



**LEDUC  
COUNTY**



# **Leduc County**

## **Community Profile**

**Access Opportunity**



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# About Leduc County

Leduc County offers an economic advantage. Ideally located within major air, rail and road networks, the County is home to the Nisku Business Park, Edmonton International Airport (YEG) and Capital Power's Genesee Generating Station. Adjacent municipalities include the cities of Edmonton, Beaumont and Leduc, the towns of Calmar, Devon and Thorsby and the Village of Warburg. These employment hubs provide thousands of jobs to people in the region.

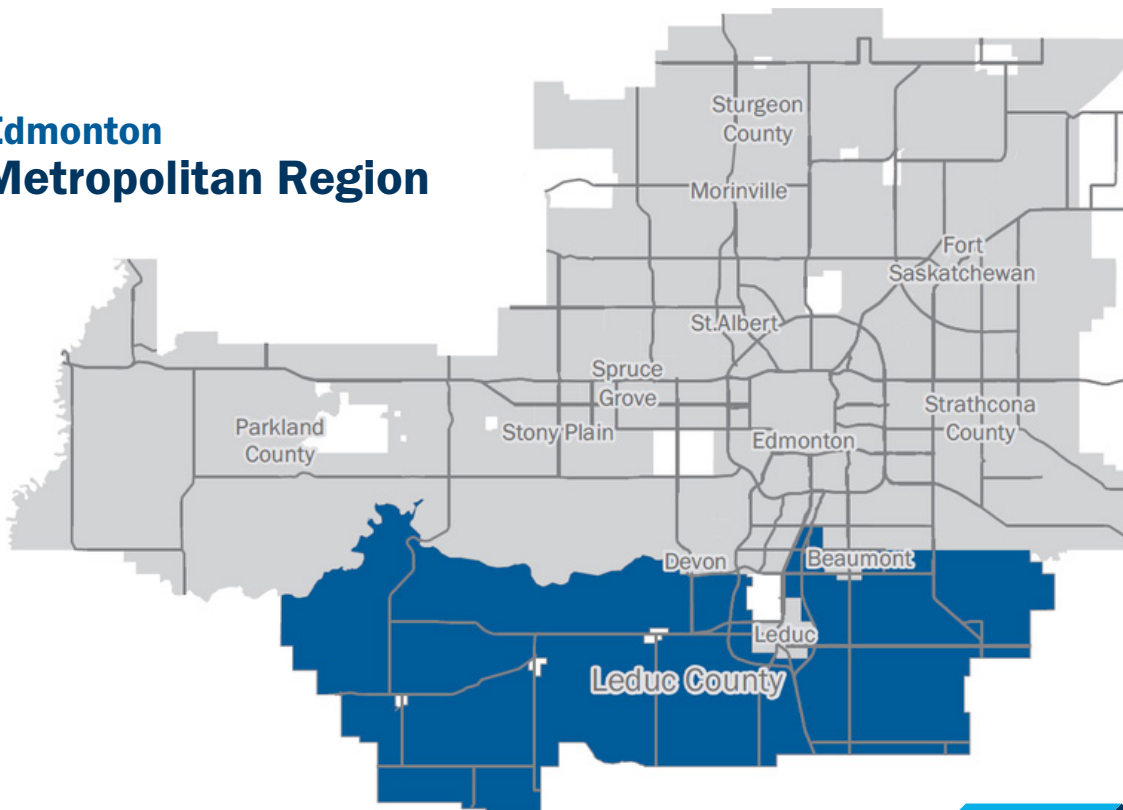
Growth and diversification of investment is crucial to future success. Our economic development program provides support and resources to all businesses who call Leduc County home.

Leduc County works to grow the economy through investment attraction, business development, retention and expansion.

**For businesses and residents seeking a place to thrive, Leduc County offers a stable local economy, diverse business opportunities, citizen-focused leadership and peaceful rural living. Our informed and measured approach to growth has made us a leading choice for global industry."**

**Tanni Doblanko**  
Mayor, Leduc County

## Edmonton Metropolitan Region





# Just the facts

## Ready for new investment

Leduc County fosters an environment that promotes innovation, job creation, new investment and growth of the local economy. The County is ideally positioned for businesses and entrepreneurs, with strong research and development support, access to an educated workforce and is a central transportation hub.

