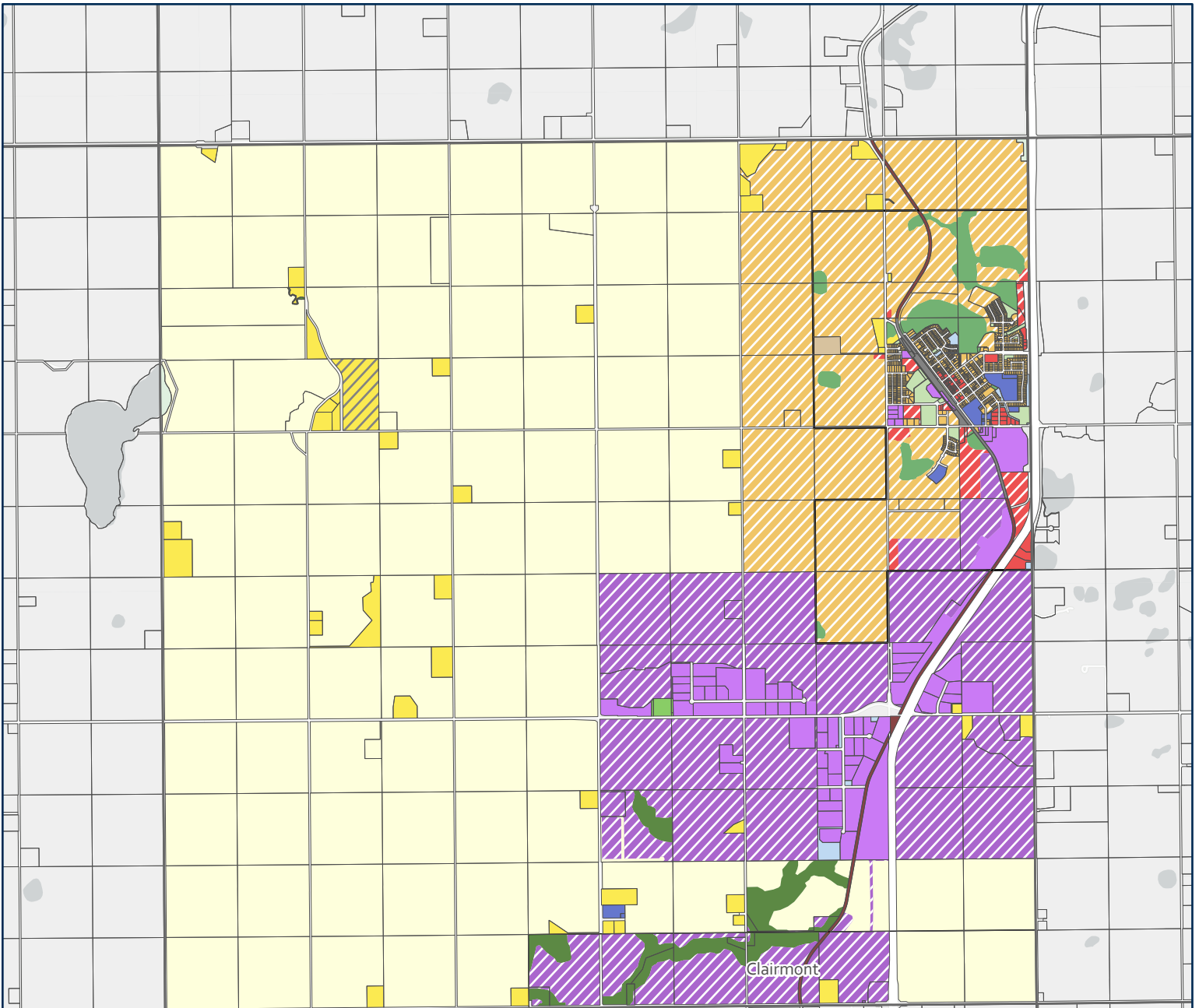


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GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP C7



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

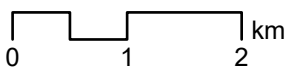
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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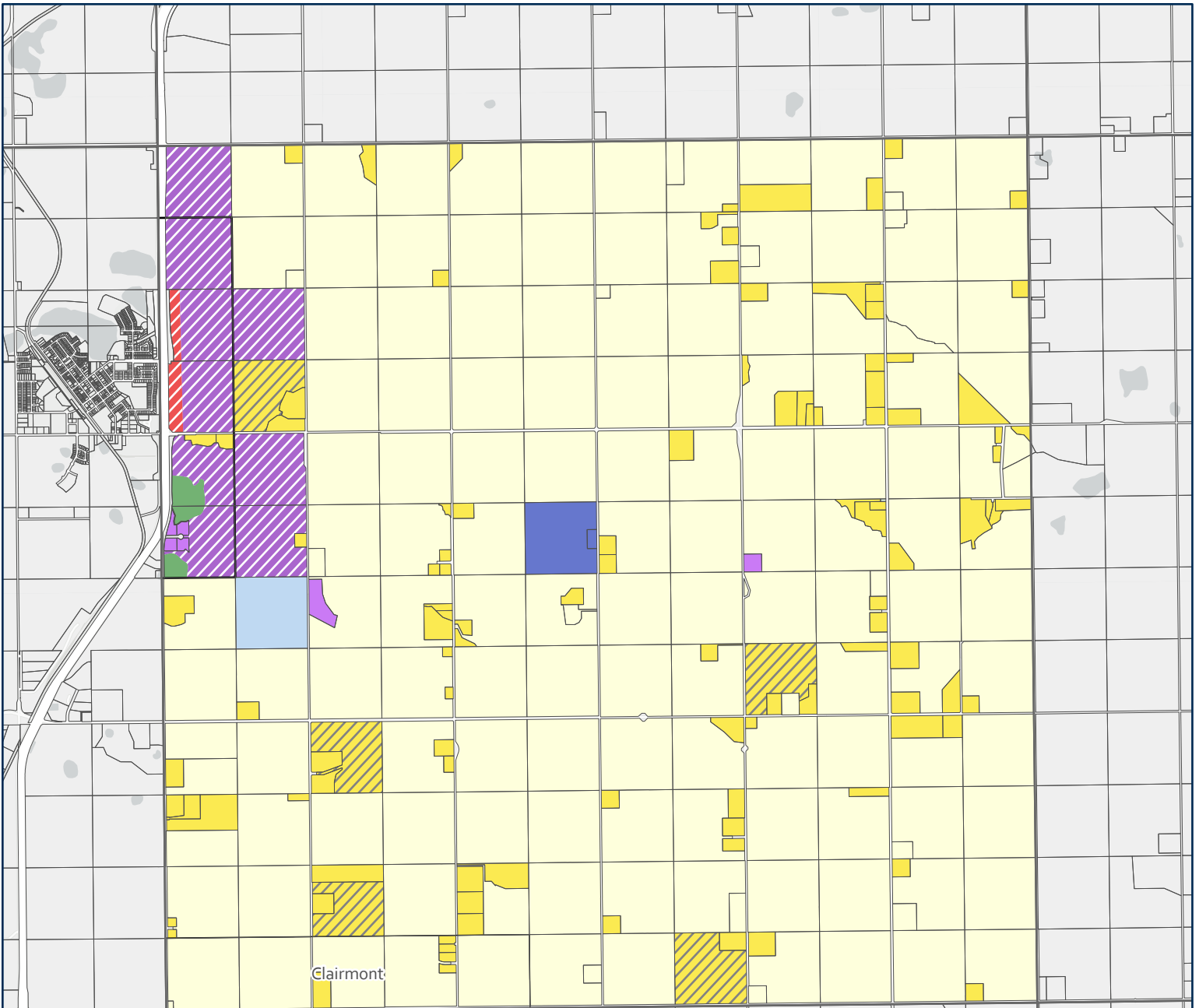


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GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP C8



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

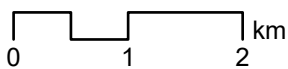
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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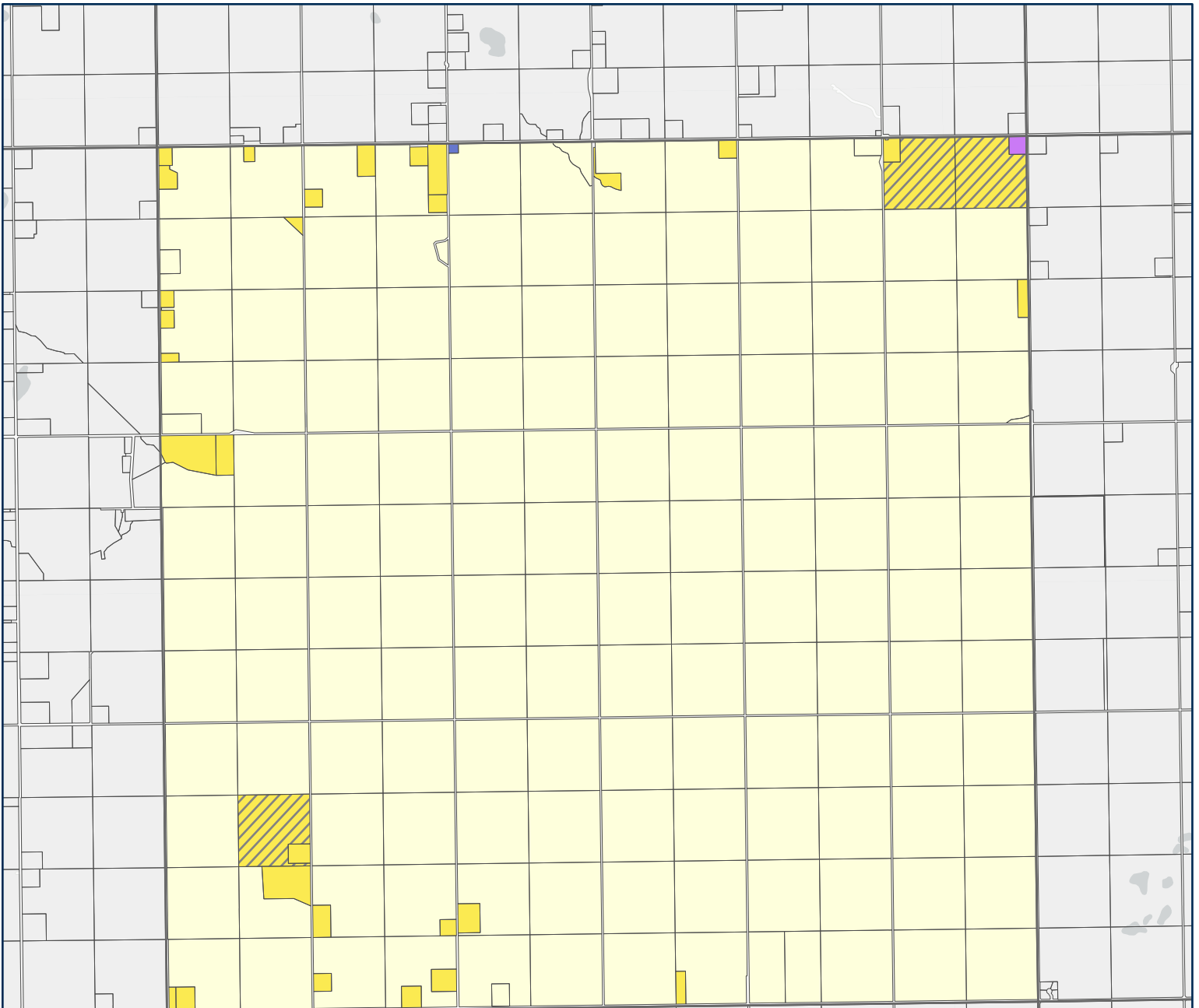
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COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP C9



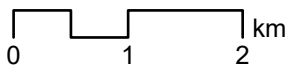
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NAD 1983 UTM Zone 11N



- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

Land Supply

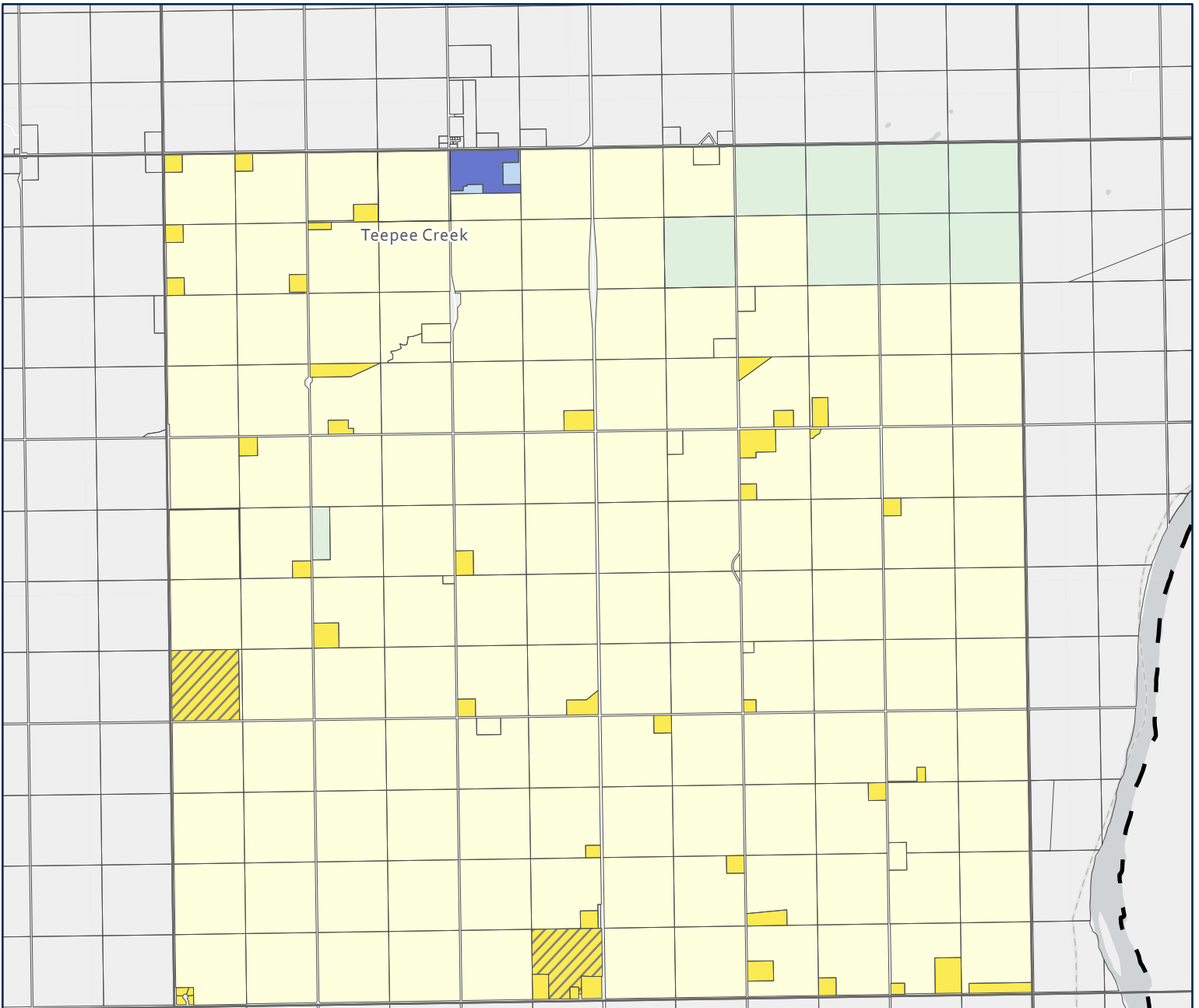
- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

COUNTY OF GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP C10

















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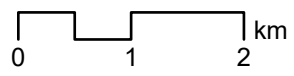

-  County
-  Townships
-  Parcel
-  Parks and Protected Areas
-  Town
-  Hamlet
-  City
-  Reserve

- Land Supply**
-  Absorbed Commercial
 -  Absorbed Industrial
 -  Absorbed Institutional
 -  Absorbed Rural Residential
 -  Absorbed Urban Residential
 -  Agricultural

-  Airport
-  Crown Land
-  Environmental
-  Landfill/Lagoon
-  Parks and Open Space
-  Public Utility
-  Railway
-  Future Highway/Interchange
-  Unabsorbed Commercial
-  Unabsorbed Industrial
-  Unabsorbed Industrial/Commercial
-  Unabsorbed Institutional
-  Unabsorbed Institutional/Commercial
-  Unabsorbed Rural Residential
-  Unabsorbed Urban Residential

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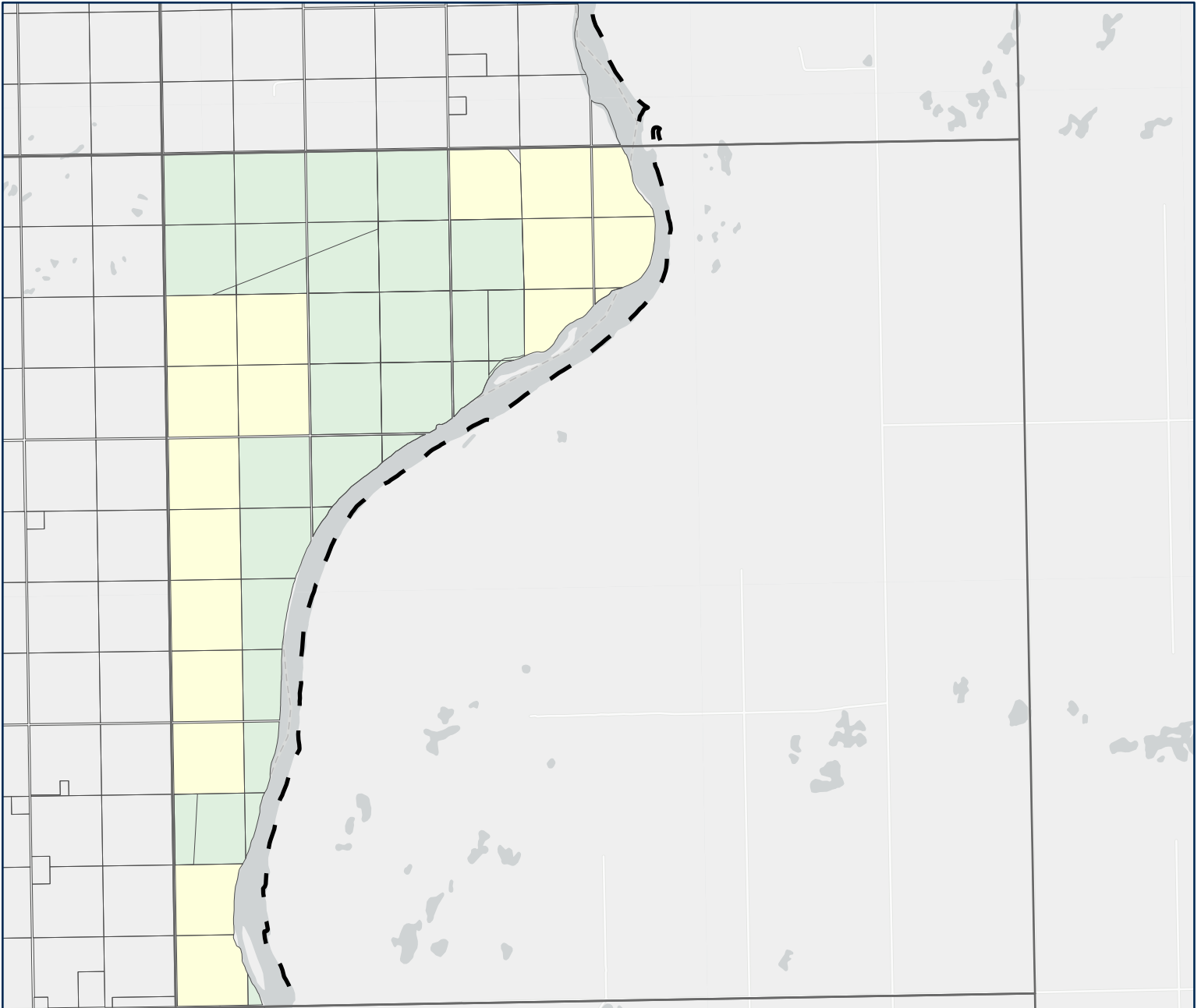
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**COUNTY OF GRANDE PRAIRIE
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APPENDIX A:
 REGIONAL LAND SUPPLY

