

Alberta Locations

ECONOMIC DEVELOPMENT LIBRARY **FORT MCMURRAY**

As of October, 1986

Overview

Population 36,810

Distance From Major Centres 435 km (270 miles) northeast of Edmonton
732 km (455 miles) northeast of Calgary

Connecting Highway(s) #63

Railway(s) Canadian National

Major Economic Base Oil Sands Mining and Petroleum Production, Timber,
Southern Terminal for Barge Shipping into
Lake Athabasca

Economic Development Contacts

Municipal Bob Byron, Chief Commissioner
City of Fort McMurray
9909 Franklin Avenue
Fort McMurray, Alberta T9H 2K4
Tel: (403) 743-7022

Alberta Economic Development and Trade Regional Office Ron Hancock, Business Development Representative
17th Floor, Capitol Square
10025 Jasper Avenue
Edmonton, Alberta T5J 3Z3
Tel: (403) 427-5267

Information contained in this profile is as current as possible. However, where appropriate, preference is given to published data from standard sources over current, unpublished data. Source list available on request.

 **THE
ALBERTA
ADVANTAGE**

FORT MCMURRAY

Location

County/District Improvement District #18
 Census Division #12
 Elevation 252 - 373 metres (829 - 1,227 feet)
 Latitude/Longitude 56°44' / 111°23'

Climate

Temperature

Seasonal Averages — *January* -21.8°C (-7.2°F)
 — *April* 2.1°C (35.8°F)
 — *July* 16.4°C (61.5°F)
 — *October* 3.3°C (37.9°F)

Annual Precipitation 471.9 mm (18.6 In.)

Rain 332.8 mm (13.1 In.)

Snow 163.8 cm (64.5 In.)

Frost Free Days 84

Hours Sunshine/Year 2,108.9

Population

	Community	County/District	40 km Radius
1966	2,614	9,199	N/A
1971	6,847	8,816	N/A
1976	15,424	8,511	N/A
1981	30,772	8,641	N/A
Current Estimate	36,810	9,605	N/A

FORT MCMURRAY

Population Breakdown**As of:** 1986

Age	Males	Females	Total
0-14	5,865	5,437	11,302
15-19	1,697	1,539	3,236
20-24	1,837	1,961	3,798
25-44	7,803	6,842	14,645
45-64	1,890	1,298	3,188
65 +	349	292	641

Labour Force**As of:** 1981

	Male	Female
Population	11,445	9,855
Employed	10,250	5,760
Unemployed	315	410
Participation Rate	92.4	62.6
Unemployment Rate	3.0	6.6

Wage Rates*Prevailing Provincial (Hourly) Minimum Scales*

Full-Time Workers:

18 Years and Older	\$3.80
Under 18 Years	\$3.65
Part-Time Students:	\$3.30

Detailed Salary and Wage Rates for Selected Areas Available Upon Request

FORT MCMURRAY

Major Employers

Name of Company	Business Activity	Number of Employees
Syncrude Canada Limited	Open Pit Oil Extraction	2,000
Suncor	Open Pit Oil Extraction	2,000
Stearns Catalytic Limited	Oil Services	1,500
R. Angus	Heavy Equipment	400
City of Fort McMurray	Municipal Administration	400
Fort McMurray Regional Hospital	Medical Services	400
Keyano College	College	225
Government of Alberta	Public Services	200
Canterra Energy Limited	Insitu Oil Extraction	50

FORT McMURRAY

Retail and Service Trade Statistics**As of:** 1984*Statistical Area Covered* City of Fort McMurray

	<i>Total Trade</i>	<i>Retail</i>	<i>Service</i>
Outlets	299	183	116
Employees			
<i>Full-Time</i>	2,188	1,082	1,106
<i>Part-Time</i>	1,374	752	622
Payroll (\$000)	45,235	27,945	17,290
Receipts (\$000)	328,832	259,443	69,389
Major Services Available	Extensive; all major services available		