## A natural hub for transportation and warehousing

Leduc County is conveniently located on major transportation corridors running north-south and east-west, making it a natural hub for trucking and warehousing in Western Canada. A vehicle that leaves Leduc County can access all major cities in Western Canada — including those in the north — within 24 hours.

## Regional access to workforce

Leduc County has a population of more than 14,000<sup>1</sup>, and access to 1.4 million<sup>2</sup> people in the Edmonton Metropolitan Region. In 2022, there were more than 92,000 students enrolled in post-secondary institutions in the Edmonton Metropolitan Region, including the University of Alberta, MacEwan University, the Northern Alberta Institute of Technology (NAIT) and more.

## The right choice for investors

Leduc County is home to a vibrant and diverse business community that includes agriculture, food processing, manufacturing, transportation and logistics, and energy services.



1 - Statistics Canada. Table 98-10-0002-01 Population and dwelling counts: Canada and census subdivisions (municipalities)

2 - Statistics Canada. Table 98-10-0014-01 Population and dwelling counts: Census metropolitan areas, tracted census agglomerations and census tracts

# Leduc County in numbers



Leduc County has  
a population of

**14,547**

Source: Government of Alberta, Regional Dashboard, Leduc County, population, 2022



High-load corridors

**7**

Source: Statistics Canada, 2021 Census of Population



Workforce participation rate

**70%**

Source: Government of Alberta, Regional Dashboard, Leduc County



**\$107,000**

Median household income

Source: Statistics Canada, 2021 Census of Population



**\$9.86 billion**

2023 total assessment, which  
represents an 6.73 per cent  
increase over 2022

Source: Leduc County



**41%**

of people have a post-  
secondary diploma/degree

Source: Government of Alberta, Regional Dashboard, Leduc County



**899**

Businesses classified by  
industry in Leduc County

Source: Government of Alberta, Regional Dashboard, Leduc County, number of businesses, 2022



**15.7%**

of labour force is employed in  
the agricultural sector

Source: Government of Alberta, Regional Dashboard, Leduc County



**17 companies**

employ more than 200 people

Source: Government of Alberta, Regional Dashboard, Leduc County, number of businesses, by size, 2022

# Competitive strengths

Leduc County is a prime location for business start-up and investment, thanks to a streamlined permitting and inspections process, competitive tax rates, availability of skilled workers and connections to global transportation networks.

## Home to the Nisku Business Park

Together the Nisku Business Park and Leduc Business Park form the second-largest energy manufacturing industrial park in North America and the largest in Canada. The Leduc Business Park is conveniently situated in the City of Leduc adjacent to the Nisku Business Park.

The two parks are contiguous, attracting a diverse customer base including manufacturing, energy services, transportation and logistics, and agri-food, which benefit from their proximity to Edmonton International Airport (YEG).

Both parks have easy access to the Queen Elizabeth II Highway, Alberta's major north-south artery.

## Edmonton International Airport

Leduc County is home to Edmonton International Airport (YEG), one of only three cargo airports in Canada with a 24-hour operational capacity. YEG is Canada's fifth busiest

airport, serves 8.2 million passengers per year and offers non-stop service to 50 destinations around the world.

### YEG is

- ▶ The fifth largest airport by passenger volume and the largest land mass (7,000+ acres) of any airport in Canada with more than \$1.5 billion in on-airport development and more than \$300 million in new cargo development announced, as well as a \$36 million cargo expansion nearing completion.
- ▶ Located within minutes of Nisku Business Park, with direct access to the CANAMEX corridor to the US and Mexico and two intermodal rail yards that provide inland and marine container service.
- ▶ An inland port with uncongested access by rail from Prince Rupert and Vancouver and onward by air or truck to all points in Canada and the US.
- ▶ Home to more than 20 air cargo carriers with access to global networks and the Canadian north.
- ▶ The only airport community in Canada certified by the global industry standard for pharmaceutical logistics.