MAP C11



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

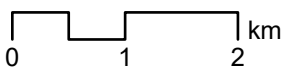
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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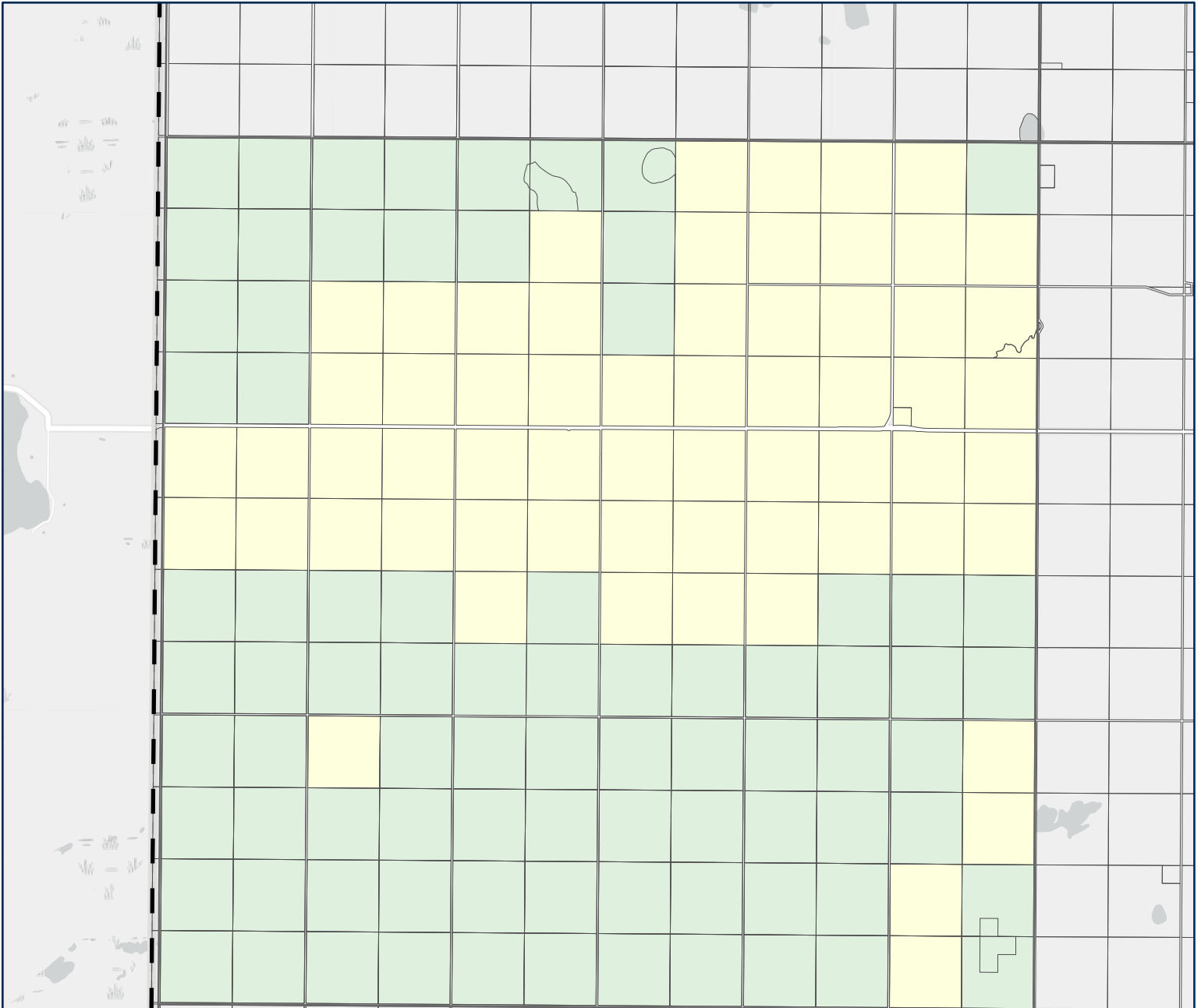


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP C12



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

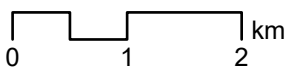
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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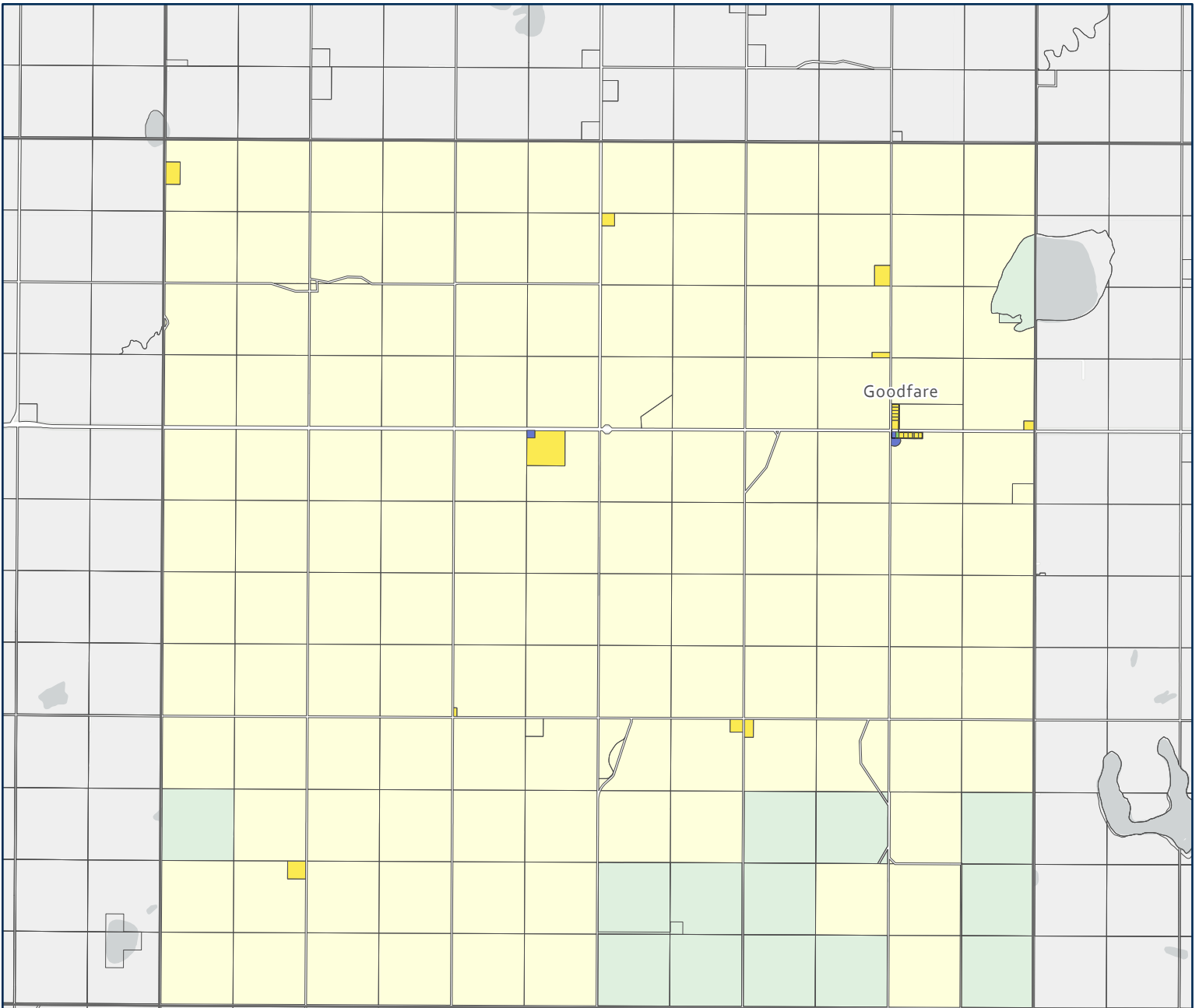
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COUNTY OF GRANDE PRAIRIE REGIONAL GROWTH STUDY

APPENDIX A: REGIONAL LAND SUPPLY

MAP D1



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

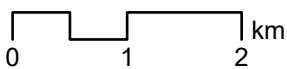
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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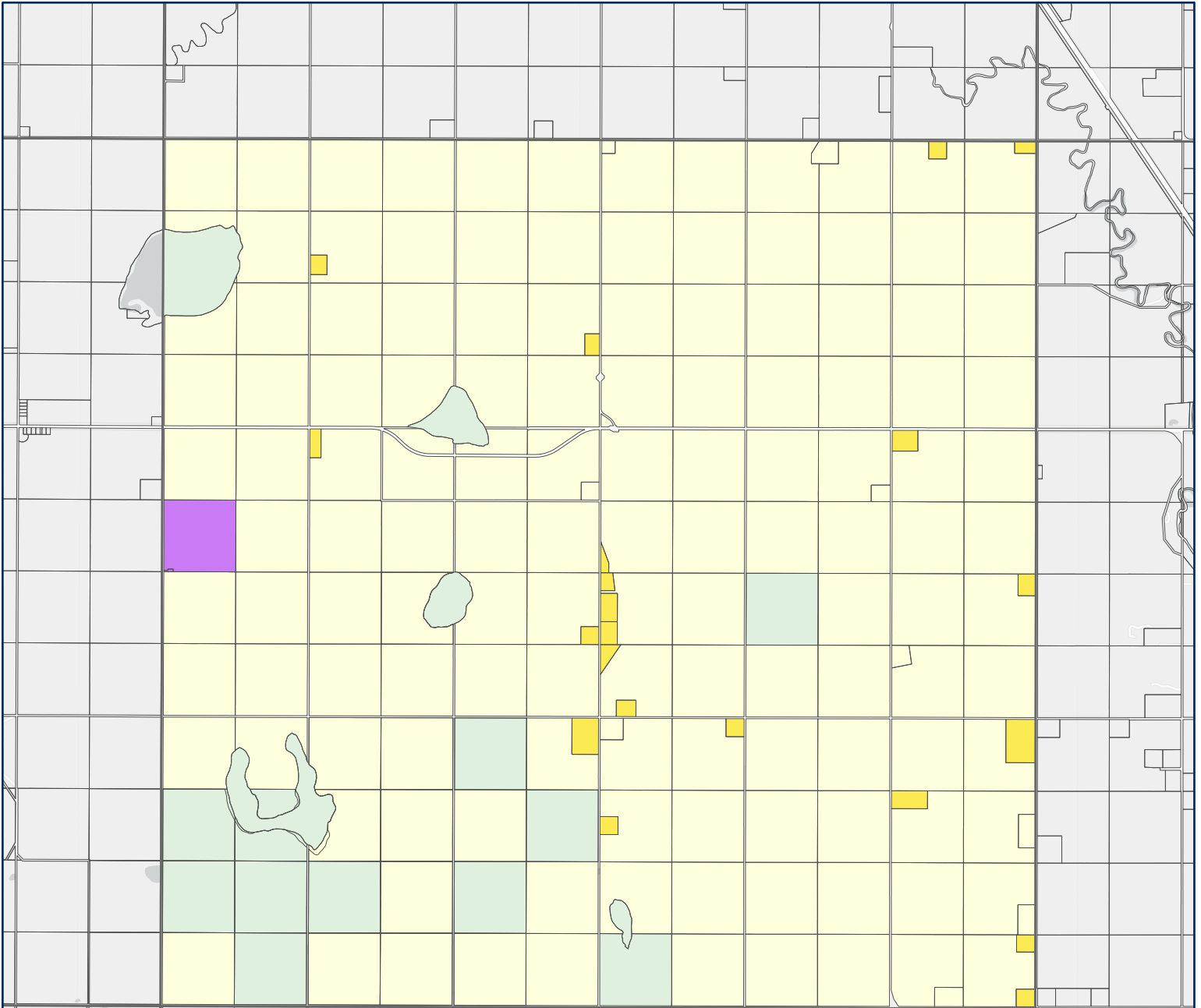


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP D2



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

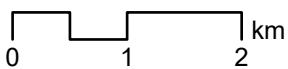
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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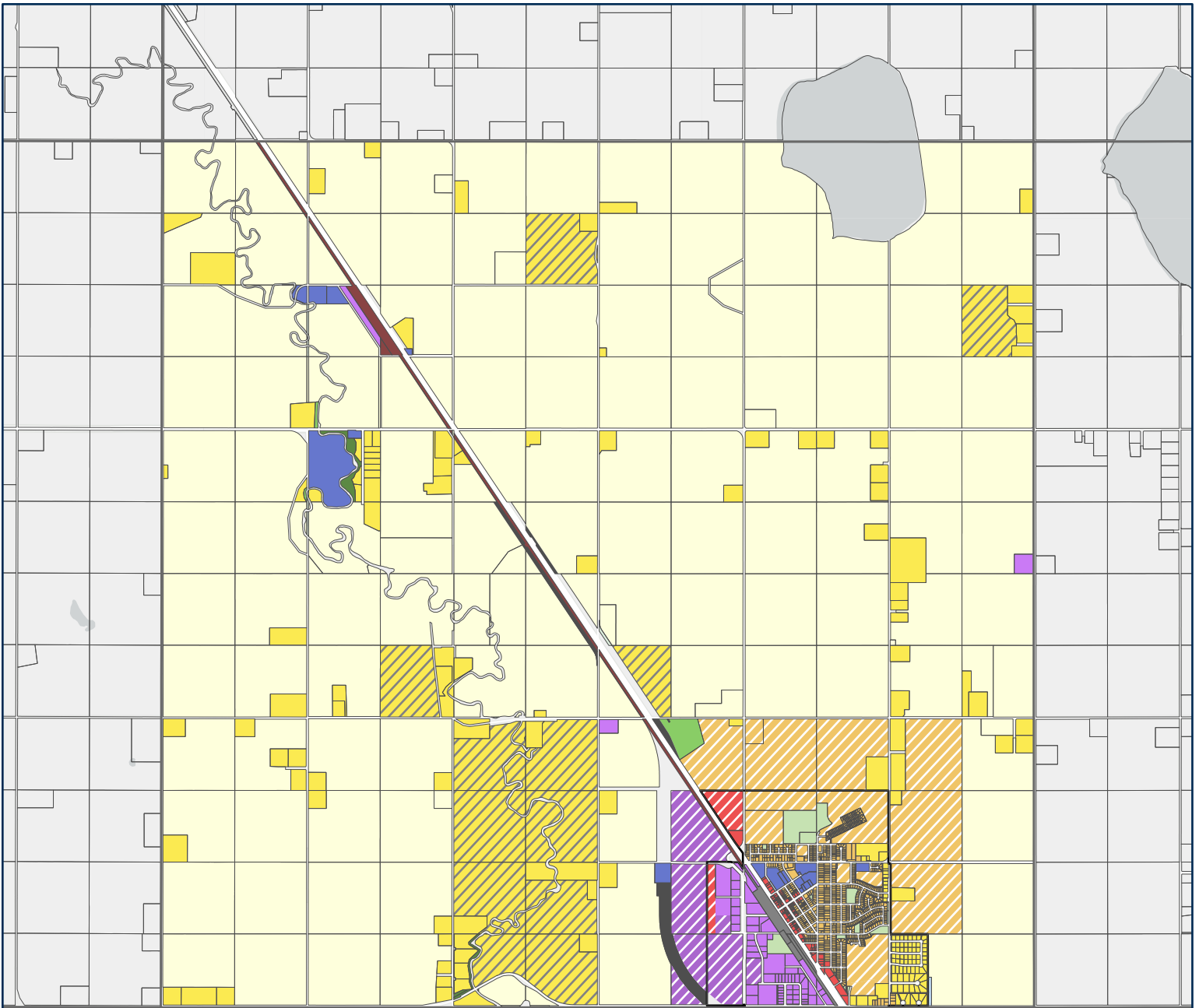


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP D3



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

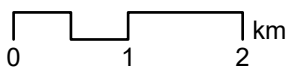
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N



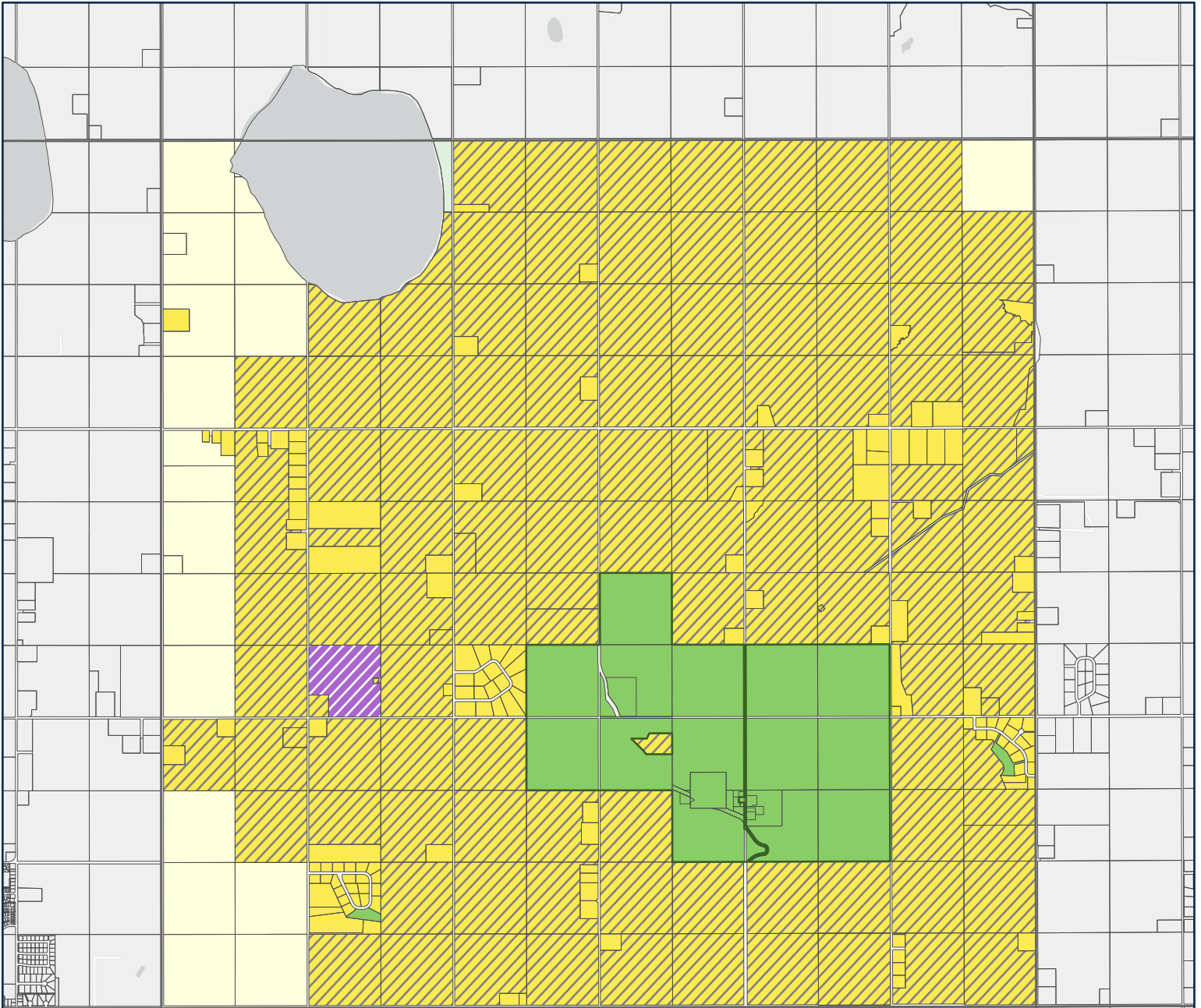
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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP D4

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Date: 1/13/2025



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

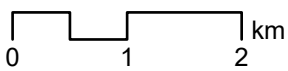
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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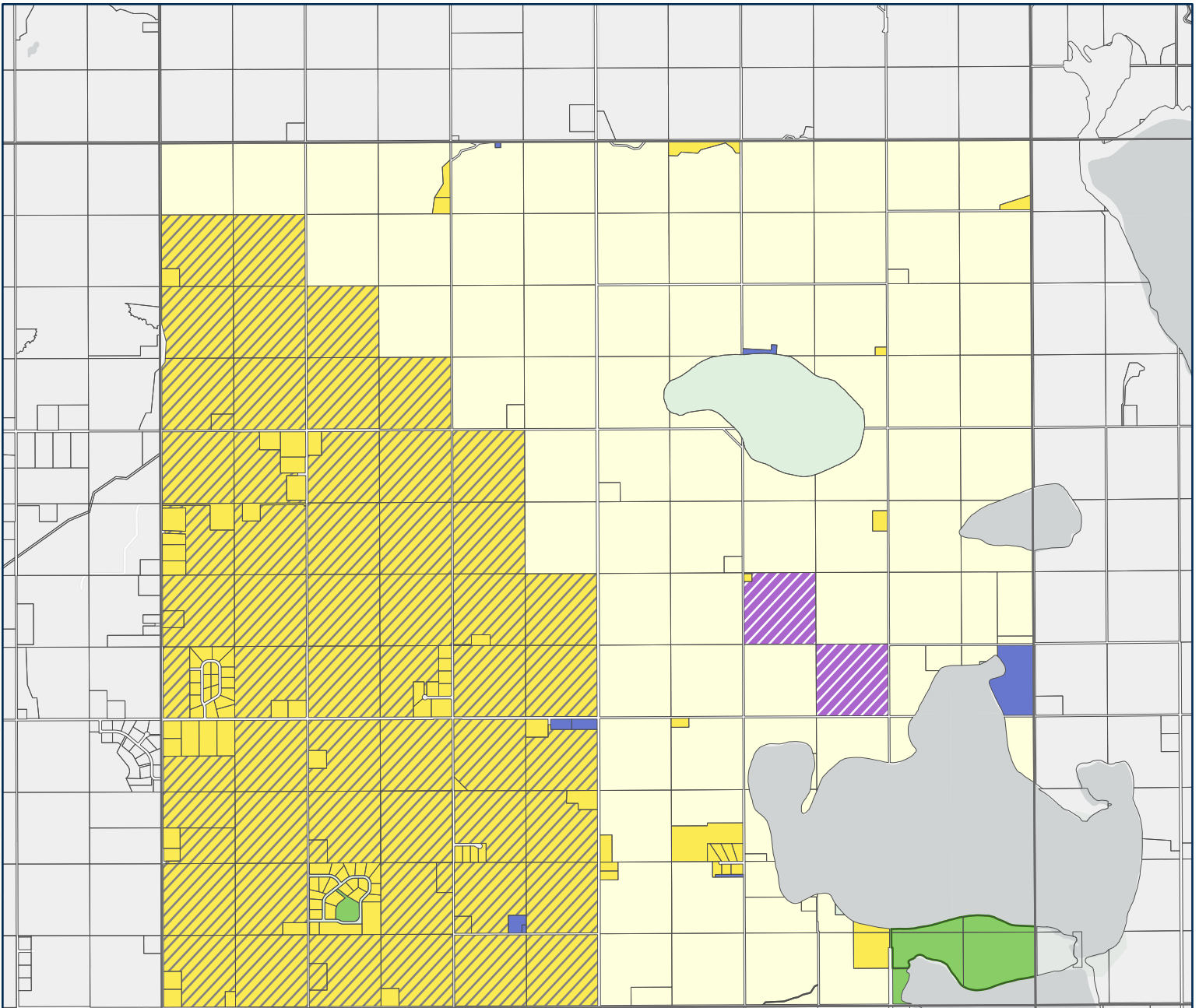