Manufacturing Statistics**As of:** 1983*Statistical Area Covered* City of Fort McMurray

Establishments 13 (17 total)

Employees

Male 109 *Female* 43 *Total* 152

Payroll (\$000) 3,369

Cost of Materials/Supplies (\$000) 7,207

Value of Shipments (\$000) 13,865

Transportation

Connecting Highways
(Load Limits) #63 (none)

Truck Transport 24 companies serve Fort McMurray covering all truck transport needs.
Daily courier service via Loomis, Purolator, Red Arrow

Available Warehouse and Terminal Facilities Ample

Railways Canadian National

Available Warehouse and Terminal Facilities Byers Transport & Yukon
Freight Line warehouses as agents freight express terminal available.

Pick-up and Delivery Commercial delivery

Spur Trackage Yes

Air Services

Local Airport Yes - Fort McMurray Airport

All Weather Facilities Yes

Longest Runway 1,828.8 metres (6,000 feet)

Carriers (scheduled/charter) Associated Helicopters Company, Contact Airways Ltd., PWA, Midwest Helicopters, Alert Airways, Lakeland Helicopters

Nearest Commercial Services Fort McMurray Airport

Nearest Air Freight Facilities Fort McMurray Airport

Bus Services

Local Yes

Intercommunity Regularly scheduled daily

Utilities*Contact the Following for Service Rates and Details*

Electric Power	Alberta Power Limited #102, 9911 MacDonald Avenue Fort McMurray, Alberta T9H 1S7 Tel: (403) 743-2463
Natural Gas	Northwestern Utilities Limited #102, 9911 MacDonald Avenue Fort McMurray, Alberta T9H 1S7 Tel: (403) 743-3510
Telephone	Alberta Government Telephones 8217 Franklin Avenue Fort McMurray, Alberta T9H 2H5 Tel: (403) 425-8630

Water Supply

Source of Water	Athabasca River
Reservoir Capacity — Treated Water	45,000,000 l (10,000,000 gals.)
Pumping Capacity	9,000+ l (2,000+ gals.) per minute
Average Line Pressure	735 kPa (105 p.s.i.) residual line pressure
Average Daily Consumption	13,500,000 l (3,000,000 gals.)

Restrictions**Water Analysis (milligrams per litre)**

<i>Data Source</i>	Alberta Environment		<i>Date</i>	October, 1985
<i>Total Dis. Solids</i>	216.4	<i>Cl</i> 5.0	<i>SO₄</i>	54.0
<i>Total Hardness</i>	102.1	<i>F</i> 1.16	<i>NO₃/NO₂</i>	0.05
<i>Total Alkalinity</i>	131.7	<i>Fe</i> 0.02	<i>NO₂</i>	0.05
<i>pH</i>	8.1	<i>Mg</i> 6.0	<i>HCO₃</i>	160.5
		<i>K</i> 1.2	<i>CO₃</i>	0.0
		<i>Na</i> 40.0	<i>Ca</i>	31.0

FORT MCMURRAY

Utilities (cont'd.)**Sewage**

Type of Treatment Lagoon: aerated

Provision for Disposal of Chemicals None

Industrial Fuels Available

Coal: Regional Oil: Local Propane: Local

Other Municipal Services**Garbage***Method/Frequency of Collection*

Industrial Truck - weekly

Commercial Truck - weekly

Residential Truck - weekly

Solid Waste Disposal By private contract

Fire Protection Full-time staff

Police Protection R.C.M.P.