## Notable investment activity

### Amazon YEG1 Fulfilment Centre

Leduc County is home to the second Amazon Fulfilment Centre in Alberta. The \$120-million one million square foot fulfilment centre employs more than 600 people and is the focal point of a new transportation and logistics hub in the County.

### The Little Potato Company

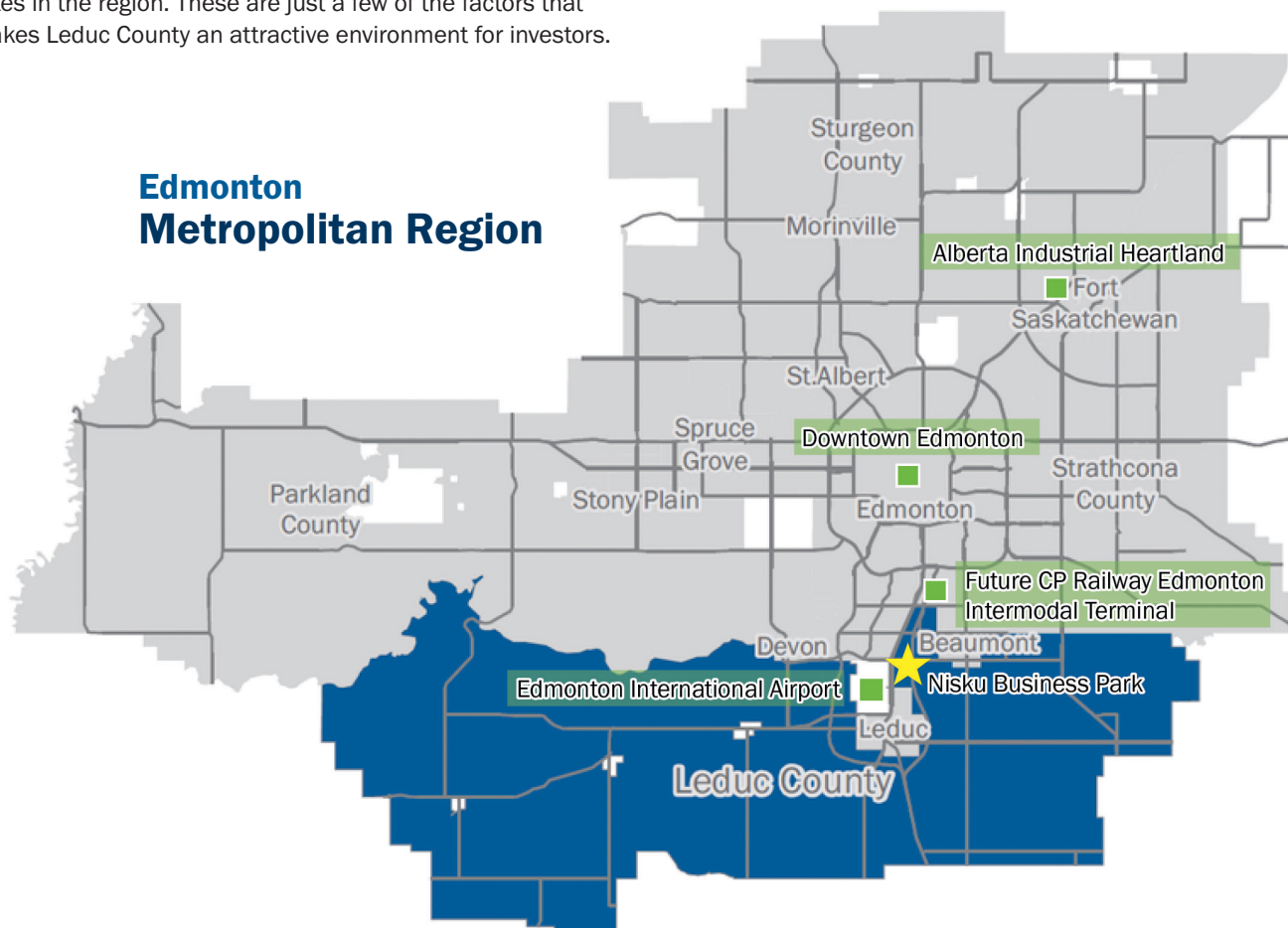
The Little Potato Company broke ground on a \$25 million, 200,000-square-foot packaging facility and head office in Nisku Business Park in 2022. Now open, the state-of-the-art potato packaging facility will allow the company to offer a wider variety of products and utilize the latest technology to ensure the highest quality of potatoes. The facility has solar panels to provide one full gigawatt of power each year and decrease water consumption by recycling and cleaning the water it uses.