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP D5



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

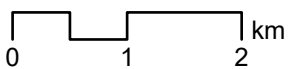
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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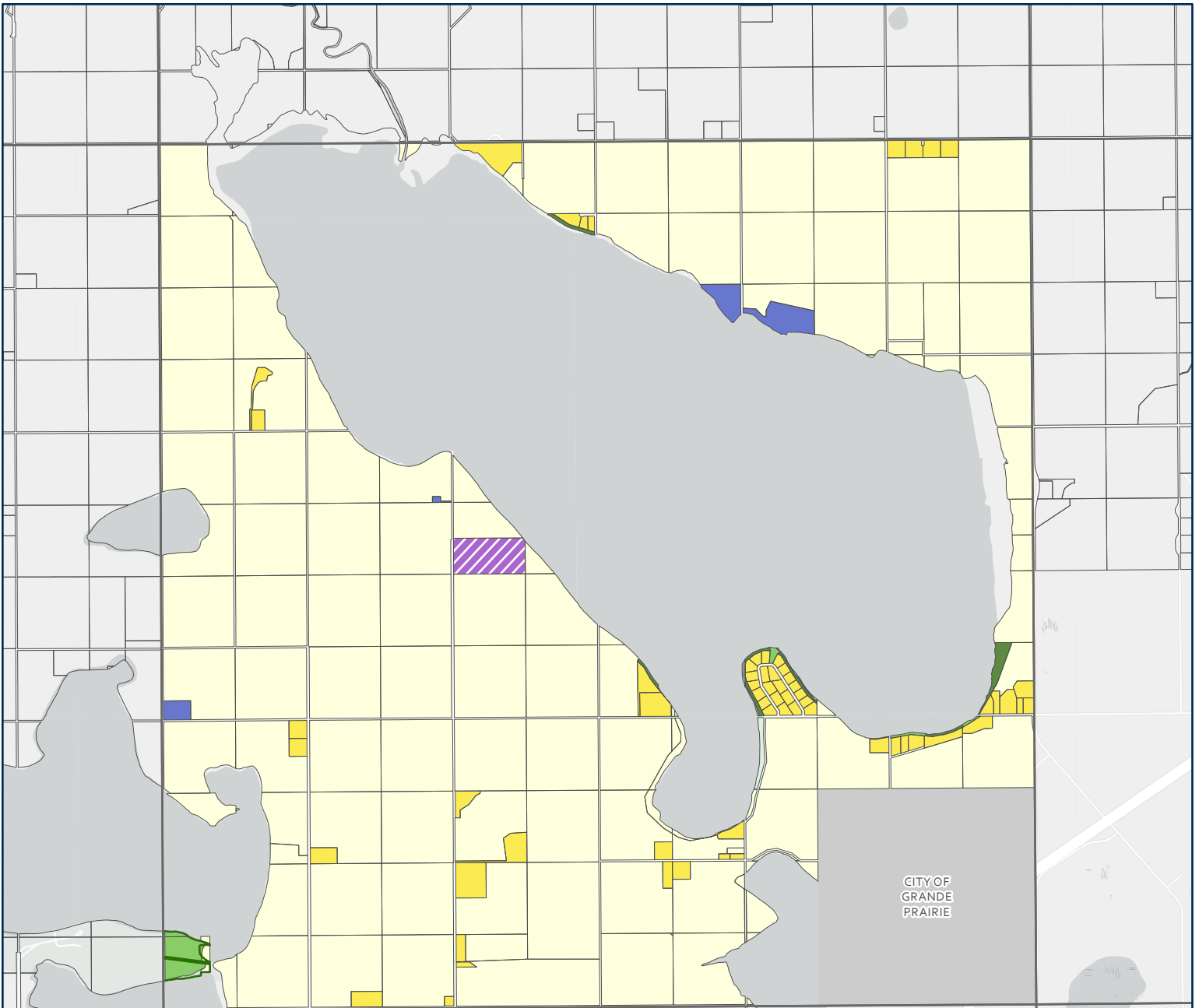


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP D6



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

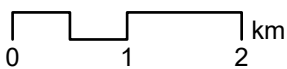
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N

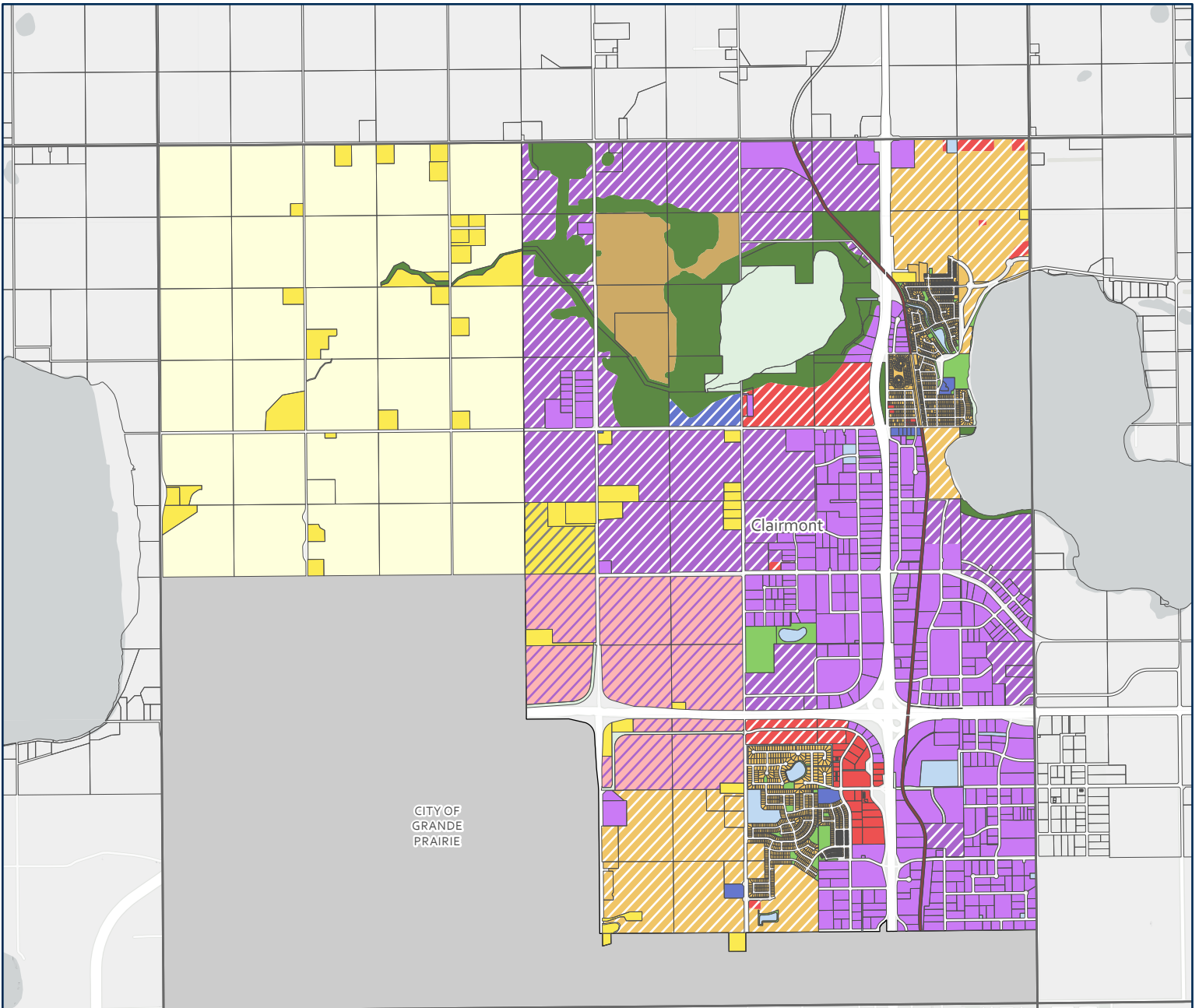


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GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP D7



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

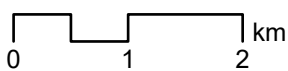
Land Supply

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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
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- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
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- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N

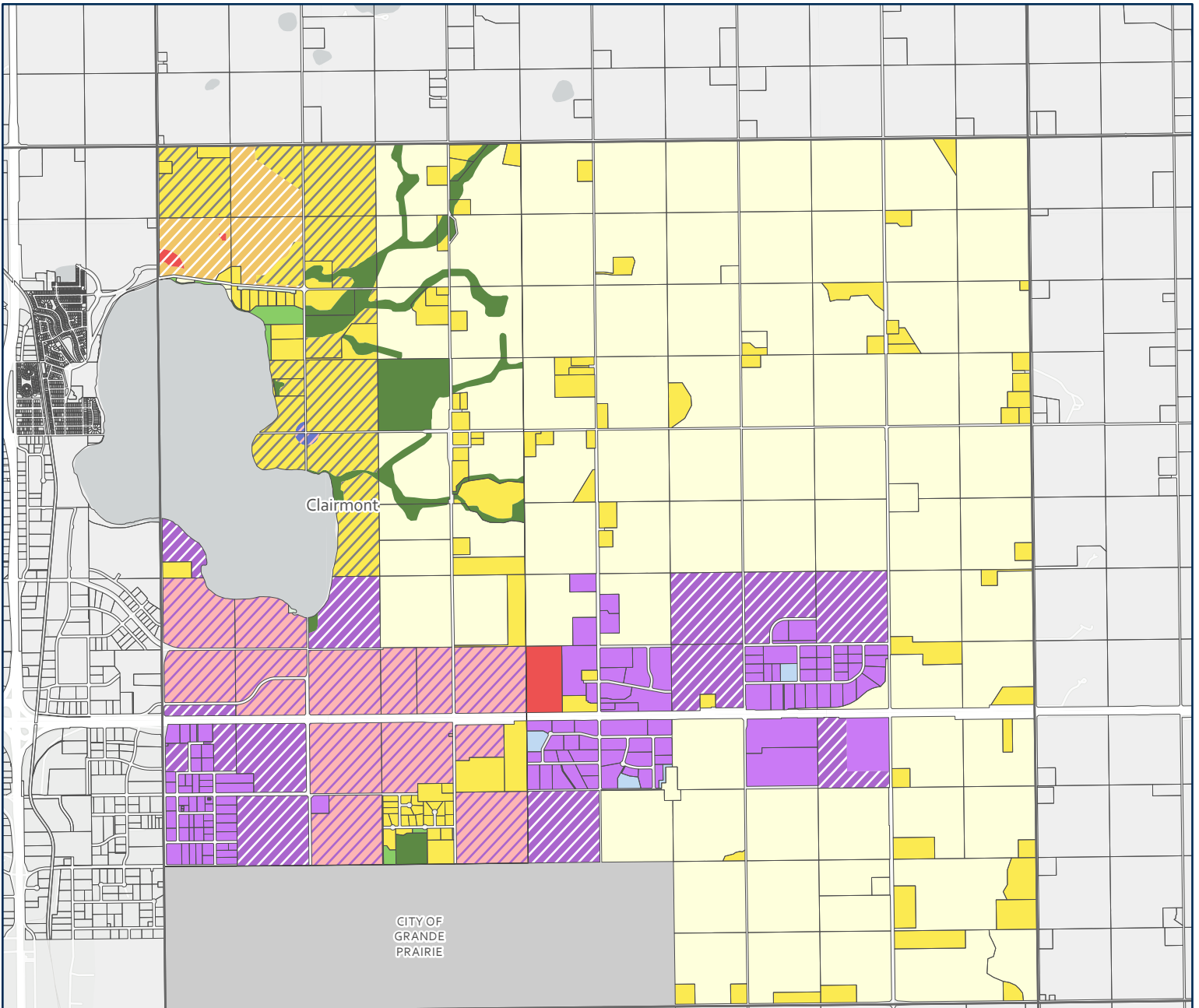


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP D8



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

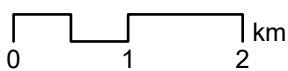
Land Supply

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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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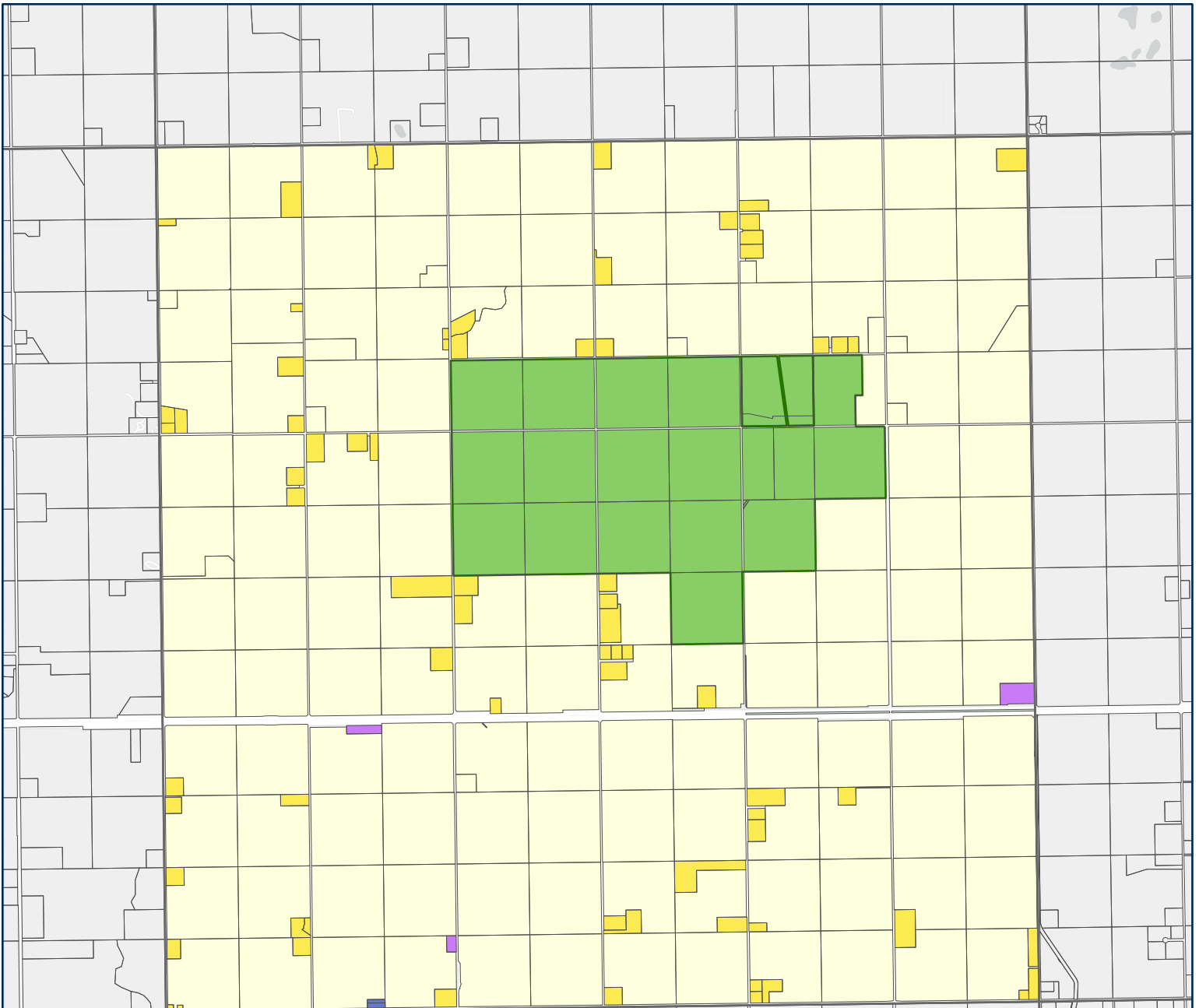
NAD 1983 UTM Zone 11N



COUNTY OF GRANDE PRAIRIE REGIONAL GROWTH STUDY

APPENDIX A: REGIONAL LAND SUPPLY

MAP D9



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

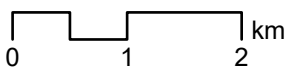
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
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- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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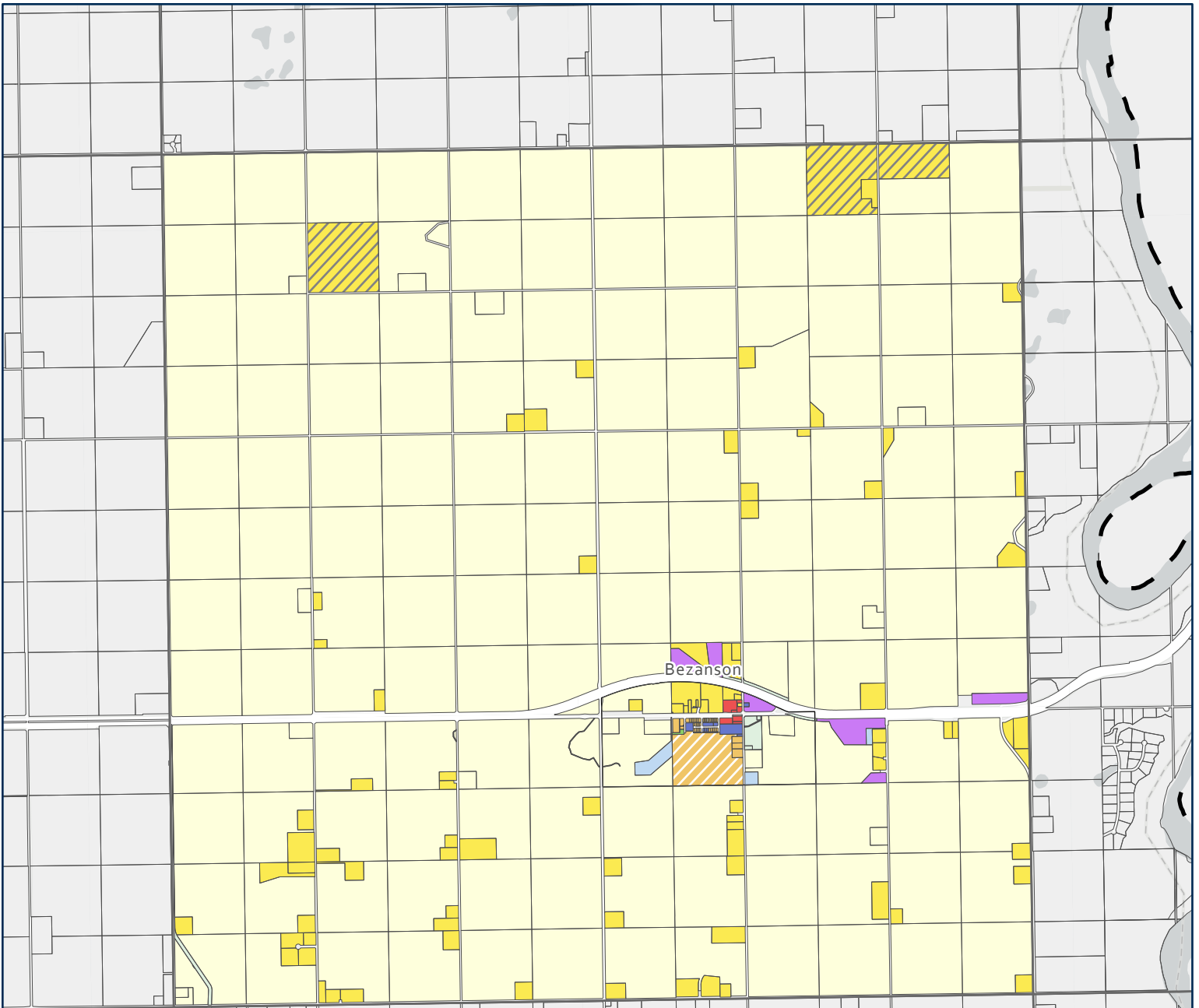


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GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP D10



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

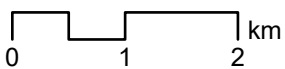
Land Supply

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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
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- Unabsorbed Commercial
- Unabsorbed Industrial
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- Unabsorbed Urban Residential

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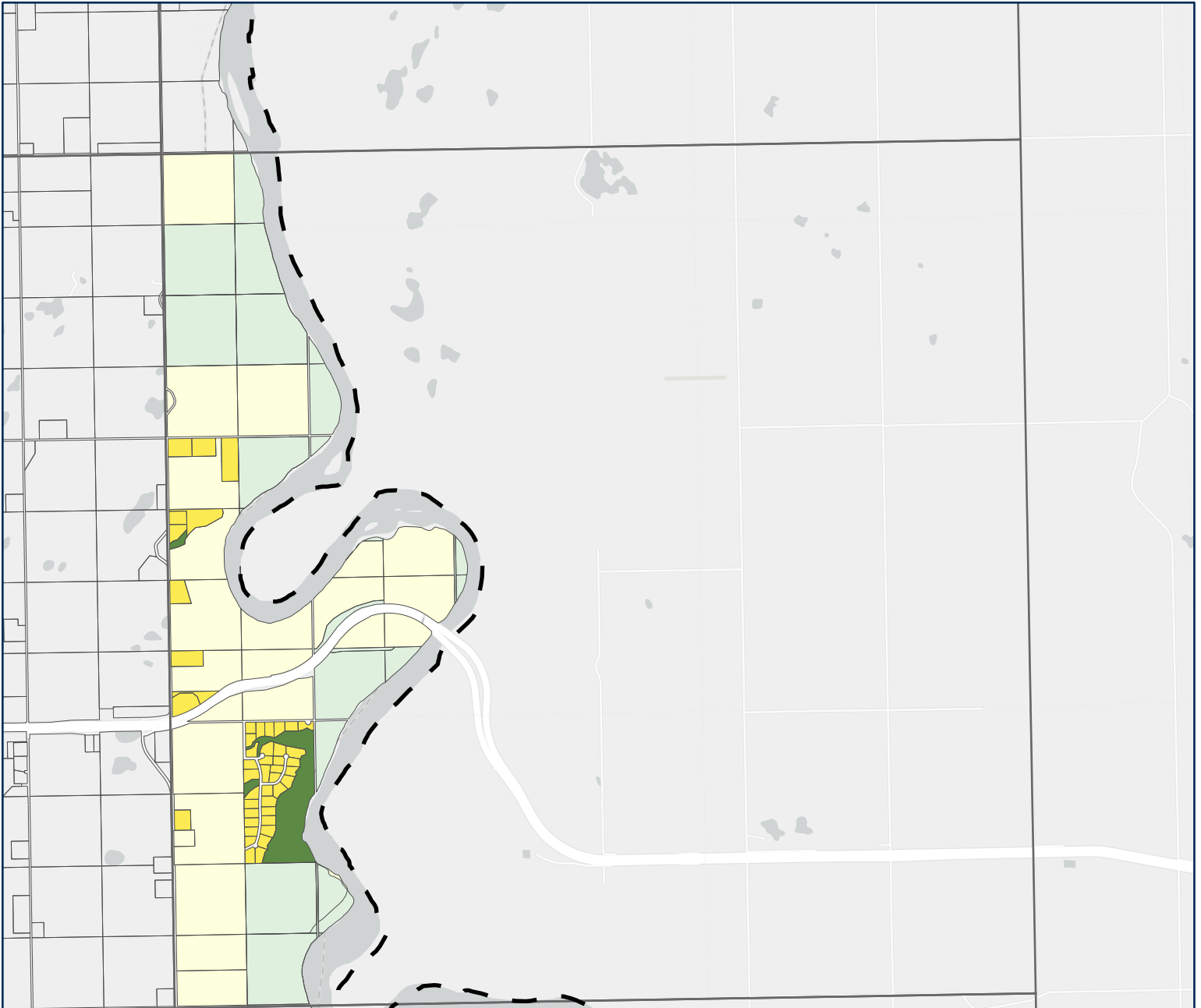


