



GROWING OUR COMMUNITY

RESIDENTIAL DEVELOPMENT



PRIMARY
TRADING
AREA

50,000

"I can pick up the phone anytime and chat. I feel a genuine spirit of cooperation."

– Arthur, Northern Developments

Stable, long-term planning and development in place.



50-Year Growth Plan

Fully funded 20 year capital and major maintenance plan.

PROXIMITY TO WHITECOURT

160km/99mi

from Edmonton

476km/296mi

from Calgary

528km/328mi

from Fort McMurray

260km/162mi

from Jasper



Current Population 10,350

– Office of Statistics and Information,
Alberta Treasury Board and Finance

Whitecourt's 2021 population
was almost double the 1980
population, and has close to
tripled its 1975 population.



Average Age:

35.7

Number of households:

4,000+

Median household income:

\$109,000

Average family income:

\$117,000

Couples family income:

\$143,000

Whitecourt is a young, thriving and dynamic community with growing residential needs.

Forestry, oil and gas, renewable energy, and emerging technology have provided Whitecourt with steady growth and a diverse economy. With billions of dollars worth of announced projects scheduled to take place within the next five years, Whitecourt's economic prosperity continues to grow.

Major Projects & Developments

Other projects completed or recently announced that will have a significant impact to the community and region include:

\$2.0 billion	Key Access Pipeline (KAPS) Development
\$105 million	Transalta/SemCams 40 MW Cogeneration Plant
\$54.3 million	Culture & Events Centre
\$26.8 million	Whitecourt Transmission Deferral Battery Project
\$14 million	Living Waters Catholic School Construction (Primary School)
\$10 million	Christenson Developments Senior Housing
\$8.3 million	Canfor Dry Kiln Project
\$5 million	Shoppers Drug Mart
\$4.8 million	Alberta Newsprint Company Bleach Plant
\$4.5 million	Festival Park Second Access Road Expansion to Downtown
\$2.0 million	Northern Developments Commercial Retail Units
\$1.3 million	Centennial Park Pathway Improvements

Projects on the Horizon

\$2.5 billion	Clean Fuel & Data Park
\$1.0 billion	Black Bear Power Plant Project
\$1.0 billion	Moraine / General Electric Power Generation Project
\$10.0 million	Sunbeam Meadows Solar Project
TBD	Athabasca Banks Carbon Hub

Value of Major Projects **\$278.5 million**
2017-2022

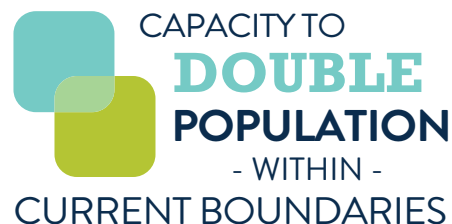
Benefits

FOR DEVELOPERS

- Vacant serviced residential parcels ready for immediate subdivision
- Located within the Athabasca Watershed Basin
- Non-structural lot fill available within Whitecourt
- Water Treatment Plant capable of serving double the current size of the population
- Off-site levies are one of the lowest in the province; reviewed annually to ensure infrastructure required for growth over the next 25 years is planned for
- Payment of off-site levies can be deferred until development permit stage
- No security deposit needed until subdivision registration or tie-in to municipal services
- Developer securities released in stages as project progresses
- Experienced and educated Planning and Development Team
- Consultations and pre-planning meetings at no cost
- 85% of permits issued within 10 or less business days

The Culture & Events Centre is set to open Fall 2026, boosting the local economy by creating jobs, attracting visitors, and fostering community engagement.

Whitecourt is the **largest community** in Woodlands County, and one of the largest towns in the province.



CONTINUED
COMMUNITY INVESTMENT



LOWER THAN
AVERAGE
**TAX AND
UTILITY RATES**



Athabasca Flats East (AFE) PROVIDES FOR

- Development of approximately 80 acres of low density residential development.
- 5.7 acres of medium density and 14.1 acres of high density immediately available.
- 4 acres of neighbourhood commercial serviced land immediately available.
- Lands south of the Athabasca Flats East area can accommodate additional high, medium and low density residential as well as future commercial.
- Services are stubbed to future development areas for extension.
- Water and sewer trunk mains and the initial arterial roads are in place.
- A servicing plan has been prepared for the area, providing a detailed servicing strategy for development.
- The entire area is above the design flood level for development.



“In 15 years, I’ve never seen so much activity or interest in Whitecourt.”

– Sydney, Northern Developments

For more information contact:

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www.whitecourt.ca