# Location advantage

## Superior business locations and transportation infrastructure

Leduc County is located just south of the City of Edmonton and is a crucial transportation hub in the region. Home to Edmonton International Airport (YEG), the County has high-quality transportation infrastructure, access to educational and research institutions, lower land cost and the lowest taxes in the region. These are just a few of the factors that makes Leduc County an attractive environment for investors.



### Access key transportation hubs from the Nisku Business Park to:

- ▶ YEG: three kilometres (five-minute drive time)
- ▶ CPKC Railway Intermodal Terminal: 13 kilometres (11-minute drive time)
- ▶ Downtown Edmonton: 29 kilometres (28-minute drive time)
- ▶ Alberta Food Processing Development Centre: seven kilometres (eight-minute drive time)



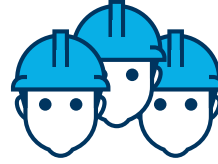
# Labour force and industry base

## Leduc County's skilled labour force

Leduc County has skilled workers that are ready to support new investment. The County has a robust labour force across several sectors including agriculture and forestry, construction, mining and oil and gas.

Sixteen per cent of the County's population has an apprenticeship or trades certificate or diploma<sup>1</sup>, 51.8 per cent of Leduc County residents have a post-secondary certificate, diploma or degree<sup>2</sup> and 26.5 per cent of people in the Edmonton Metropolitan Region have a bachelor's degree or higher<sup>3</sup>.

1, 2, 3- Statistics Canada, 2021 Census of Population



Total Edmonton  
Metropolitan Region  
labour force

**1,134,420**

Source: Statistics Canada, 2021 Census of Population



Total Leduc County  
labour force

**8,415**

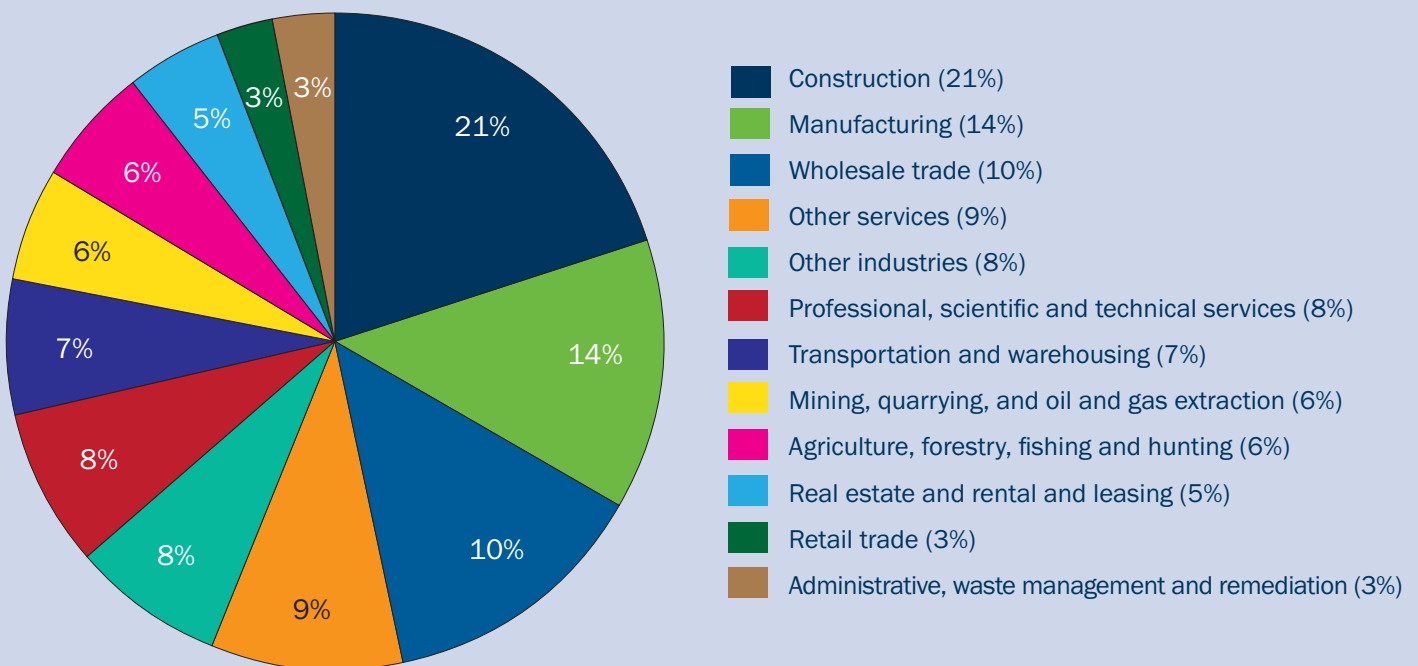
Source: Statistics Canada, 2021 Census of Population