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GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP D11



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

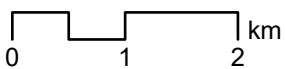
Land Supply

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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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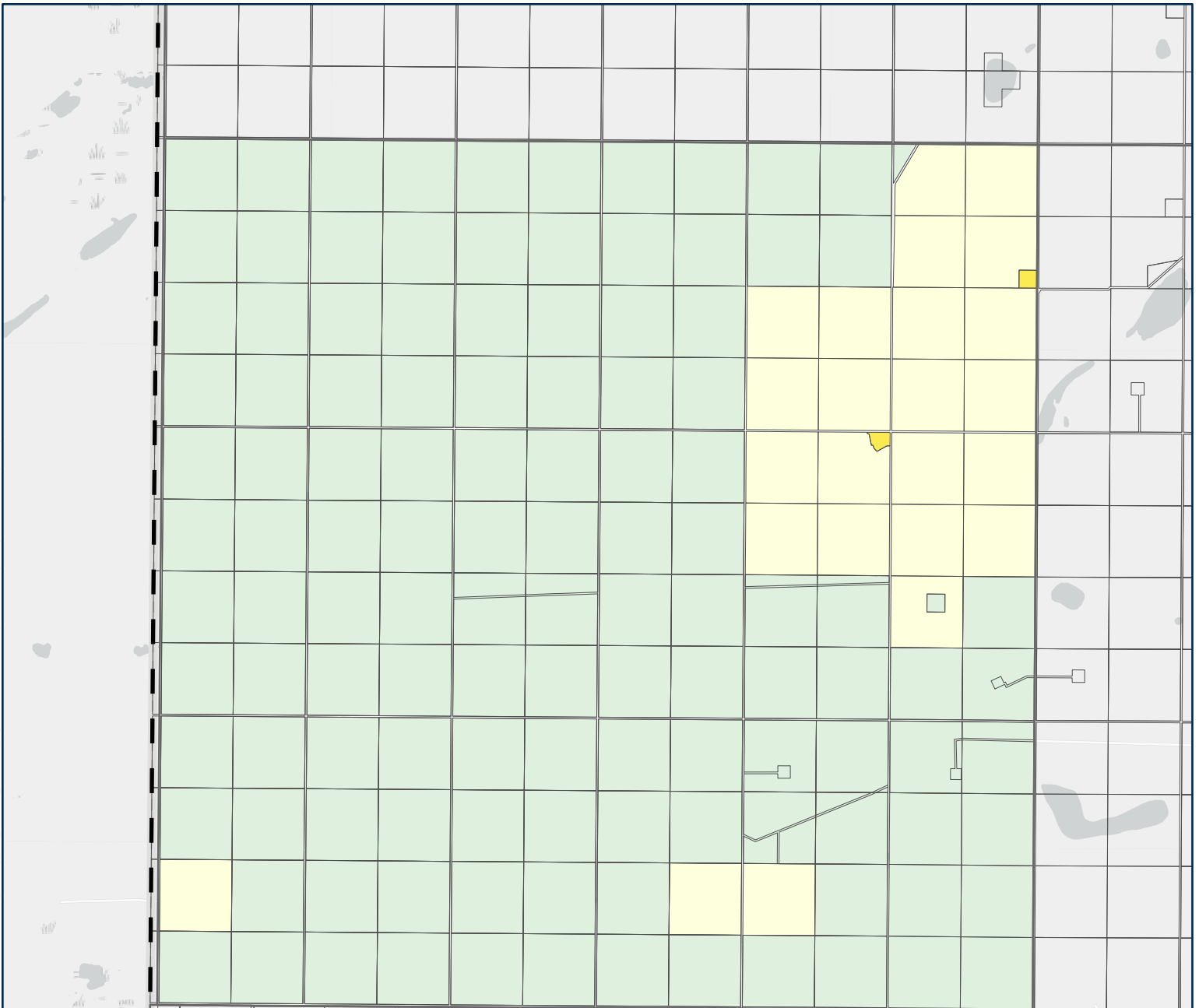


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GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP D12



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

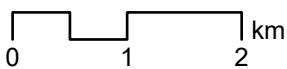
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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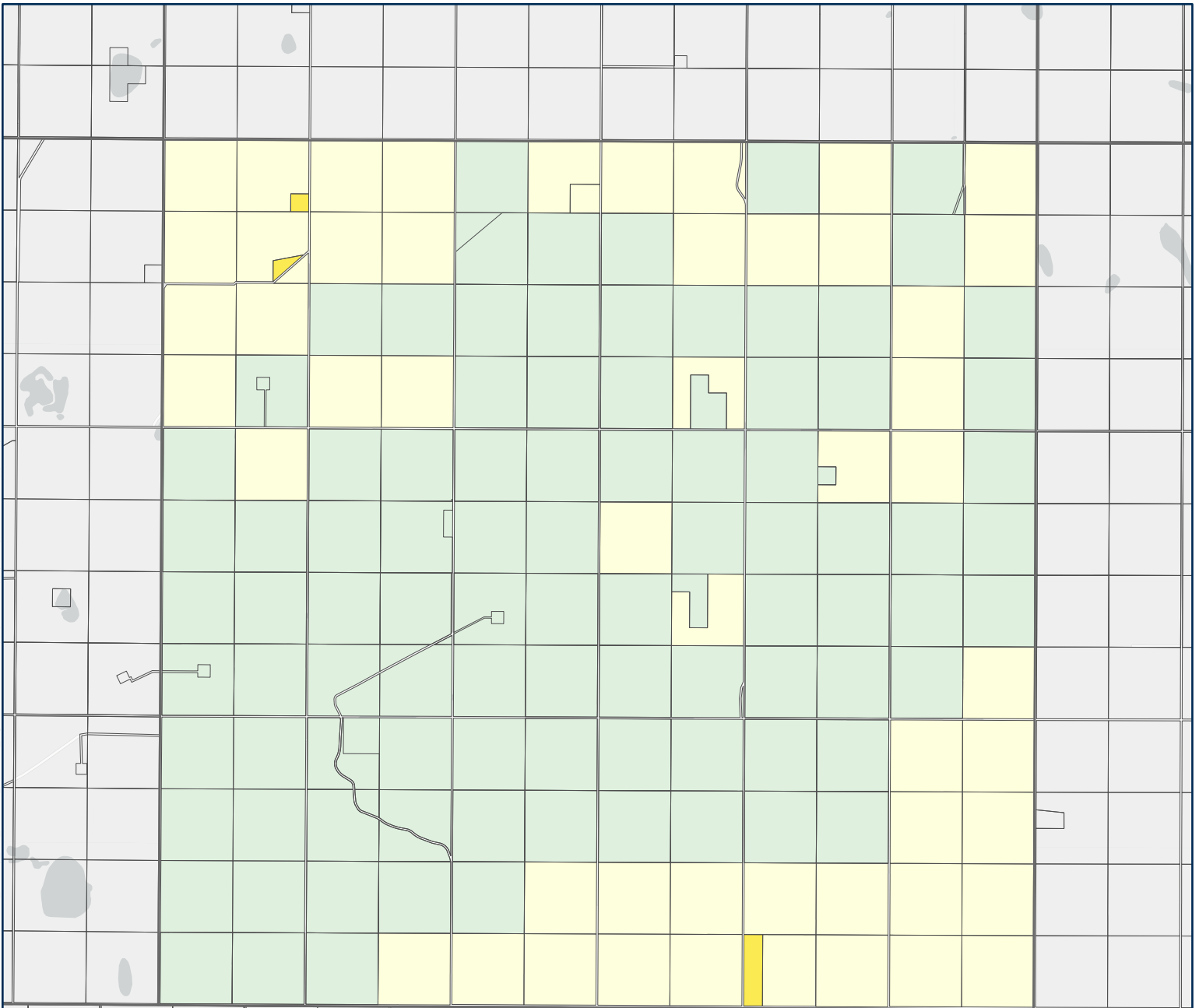
NAD 1983 UTM Zone 11N



COUNTY OF GRANDE PRAIRIE REGIONAL GROWTH STUDY

APPENDIX A: REGIONAL LAND SUPPLY

MAP E1



Regional Growth Study 2024 – 2074

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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

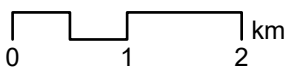
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
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- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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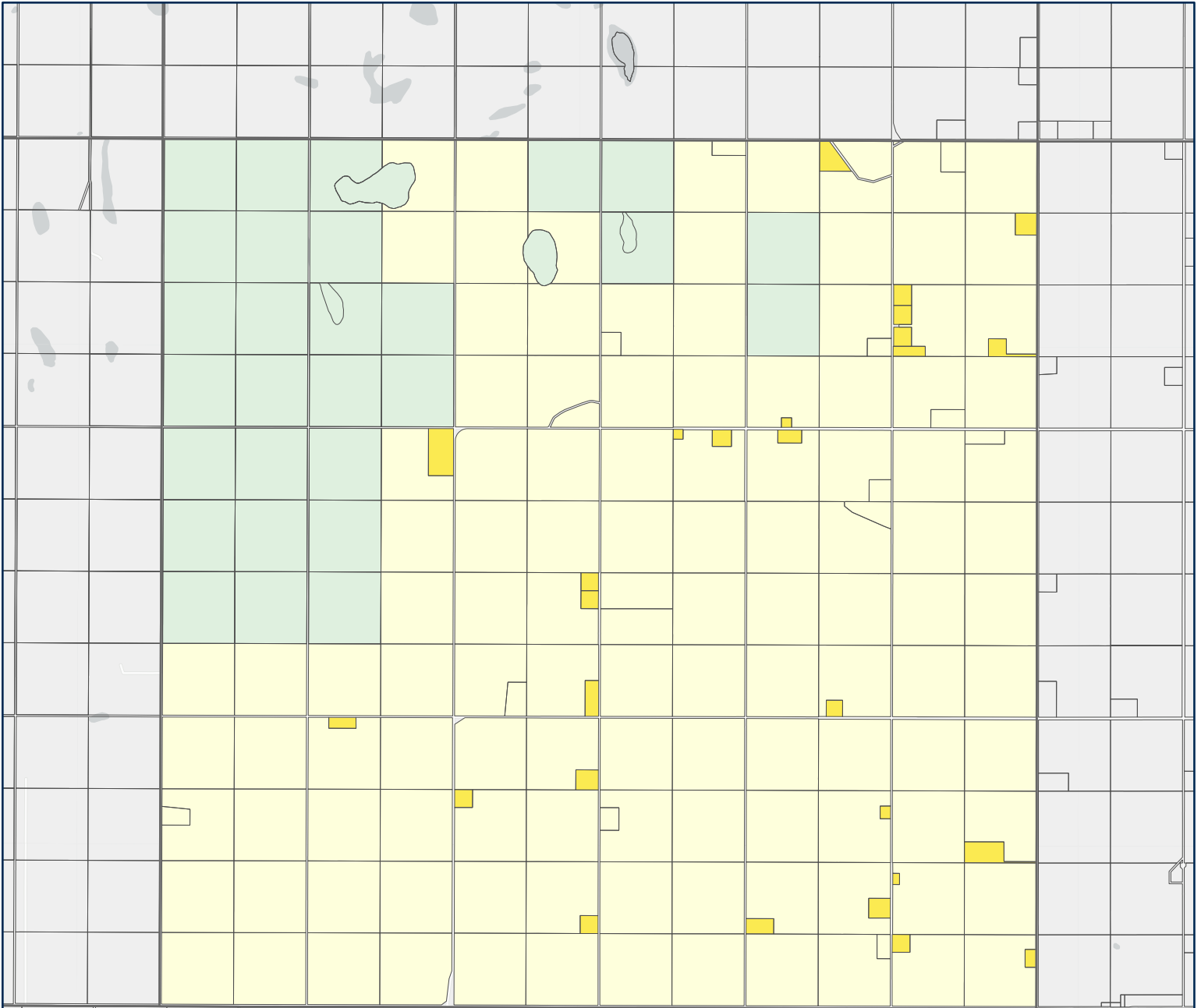


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REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP E2



Regional Growth Study 2024 – 2074

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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

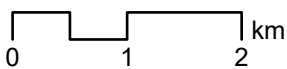
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
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- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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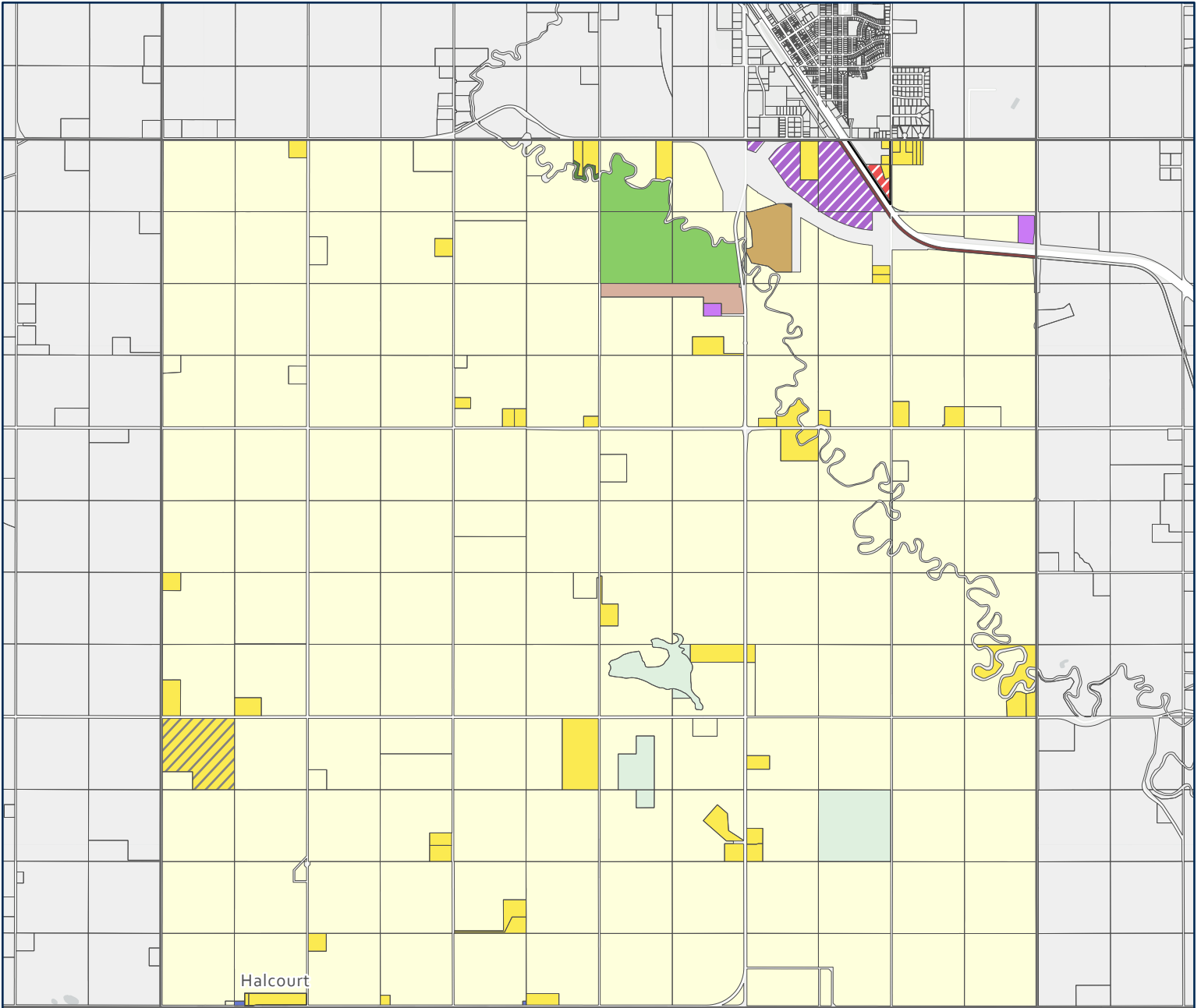


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP E3



Regional Growth Study 2024 – 2074

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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

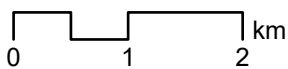
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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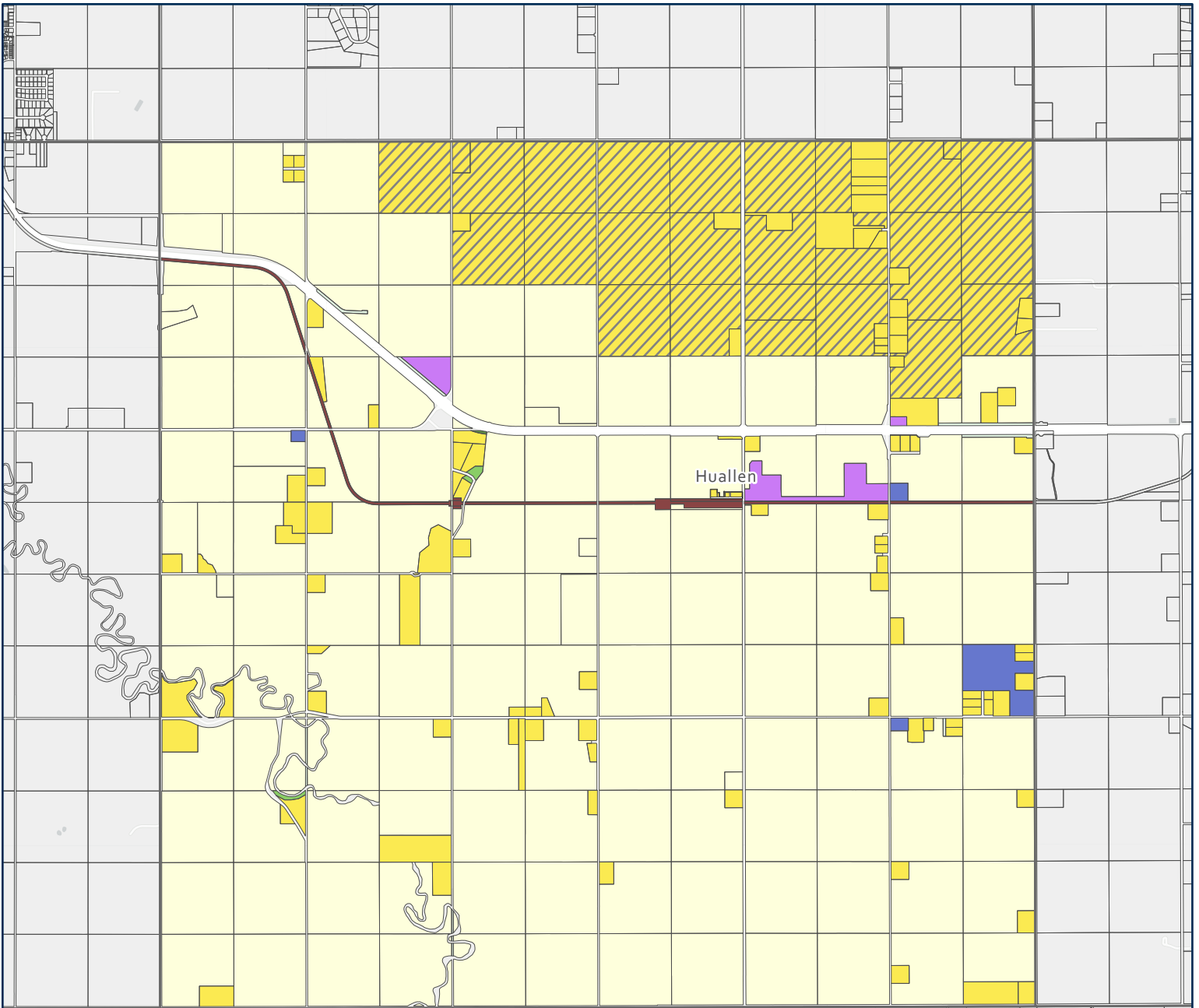