## A diverse economy and industry base

Leduc County supports a robust and diverse local economy with 899 businesses. We offer an established business community that can support any new business investment, regardless of industry sector focus.

Source: Government of Alberta, Regional Dashboard, Leduc County

## Businesses in Leduc County Percentage of total by industry (2023)



\*Percentages rounded to the nearest whole number

Source: Government of Alberta, Regional Dashboard, Leduc County



# Business environment

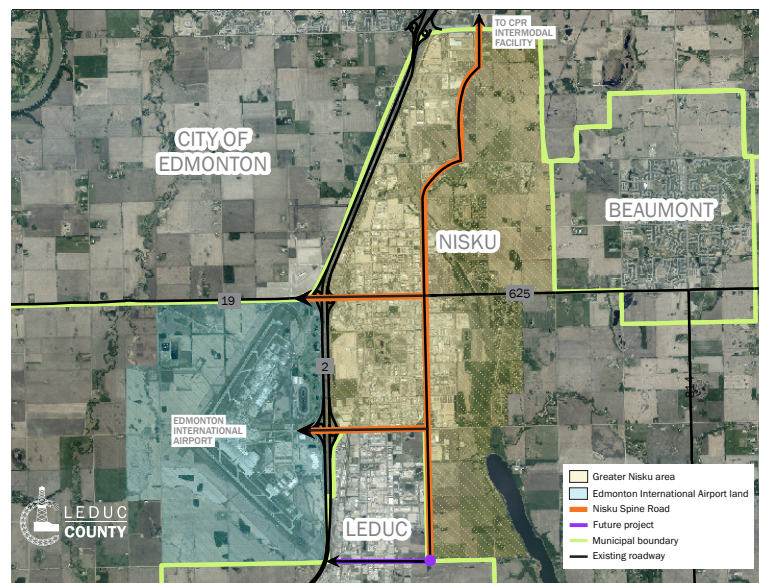
## Leduc County has the lowest tax rates in the Edmonton Metropolitan Region

Leduc County offers a competitive tax environment. The 2024 non-residential tax rate in Leduc County was 10.25 compared to the City of Edmonton at 26.46.

Municipality	2024 tax rate	2023 tax rate	2024 tax per \$1 million assessment
<b>Leduc County</b>	<b>10.25</b>	<b>10.28</b>	<b>\$10,250</b>
City of Beaumont	13.20	13.09	\$13,200
City of Edmonton	26.46	24.47	\$26,463
City of Fort Saskatchewan	13.61	13.50	\$13,613
City of Leduc	12.97	13.09	\$12,972
Parkland County	12.88	12.27	\$12,882
Strathcona County	14.24	13.80	\$14,240
Sturgeon County	14.64	15.09	\$14,643

## North Nisku

- ▶ Key industry sectors including food processing, manufacturing, transportation and logistics and energy services are steadily moving into Nisku Business Park.
- ▶ The park has nearly 10,000 acres of businesses in these key industry sectors.
- ▶ North Nisku is anchored by warehousing, logistics and commercial development.
- ▶ In addition to existing vacancies, more than 1,000 acres are available for development in the short and medium-term.
- ▶ Investments in infrastructure, like the Nisku Spine Road, have unlocked access to nearly 2,500 acres of land.



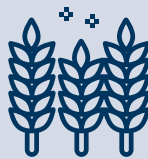
# Key Sectors in Leduc County

## Agriculture

Leduc County's agriculture sector is resilient and innovative, employing more than 975 people<sup>1</sup> and generating \$229 million in farm receipts.



With ample farmland, state-of-the-art research and development facilities, and a rising advanced technology sector, Leduc County hosts the entire sector value chain, including high-quality primary production and a cluster of processing plants.



Leduc County is well-suited for grains, oilseeds, pulses, cannabis, hemp and livestock production.



494,831 acres of farmland supporting 977 farms in Leduc County.\*

*Source: Statistics Canada 2021 Census of Agriculture*

*\*Note, area and farms includes Christmas tree area.*



Leduc County has abundant access to high quality agriculture land, ample livestock supply and active collaborations between industry and academia.

Major field crops including canola, wheat, barley, peas and alfalfa are readily available for production of alternative proteins. Leaders in the agriculture sector are innovative and poised to support the growth of new markets such as the hemp and cannabis sector.

<sup>1</sup> Statistics Canada, 2021 Census of Population

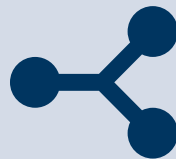
# Key Sectors in Leduc County

## Food processing

Leduc County is home to a rapidly growing food processing sector, backed by business-friendly policies, high-quality facilities and excellent access to major transportation arterials.



High-quality sites within the Nisku Business Park have advantageous tax rates, access to transportation routes and modern amenities.



Businesses can easily access the innovation ecosystem through the Government of Alberta's Food Processing and Development Centre, University of Alberta Agrifood Discovery Place and the NAIT Centre for Culinary Innovation.



Access specialized talent from Alberta's largest research institution — the University of Alberta — and Canada's largest provider of apprenticeship training — the Northern Alberta Institute of Technology.



Leduc County is recognized as a location of growth for food and beverage manufacturing businesses to locate as there is ample raw materials, access to transportation networks and connection to research and development facilities.

Leduc County has a robust transportation capacity through air, road and rail, and has supportive policies and trade agreements to access global markets.

# Key Sectors in Leduc County

## Manufacturing

Leduc County is a leader in a wide range of advanced manufacturing, with a diverse mix of manufacturing companies calling the Nisku Business Park home. In addition to hosting the traditional oil and gas service industry, the County's fabrication shops are building some of the biggest infrastructure used in the petro-chemical industry.



**117**  
Number of  
manufacturing businesses  
in Leduc County.

*Source: Statistics Canada Business  
Counts, December 2022*



Leduc County has a strong  
concentration of fabricated metal  
product manufacturing and  
machinery manufacturing.



The Northern Alberta Institute of  
Technology (NAIT) School of Skilled  
Trades offers training in more than  
40 program areas to over 10,000  
apprentices per year.

*Source: NAIT, 2023*



The County has growth opportunities  
focused on advanced manufacturing in  
aerospace and clean technologies, with  
easy access to Edmonton International  
Airport (YEG) and the manufacturing  
clusters in Nisku Business Park.  
Opportunities for the manufacturing  
sector are also centered around metal  
and machinery and petrochemicals,  
bio-industrial manufacturing,  
nanotechnology and food processing.