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP E4



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

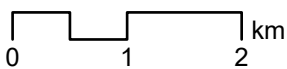
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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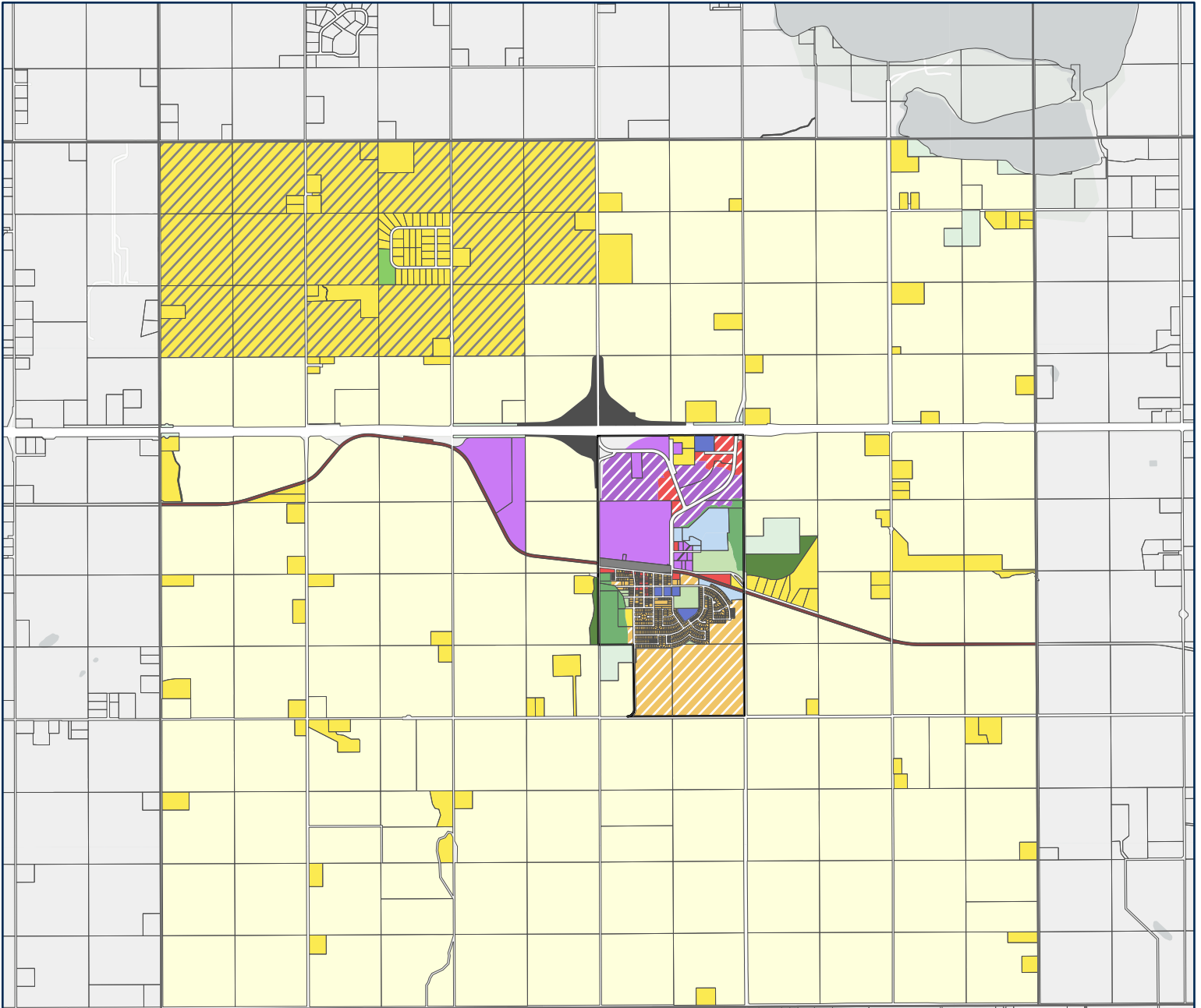


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP E5



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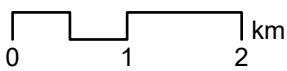
- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

- Land Supply**
- Absorbed Commercial
 - Absorbed Industrial
 - Absorbed Institutional
 - Absorbed Rural Residential
 - Absorbed Urban Residential
 - Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N

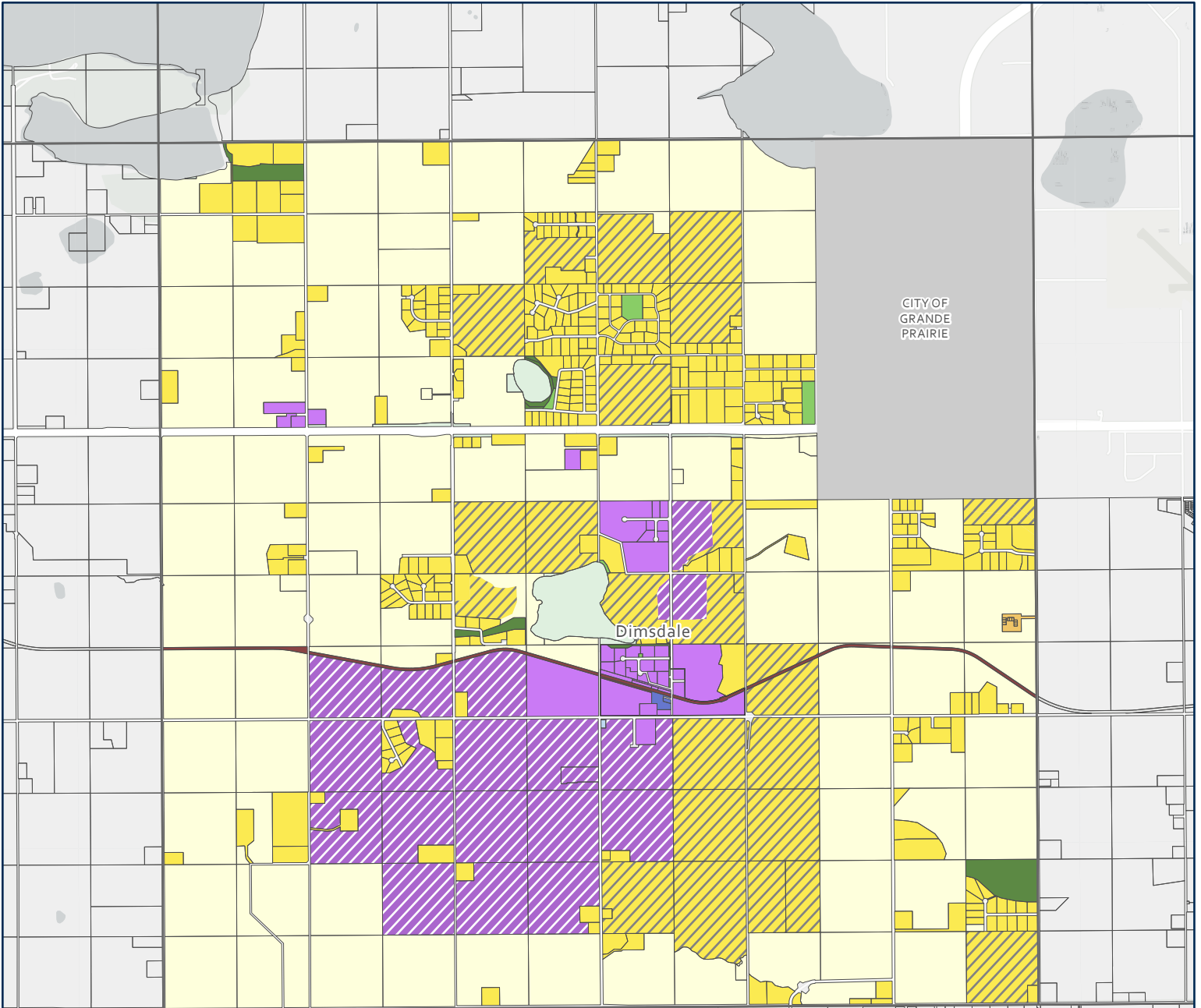


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APPENDIX A: REGIONAL LAND SUPPLY

MAP E6



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

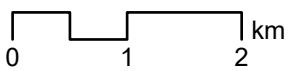
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
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- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N

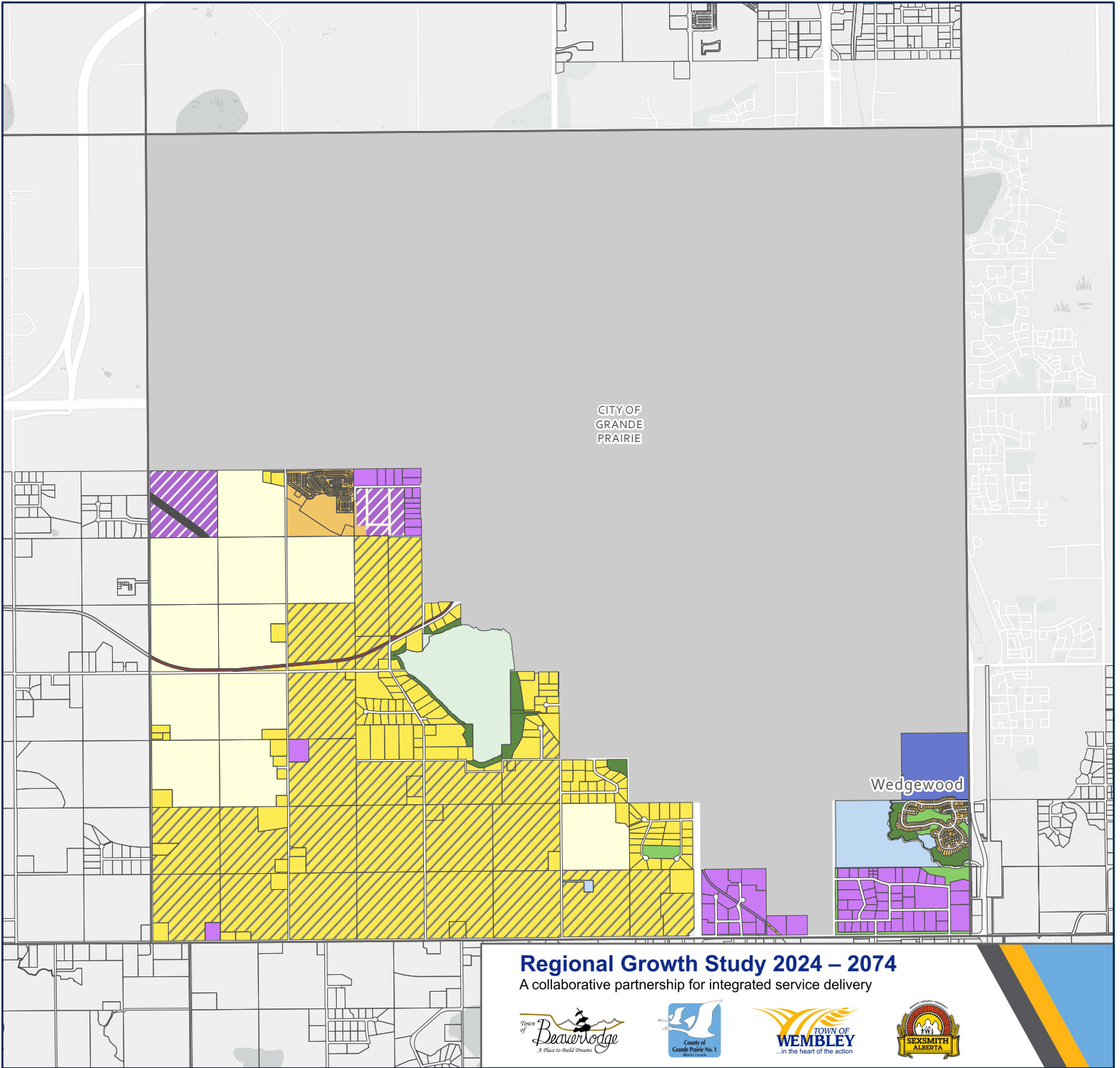


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP E7



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

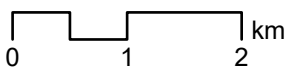
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

1:66,000

NAD 1983 UTM Zone 11N

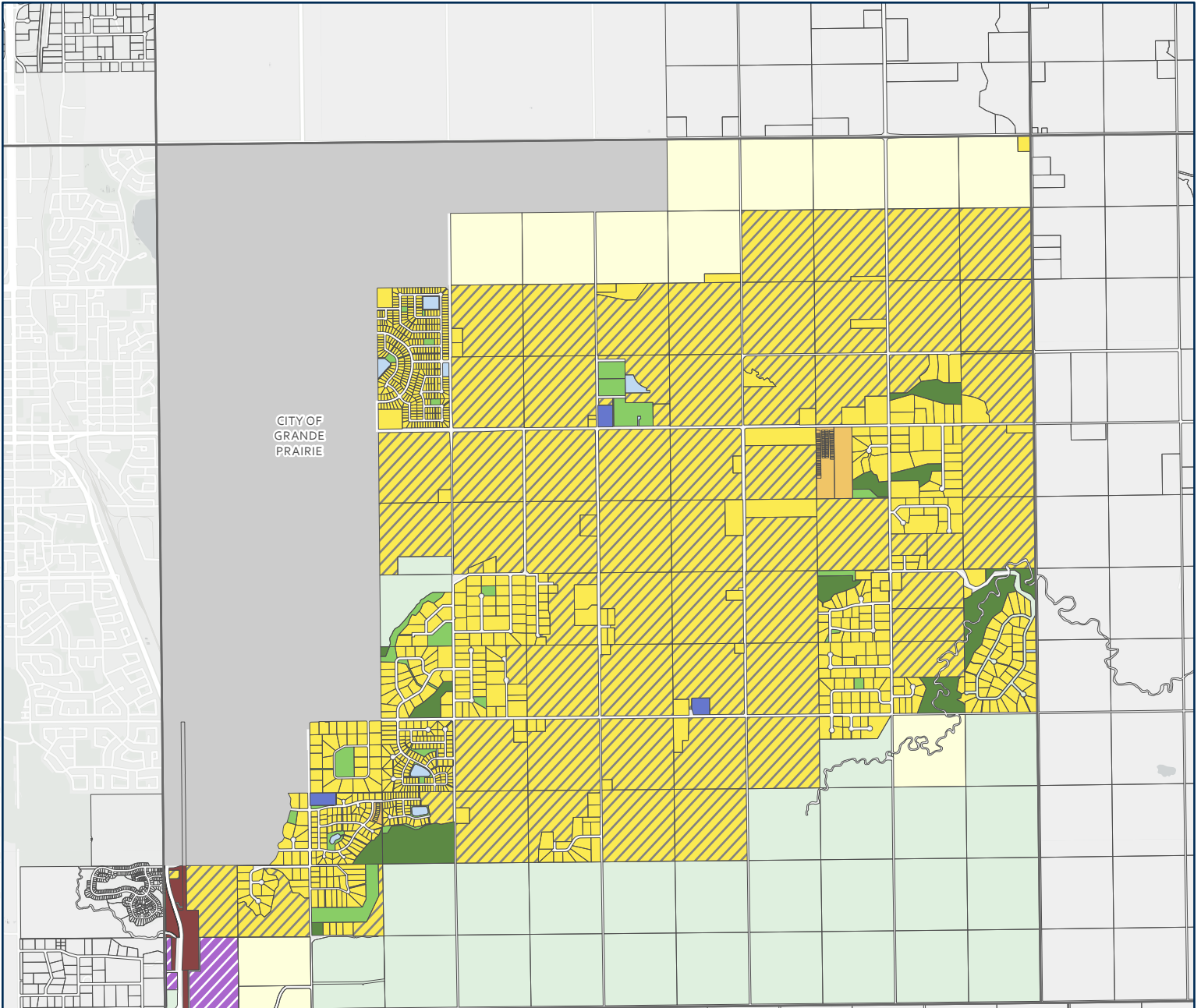


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP E8



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

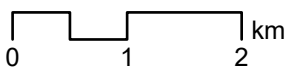
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N

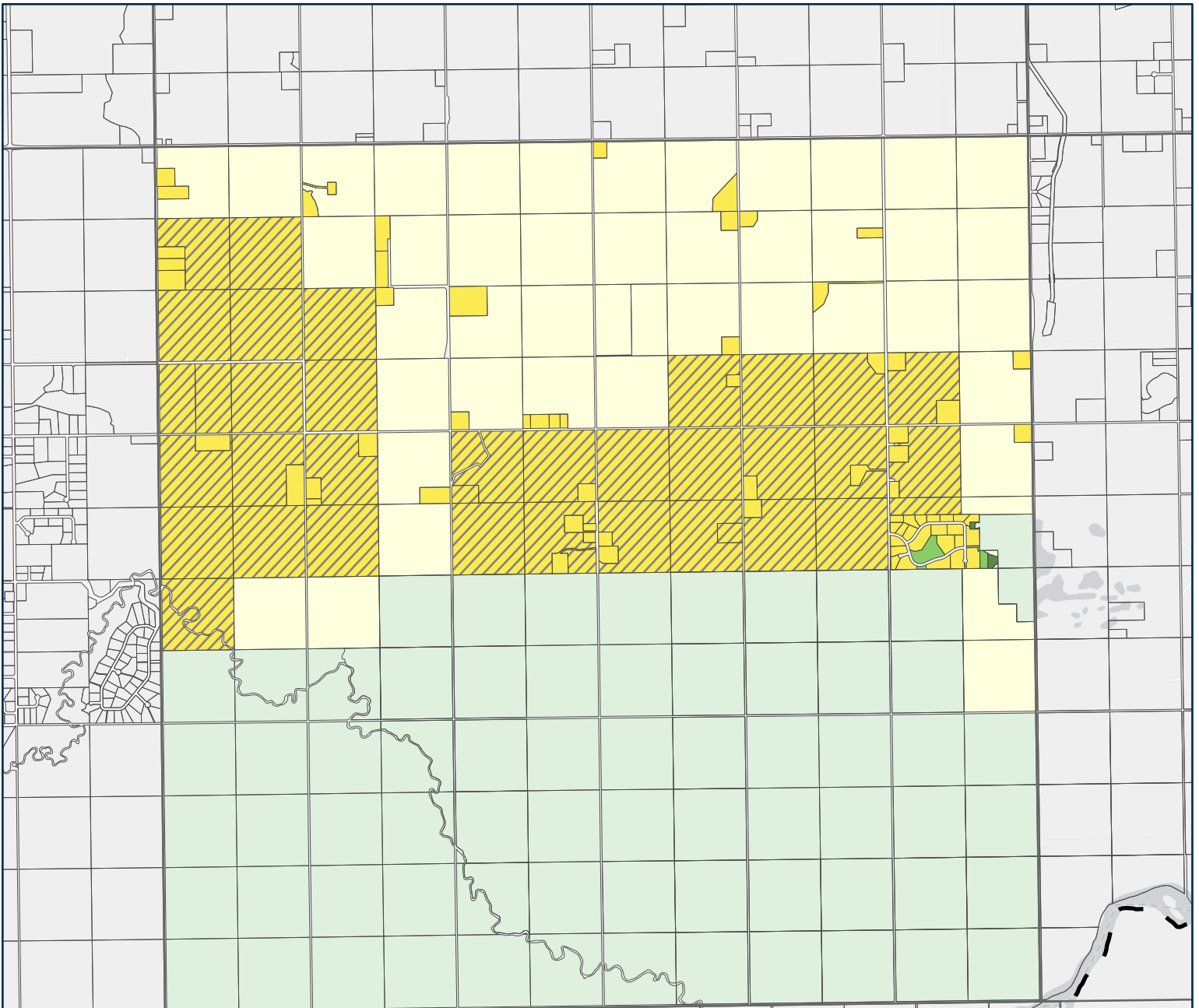


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP E9



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

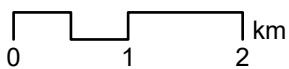
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N

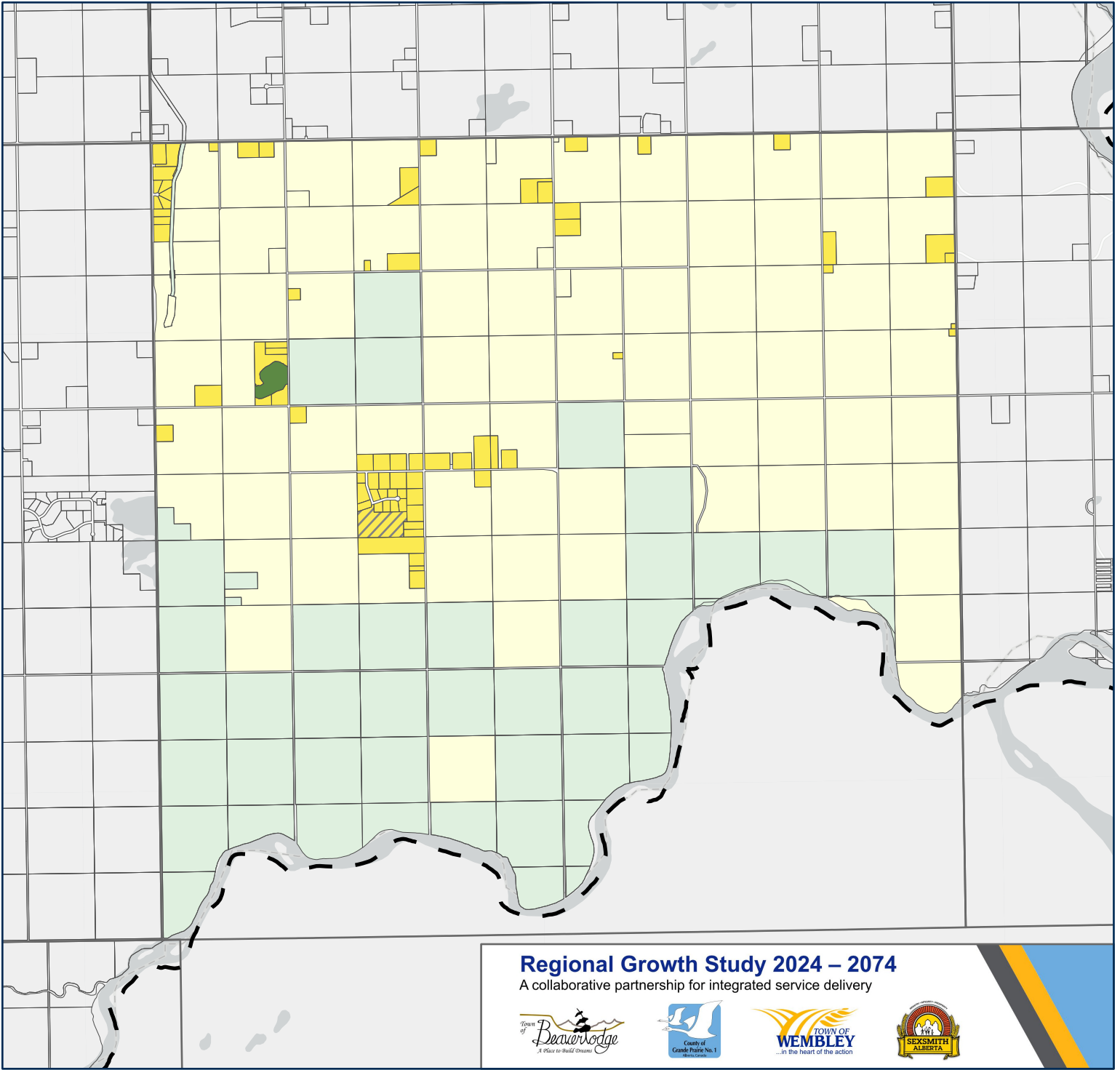


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP E10



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

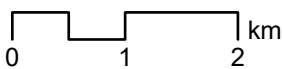
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N