# Key Sectors in Leduc County

## Energy services

Leduc County is a resource-rich region, with access to a wide number of resources and a well-established oil and gas cluster. Renewable energy, clean energy and alternative energy are all part of the mix that will help propel the region forward.



Leduc County is poised to help build the infrastructure needed to support Canada's hydrogen hub.



The largest petroleum manufacturing industrial park in Canada, and the 2nd largest in North America, is located in Leduc County.



The Edmonton Metropolitan Region has a labour force of more than **7,700** people working in the utilities and energy-related fields.

*Source: Statistics Canada, 2021 Census of Population*



In March 2024, Alberta's first commercial hydrogen fuelling station opened in the Nisku Business Park at Blackjacks Roadhouse.

The station has kick started the expansion of Western Canada's hydrogen fuelling network and will play a key role in decarbonizing Edmonton Metro region's portion of the CANAMEX Corridor with roughly 96,000 vehicles passing through Nisku each day.

# Key Sectors in Leduc County

## Transportation and logistics

Leduc County is ideally located, having access to major highways, an international airport and next to Canada's fifth largest city, the City of Edmonton.

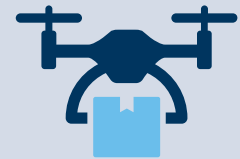


Number of businesses in the transportation, warehousing and logistics sector in Nisku Business Park.

Source: Government of Alberta, Regional Dashboard, Leduc County, number of businesses 2022



Leduc County has high concentrations of businesses in specialized freight trucking, support activities for air transportation and scheduled air transportation.



We're home to **Canada's first drone delivery operation from within an airport**. Drone Delivery Canada flies from YEG Airport Operations Facility to a site in Nisku Business Park.



Leduc County has direct connections to multimodal transportation, including CN and CP Rail, providing access to markets on both of Canada's coasts through the US Midwest and Gulf Coast highways for importing and exporting goods, and via Edmonton International Airport (YEG) for the fast shipping, easy access to potential investors, and new export opportunities.

# Make your next move...

## Choose Leduc County

If you are looking to either locate, relocate or start up a business in Leduc County, we want to help. We can connect you with a number of resources and programs that will provide the competitive advantage you need to succeed. We aim to support our business community by providing value-added services and responsible fiscal management, because when local businesses succeed, we all win.

### Competitive tax system

Doing business in Leduc County is the best bang for your buck. Financial advantages include the following:

- ▶ the lowest municipal mill rate in the Edmonton Metropolitan Region
- ▶ no provincial sales tax
- ▶ no provincial capital tax
- ▶ no provincial payroll taxes

### Location

The County has several large parcels of service land, move-in ready spaces and opportunities to build to suit. We're committed to making development as easy as possible — our streamlined permitting and inspections process makes it faster and easier for you to go from idea to implementation.

### Easy market access

Located in a transportation hub, Leduc County is an attractive place for the distribution of goods and services for a variety of industries. Easy access via air, rail or truck, our prime location gives your business cargo access to regional, interprovincial and global markets.

### Global talent

With seven post-secondary institutions, access to 1.4 million people in the Edmonton Metropolitan Region and partnerships between all levels of government to fund innovation and growth, there is no shortage of skilled, qualified workers in a diverse talent pool.

## Leduc County Business and Entrepreneur Centre

We've built a hub and community for entrepreneurs, suppliers, and service providers right in the heart of Leduc County.

The **Business and Entrepreneur Centre (BEC)** is a bright, productive space nestled in the heart of Nisku Business Park. It provides connectivity, infrastructure, support, programming, and a centralized address for a community of entrepreneurs, suppliers, services, and consumers.

Home to the Economic Development team, the BEC provides access to hands-on programming and support to advance your growth while offering flexible work meeting and production space to level up start-ups and small-to-medium enterprises.

The BEC has a space for everyone – whether you need it for a day, a month or a year.

Connect with Leduc County's Economic Development team for more information on the BEC, our streamlined development and permitting process or connection to local networks and resources.

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