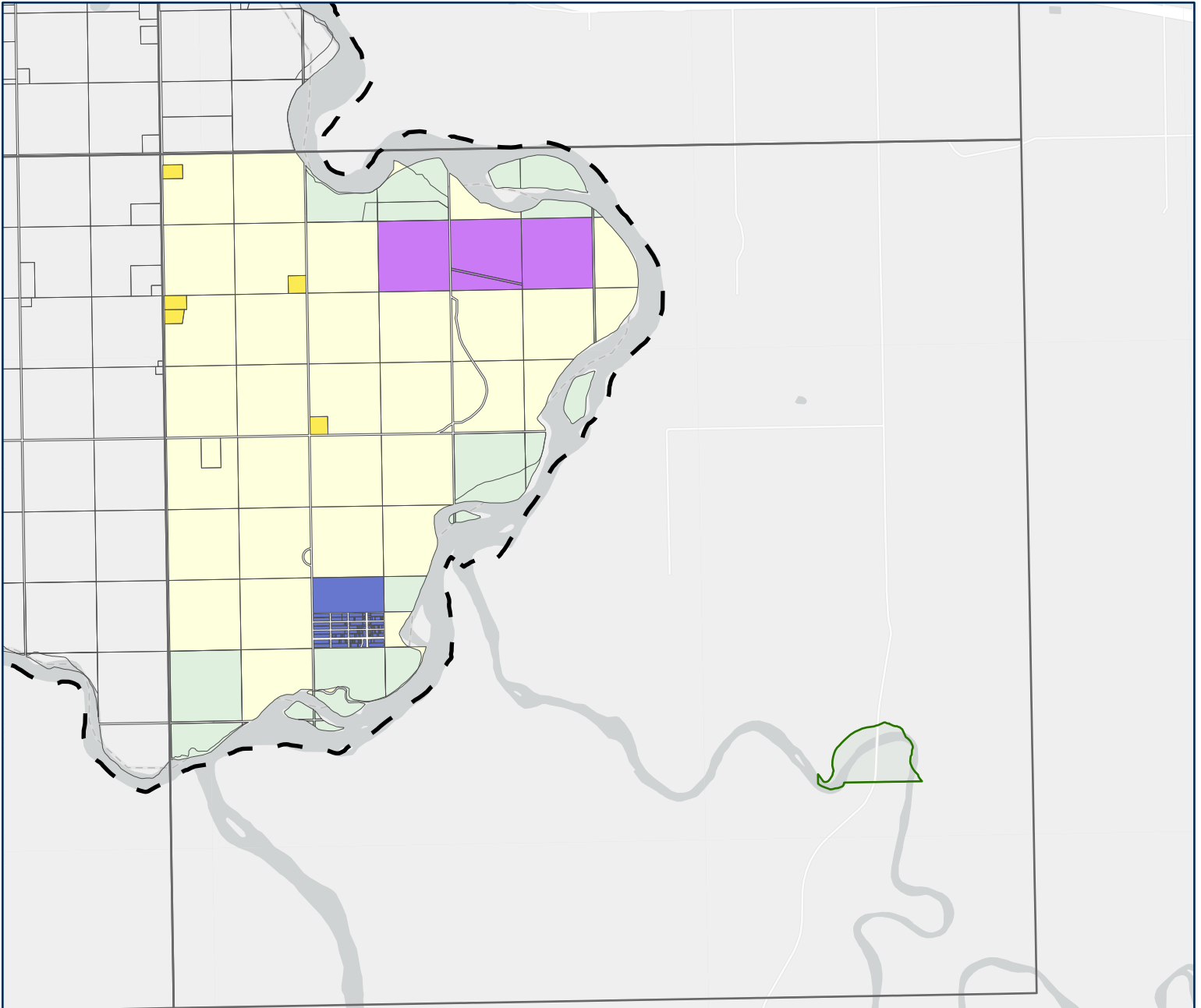


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GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP E11



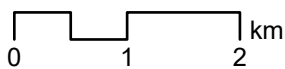
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NAD 1983 UTM Zone 11N



- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

Land Supply

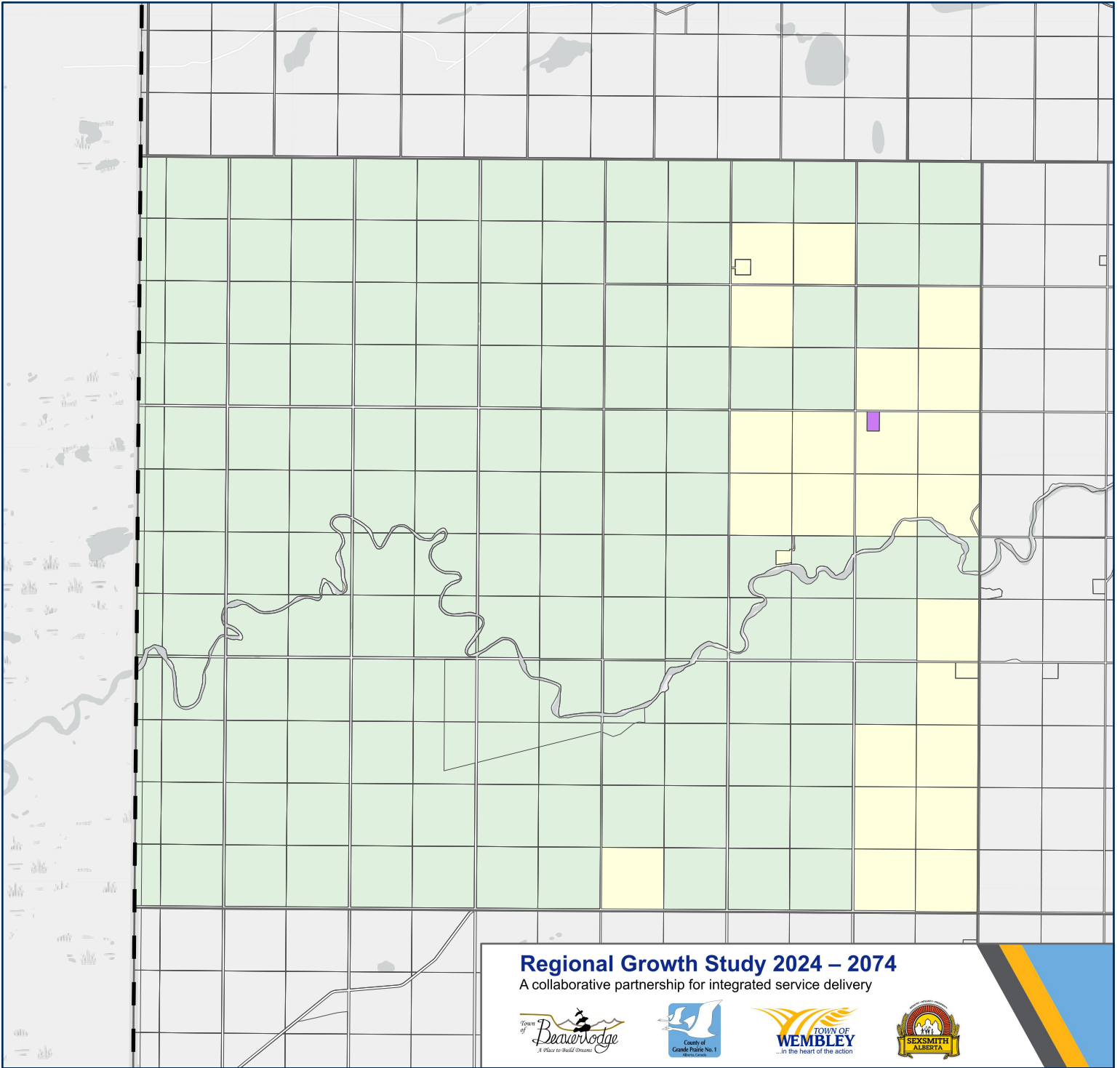
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- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

COUNTY OF
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GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP E12



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

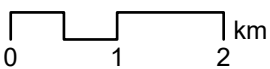
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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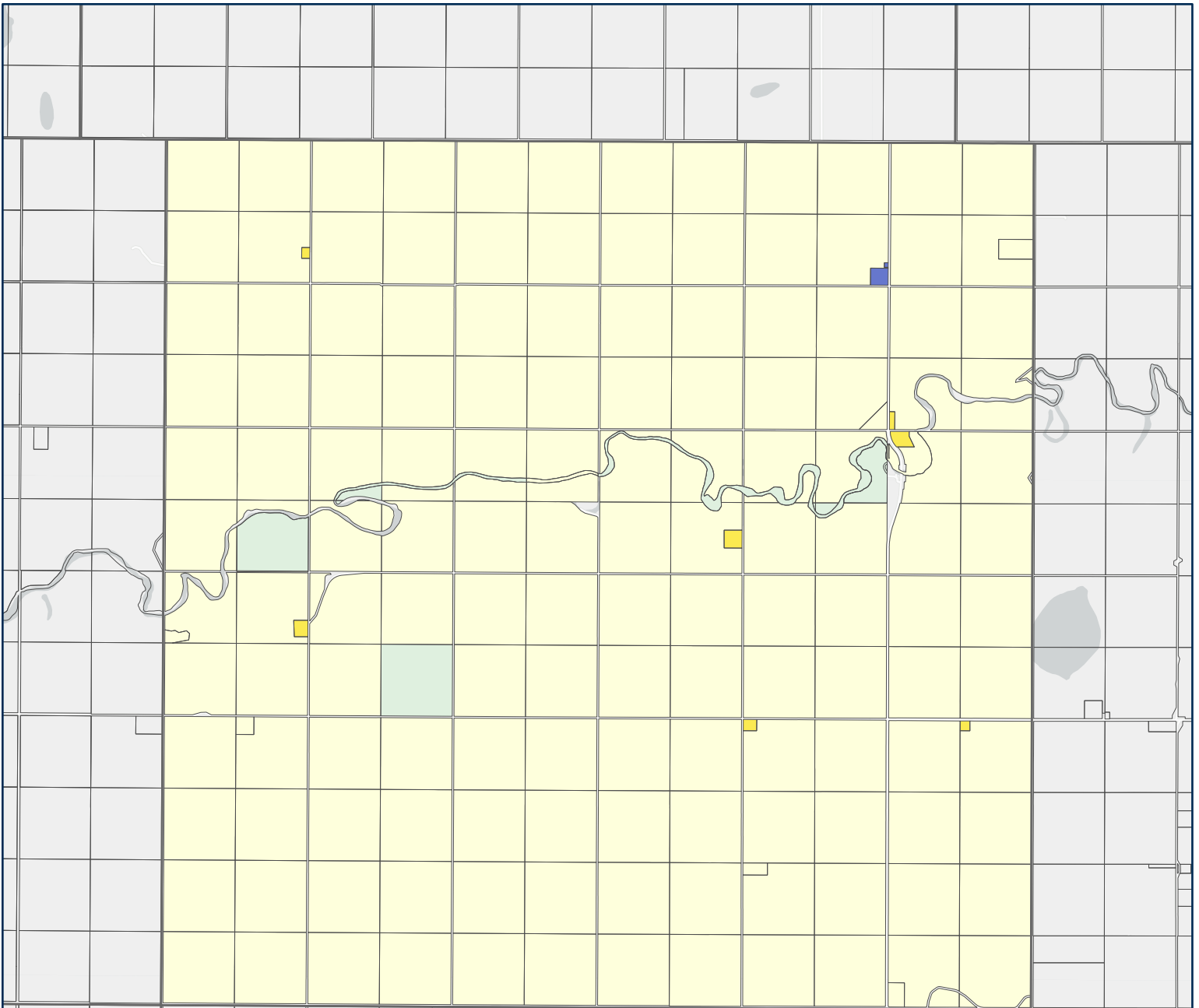
NAD 1983 UTM Zone 11N



COUNTY OF GRANDE PRAIRIE REGIONAL GROWTH STUDY

APPENDIX A: REGIONAL LAND SUPPLY

MAP F1



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

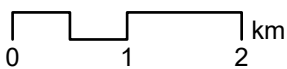
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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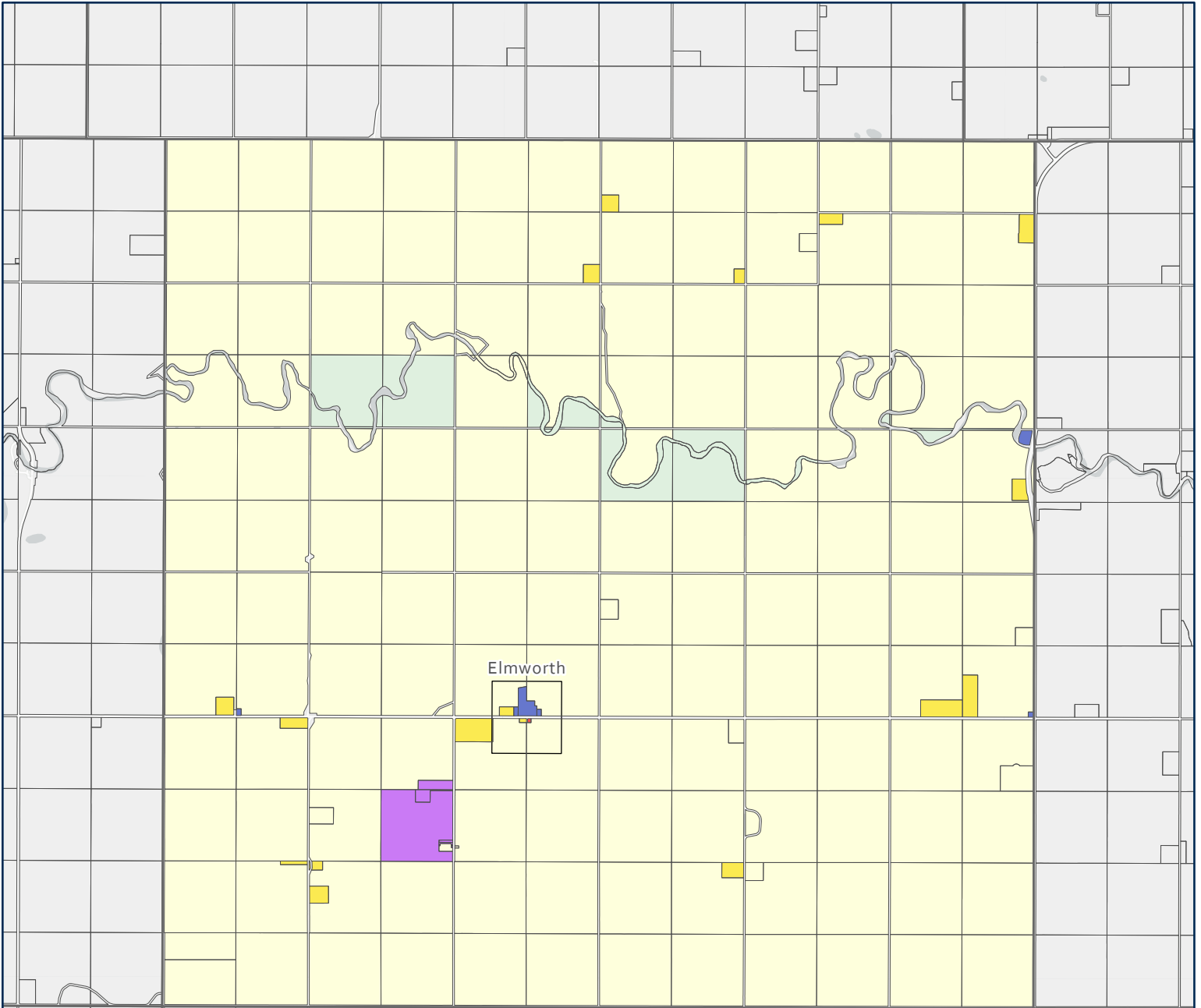


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP F2



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

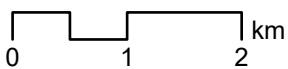
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
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- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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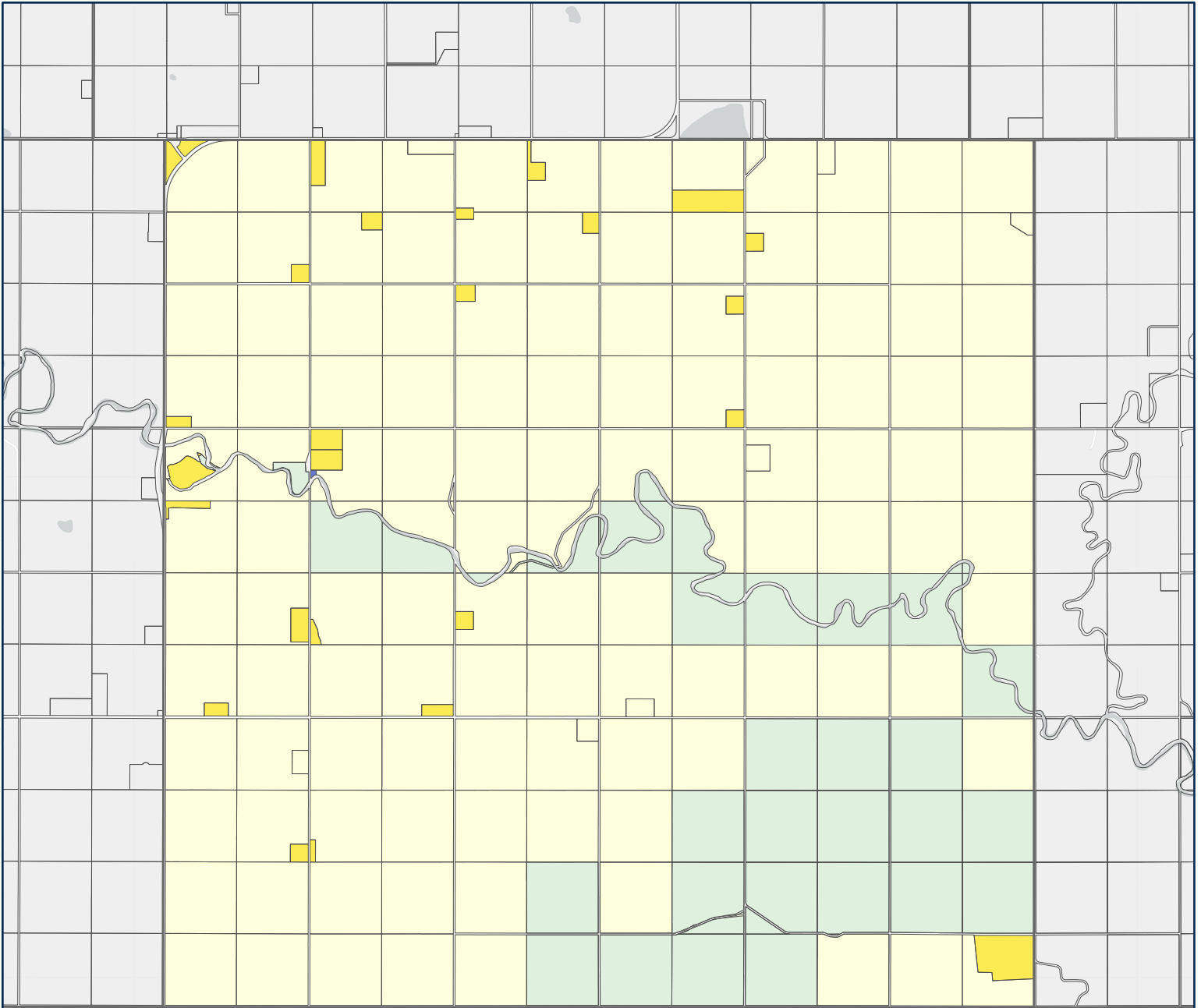


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP F3



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

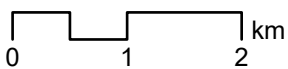
Land Supply

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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N

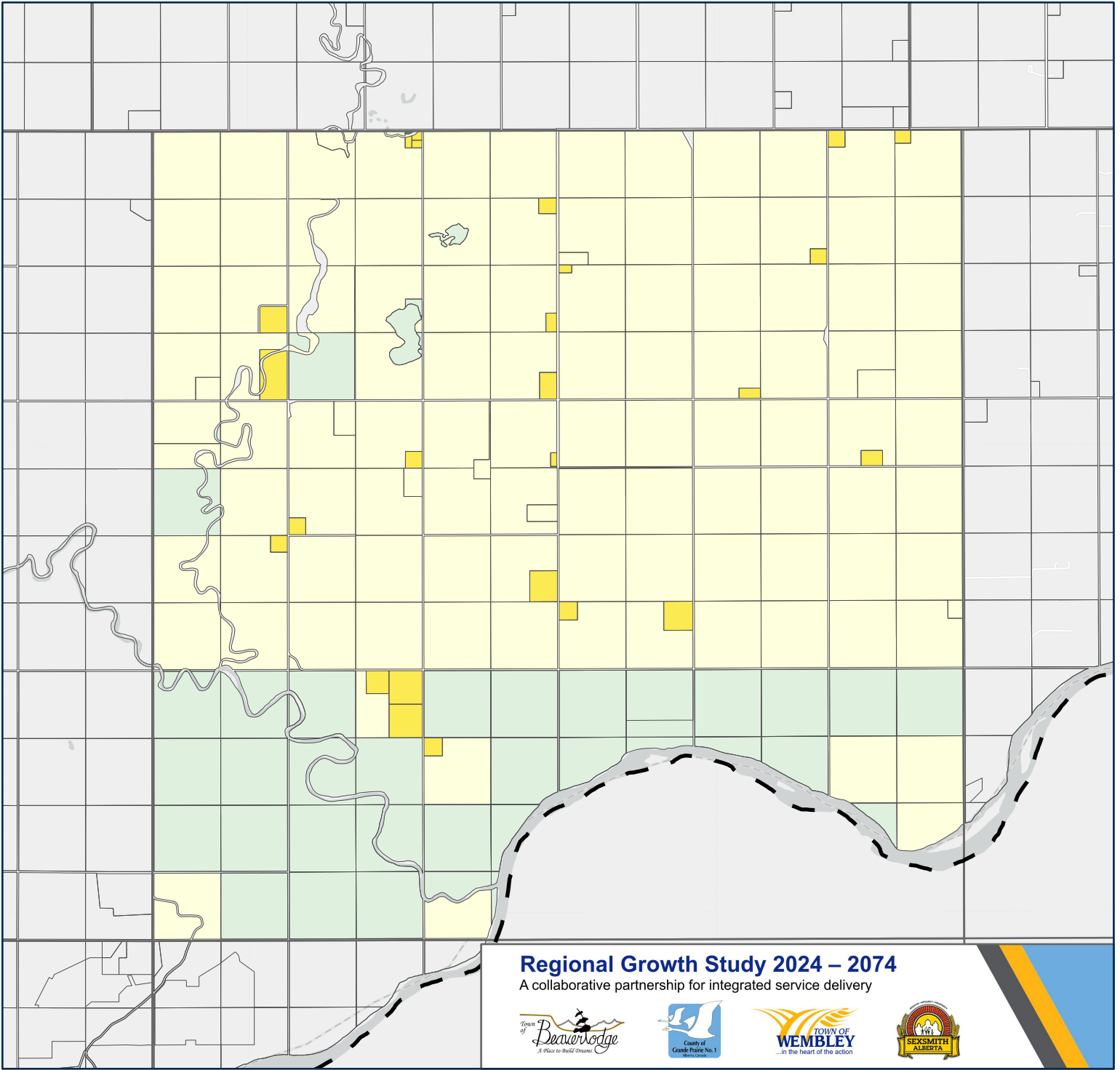


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP F4



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

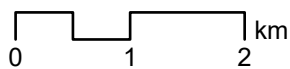
Land Supply

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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
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- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N

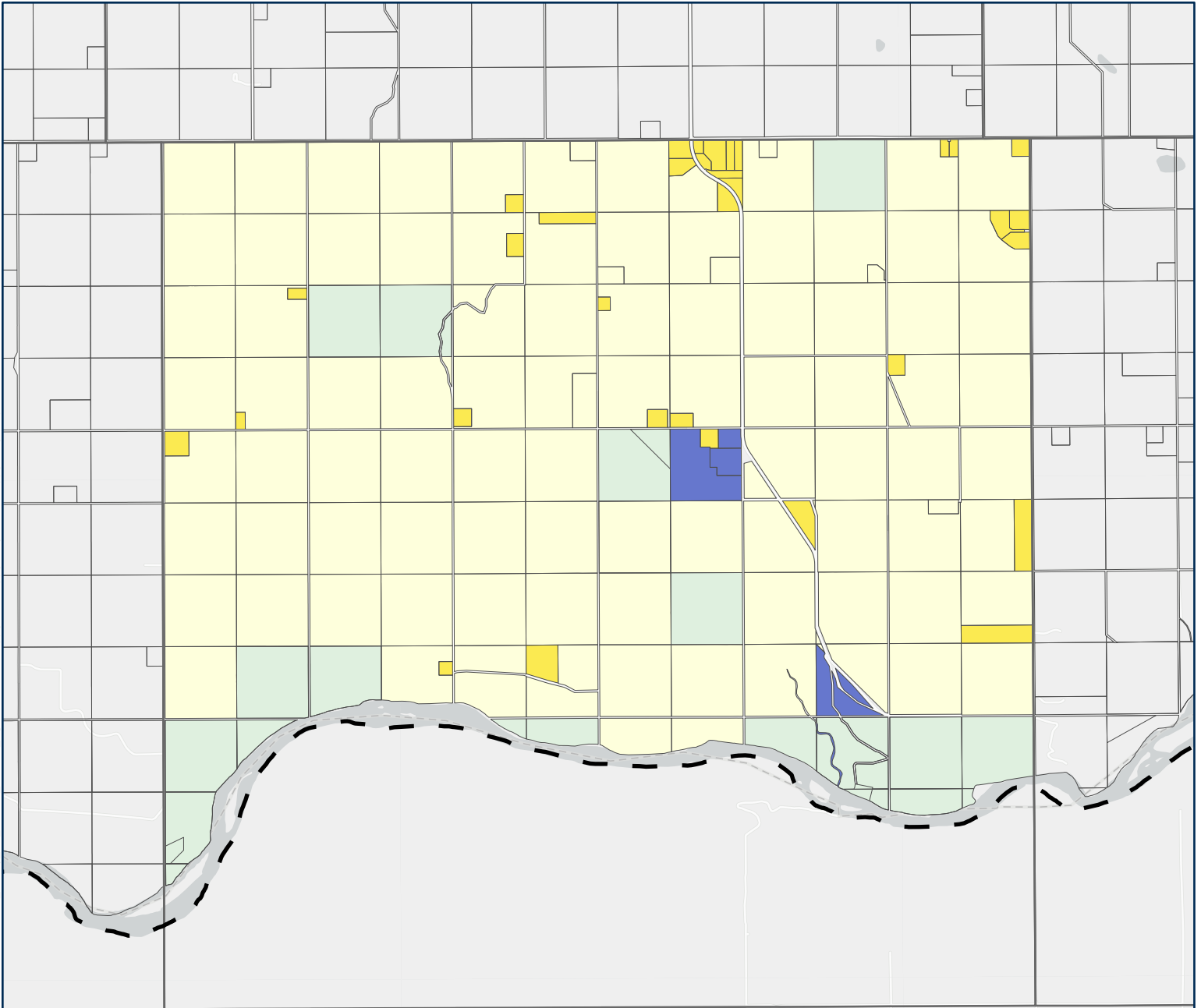


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP F5



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

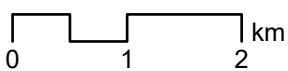
Land Supply

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- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

1:66,000

NAD 1983 UTM Zone 11N

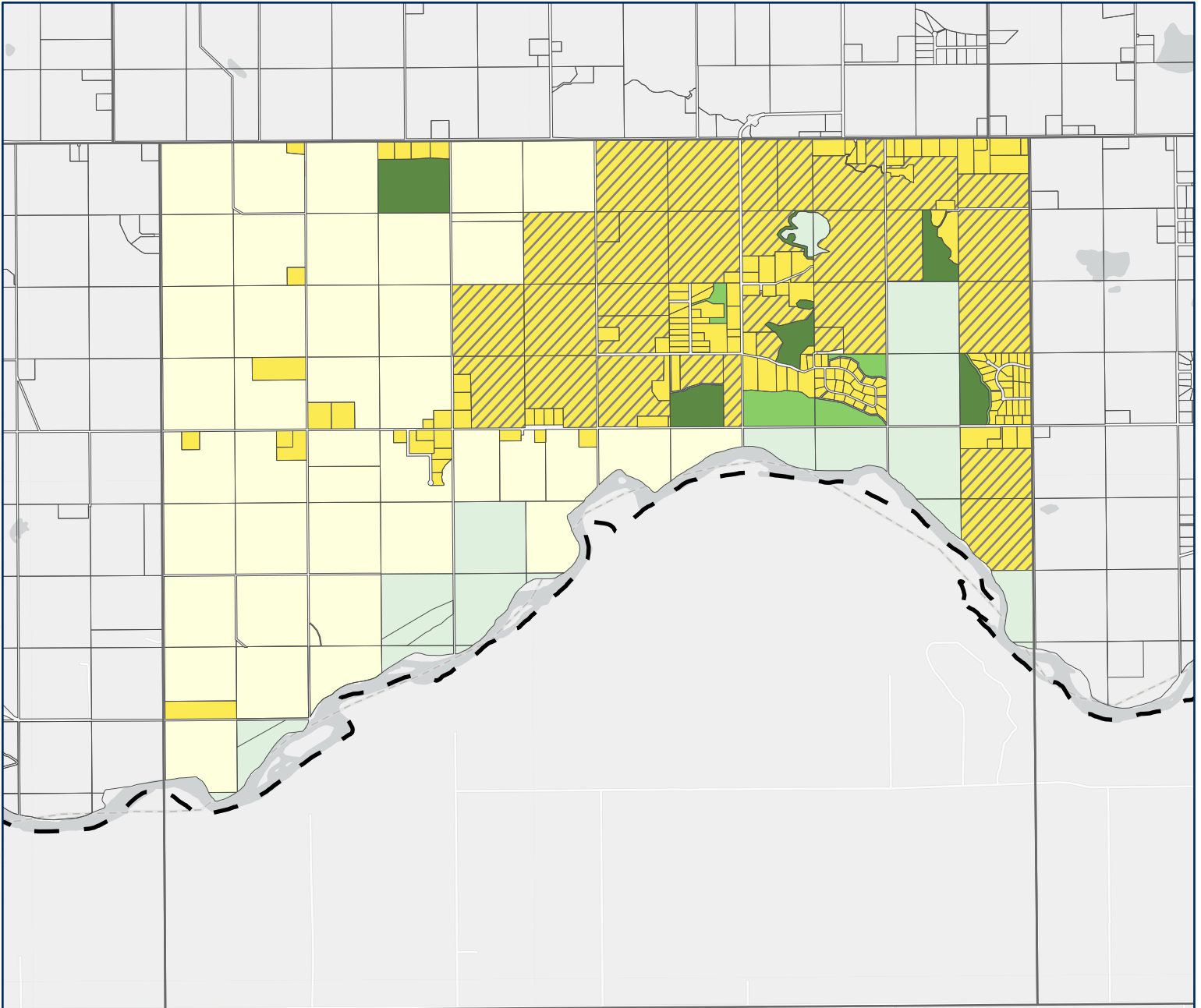


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REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP F6



Regional Growth Study 2024 – 2074

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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

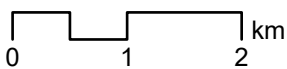
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N

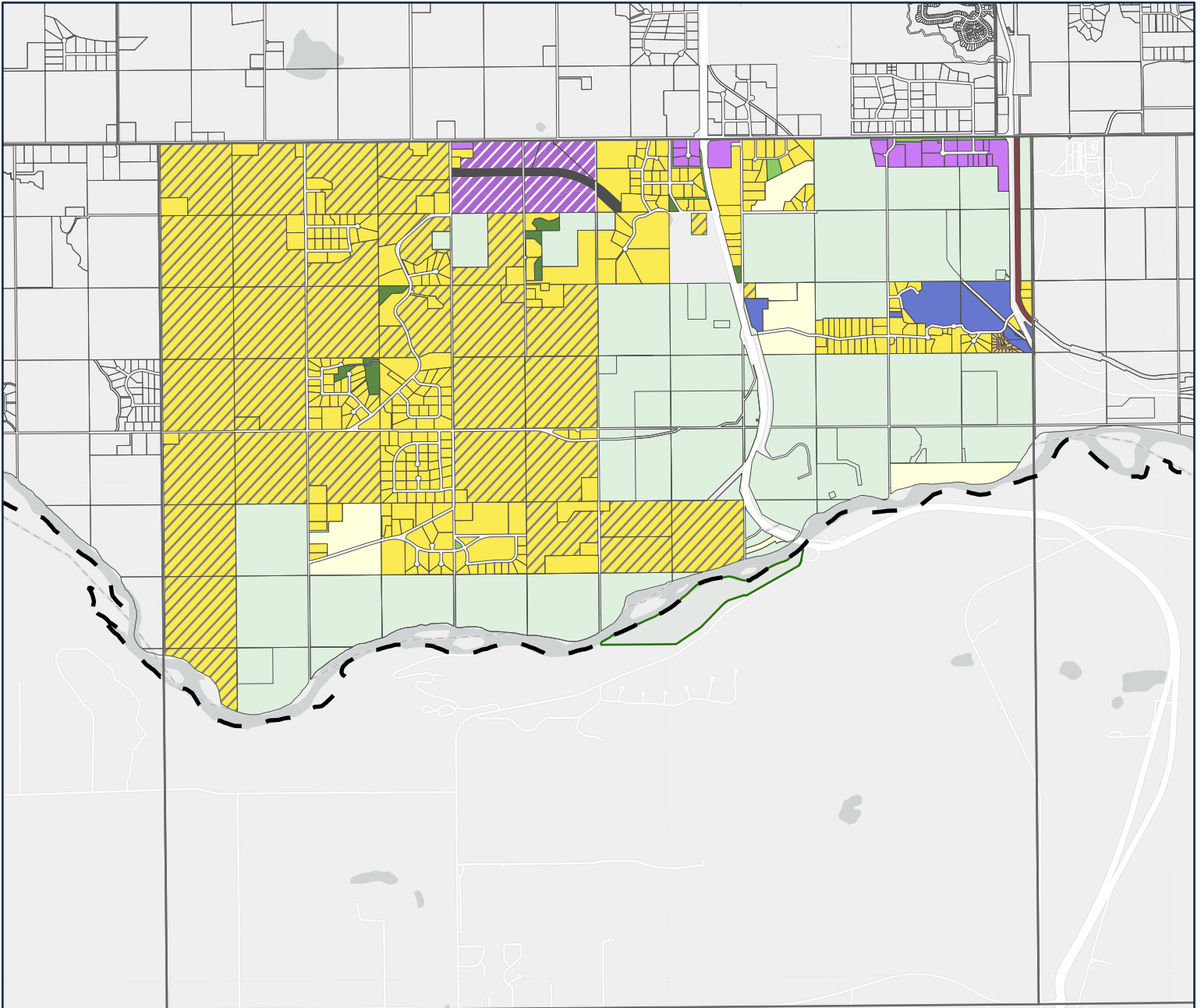


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APPENDIX A:
REGIONAL
LAND SUPPLY

MAP F7



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

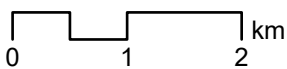
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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NAD 1983 UTM Zone 11N

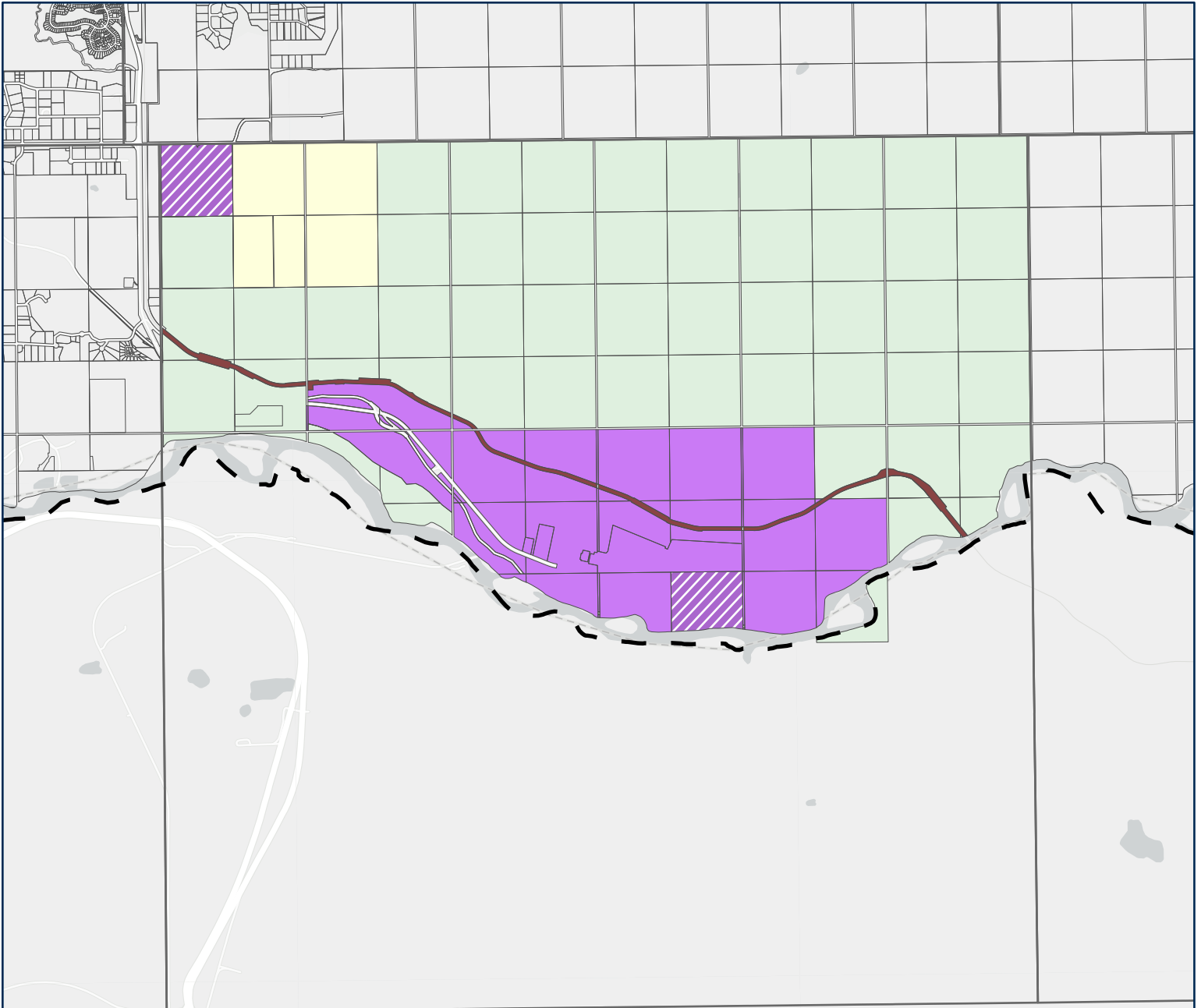


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REGIONAL
LAND SUPPLY

MAP F8



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

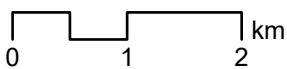
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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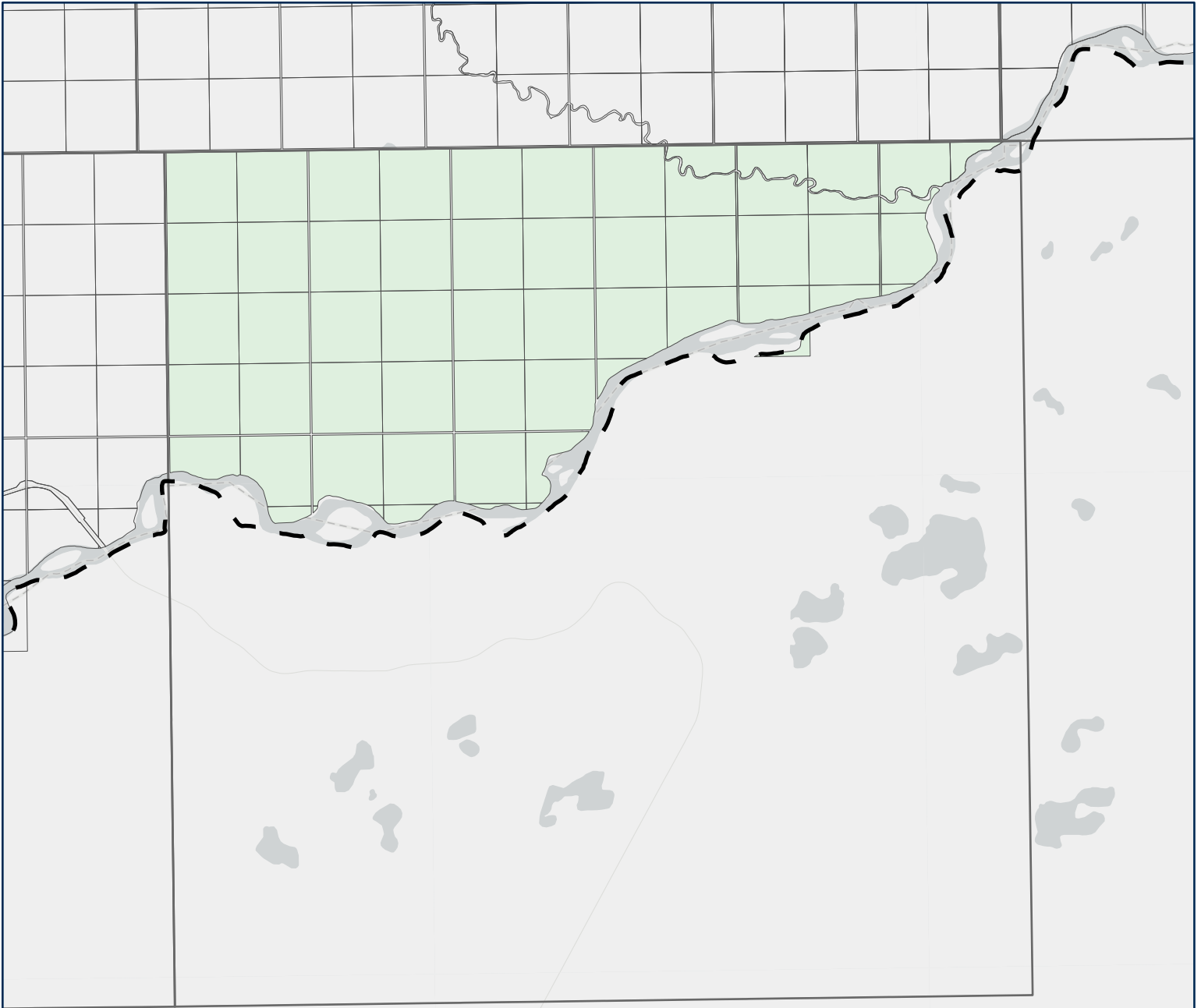
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COUNTY OF
GRANDE PRAIRIE
REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP F9



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

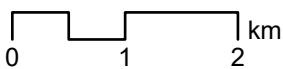
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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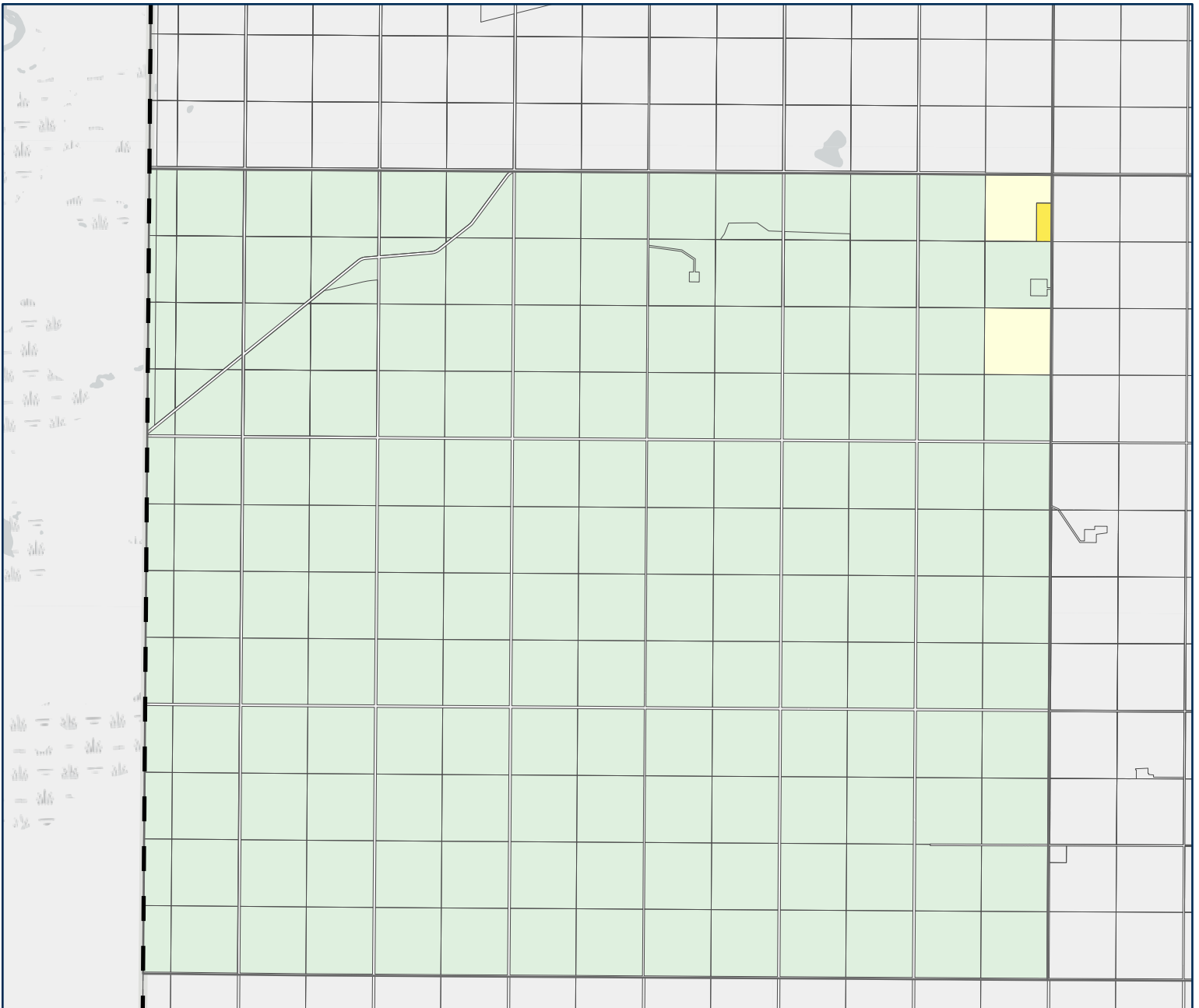
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COUNTY OF
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REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP F10



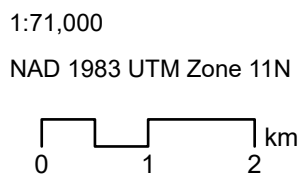
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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

- Land Supply**
- Absorbed Commercial
 - Absorbed Industrial
 - Absorbed Institutional
 - Absorbed Rural Residential
 - Absorbed Urban Residential
 - Agricultural

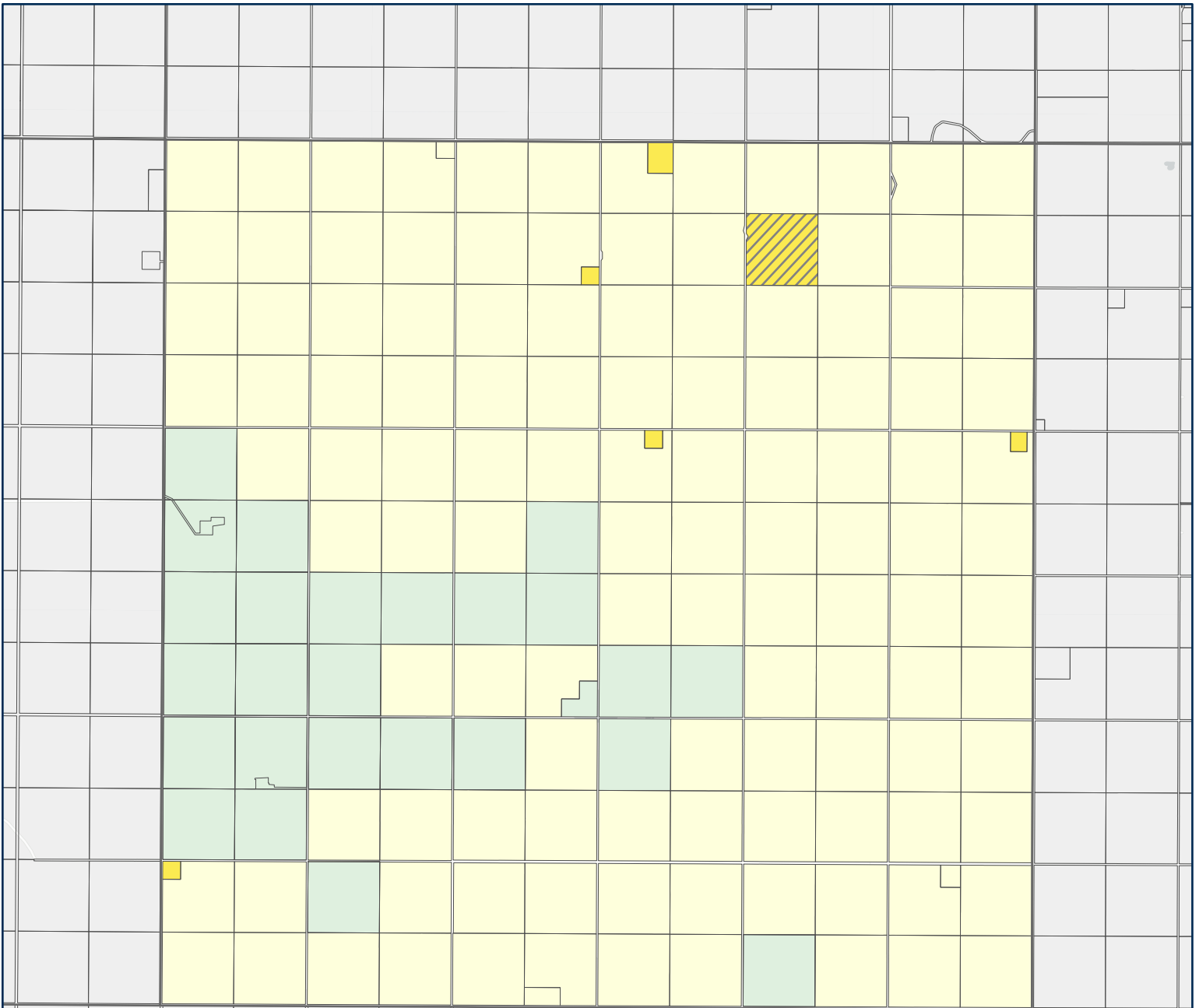
- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential



**COUNTY OF GRANDE PRAIRIE
REGIONAL
GROWTH STUDY**

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP G1



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

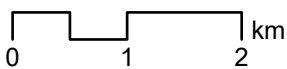
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
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- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

1:66,000

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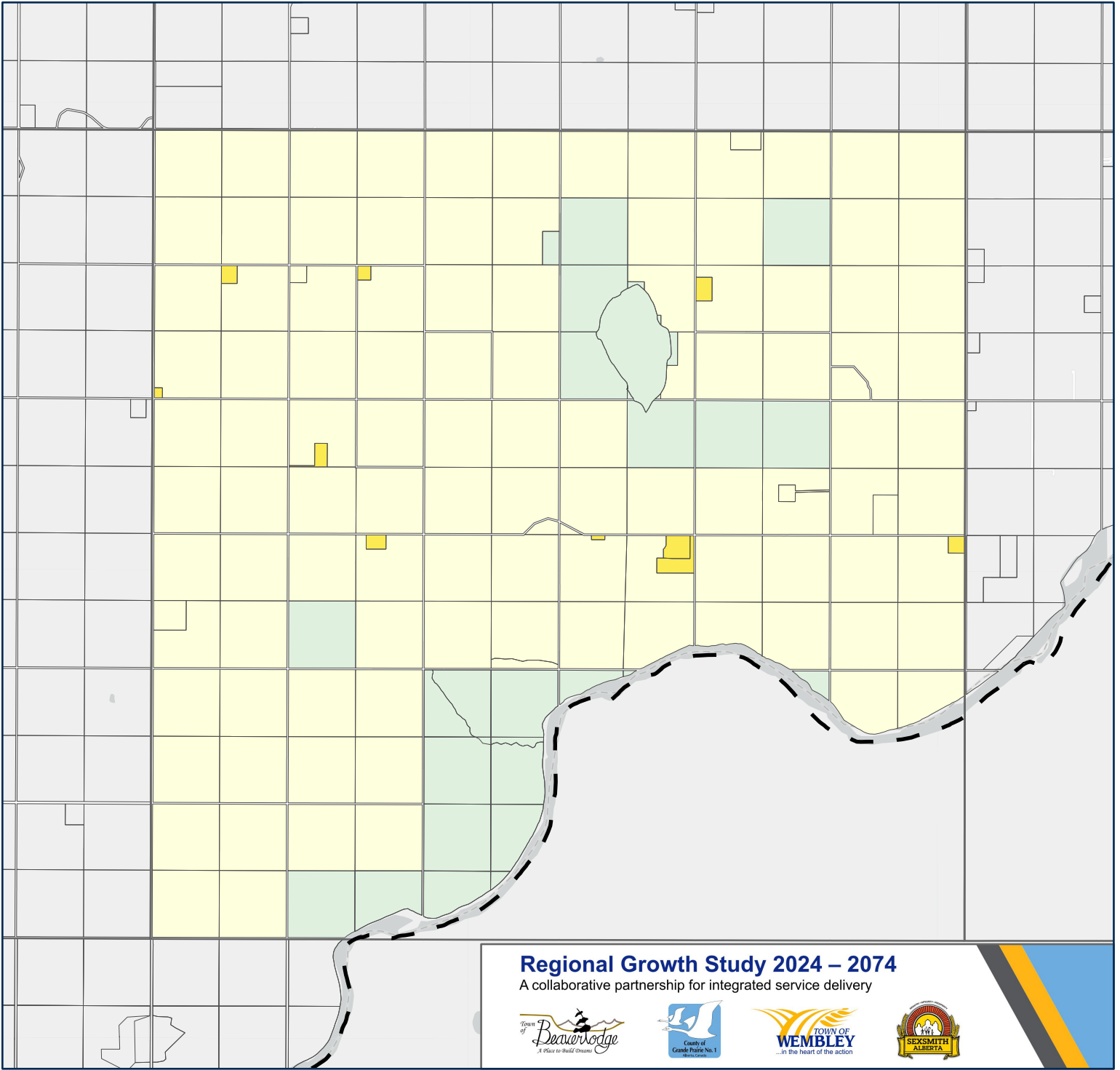


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MAP G2



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

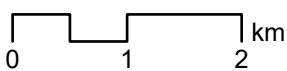
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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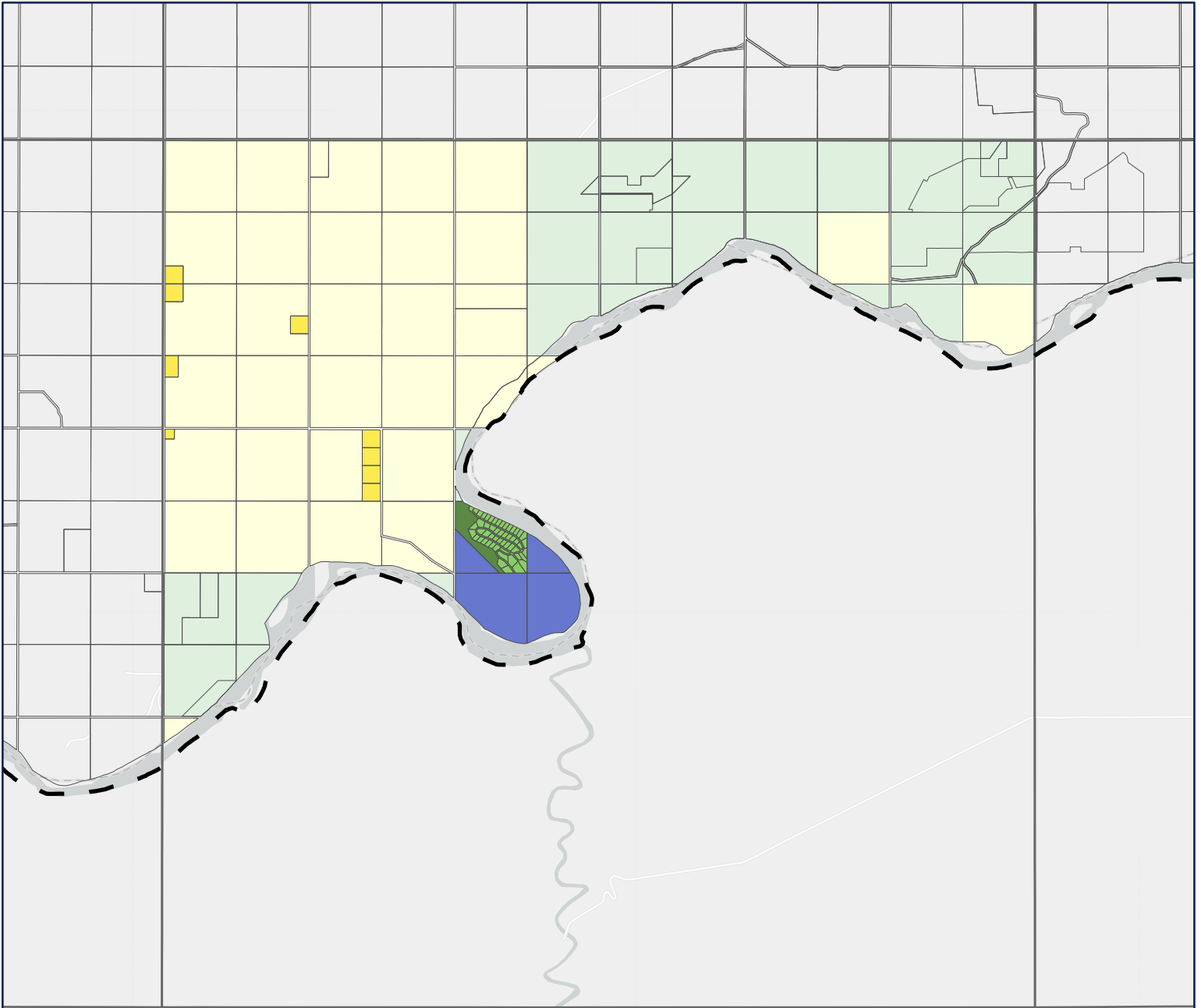


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LAND SUPPLY

MAP G3



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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
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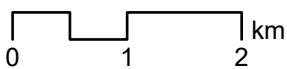
Land Supply

- Absorbed Commercial
- Absorbed Industrial
- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

- Airport
- Crown Land
- Environmental
- Landfill/Lagoon
- Parks and Open Space
- Public Utility
- Railway
- Future Highway/Interchange
- Unabsorbed Commercial
- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

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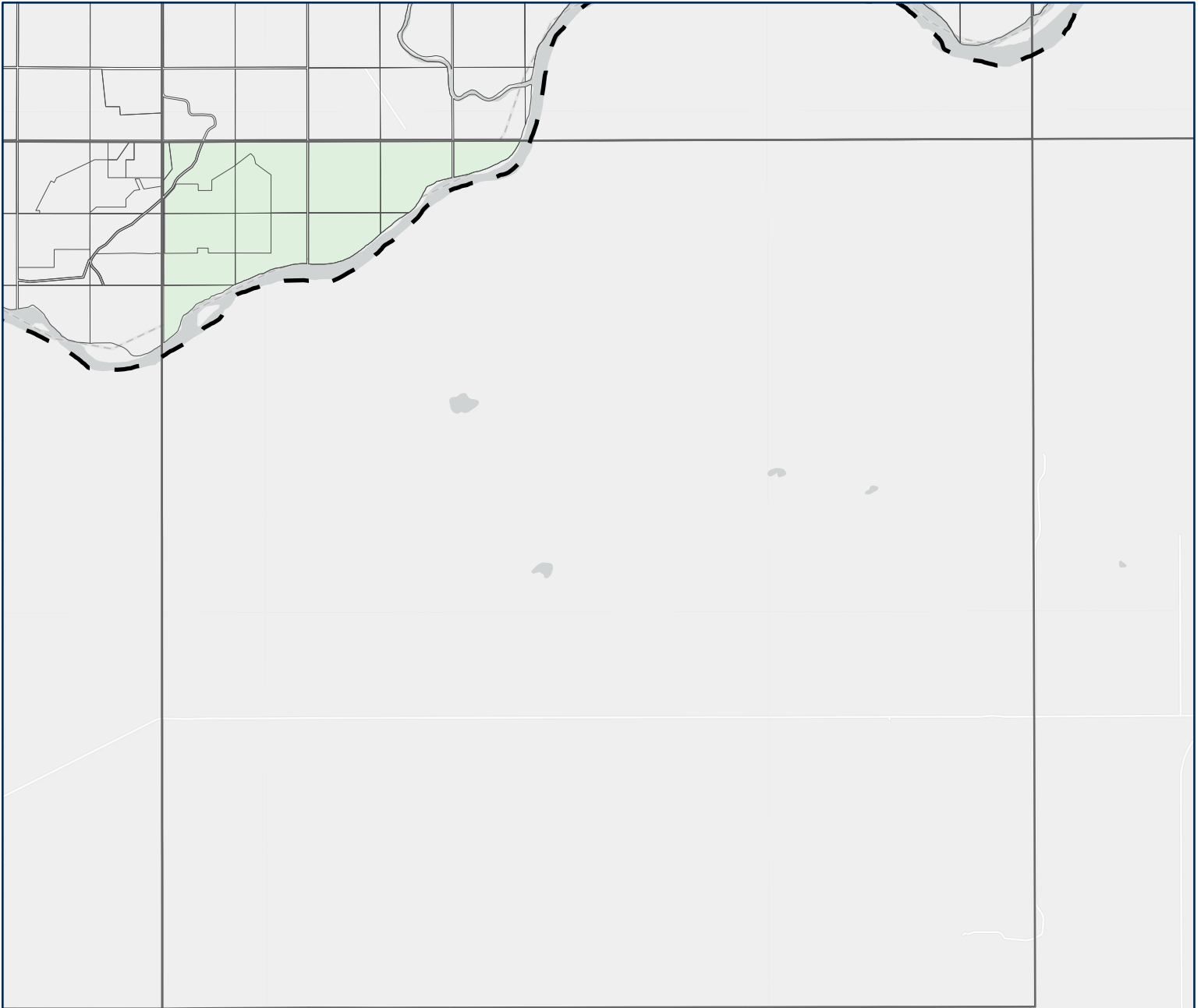


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MAP G4



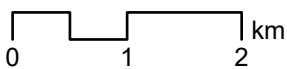
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- County
- Townships
- Parcel
- Parks and Protected Areas
- Town
- Hamlet
- City
- Reserve

Land Supply

- Absorbed Commercial
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- Absorbed Institutional
- Absorbed Rural Residential
- Absorbed Urban Residential
- Agricultural

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- Railway
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- Unabsorbed Industrial
- Unabsorbed Industrial/Commercial
- Unabsorbed Institutional
- Unabsorbed Institutional/Commercial
- Unabsorbed Rural Residential
- Unabsorbed Urban Residential

COUNTY OF
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REGIONAL
GROWTH STUDY

APPENDIX A:
REGIONAL
LAND SUPPLY

MAP G5