Other Services Building Inspection, Business Licensing, Family and Community Support, H.E.L.P. and Crisis Line

Municipal Finance

Mill Rates (Year) 1985

Industrial/Commercial 49.240

Residential 43.890

Per Capita Debt 540

Year of Last General Assessment 1979

Latest Total Assessment 531,272,180

Equalized Assessment Per Capita 6,051 (1986)

Basis of Assessment; *Land at 65% of market value. Industrial buildings at 65% of present day replacement costs. Equipment at 65% of present day replacement cost (15% on new equipment).*

Business Properties

The major land developer in Fort McMurray is the Alberta Mortgage and Housing Corporation. The primary location, the MacKenzie Industrial Park, has 42 serviced vacant lots, with the average size being 1.5 hectares (3.75 acres). The price per hectare at today's rate is \$13,108 per annum (\$5,305/acre/annum). The Secondary Industrial Park is located 5 miles outside the City, near the Fort McMurray Airport. The average lot size is 0.404 hectares (1 acre) and rents at \$85 per month. These lots are unserviced. The available commercial property is situated within a commercial strip. For further information, contact:

Ed Jackson
Alberta Mortgage and Housing Corporation
Land Management Division
8657 - 51 Avenue
Edmonton, Alberta T6E 6A8
Tel: (403) 468-0700

Additional property is available privately or through realtors in Fort McMurray.

FORT MCMURRAY

Building Permits**As of:** 1985

	<i>Value (\$000)</i>	<i>% of Total</i>	<i># Permits</i>
Residential	16,735	50	218
Commercial	3,648	11	29
Industrial	942	3	6
Institutional	12,175	36	10
Total	33,500	100	263

Housing

Residential Lots — Availability

Single Detached Homes Ample supply*Mobile Home Lots* Existing shortage3-Bdrm., 1200 Sq. Ft. Bungalow — *Sample**Average Cost (incl. land)* \$112,000*Average Taxes* \$1,850 per year

Rental Accommodation

Apartments 3,262 units*Vacancy Rate* 12.7%**Medical**

Hospitals/No. Beds 1 Active/150

Health Units 1

No. Dentists 12

No. Doctors 33

Optometrists 0

No. Surgeons 3

No. Chiropractors 2

Medical Clinics 7

Nursing Homes 0

Ambulance Service Local, 4 ambulances
(Paramedics)Senior Citizens Lodge 30 self-
contained units

Education**Schools**

<i>Day Care/Nursery</i>	7
<i>Elementary</i>	11 Public, 6 Separate
<i>Junior High</i>	1 Public, 1 Separate
<i>High School</i>	2 Public, 1 Separate
<i>Vocational</i>	Keyano College
<i>Other</i>	Services for the mentally handicapped, Early Childhood Services, Thickwood Heights Preschool, Athabasca University
Additional Programs	Keyano College also offers an assortment of evening courses, Business Administration and Accounting courses

Financial Institutions

Avco Financial Services
 Bank of Montreal
 Bank of Nova Scotia (2)
 Canadian Imperial Bank of Commerce (2)
 Household Finance Corporation of Canada
 Royal Bank of Canada (2)
 Federal Business Development Bank
 Toronto-Dominion Bank
 Treasury Branch

Communications

Newspapers	Regional Daily - Edmonton Journal, Edmonton Sun Local Daily - McMurray Today Local Weekly - Fort McMurray Express
Radio Stations	CJOK - AM (Local), CKYX - FM, many Edmonton broadcast and cable stations.
Television Channels	All Edmonton broadcast and cable stations.

Tourist/Accommodation Facilities**Hotels/Motels**

Executive Inn	Riviera Motor Hotel
McMurray Inn	Oil Sands Motor Inn
Nomad Motor Inn	Twin Pine Motor Hotel
Rusty's Motor Inn	Mackenzie Motor Inn
Peter Pond Hotel	Ramada Inn

Meeting Facilities

Ramada Inn	Peter Pond Hotel
Oil Sands Interpretive Centre	MacKenzie Motor Inn
Thickwood Community Centre	
Keyano College	

Parks and Campgrounds — *See Alberta Accommodation Guide For Details*

Recreational Facilities

Arenas (3)	Craft Lessons	Mini-Golf
Ski Hill	Ceramics	Movie Theatres (2)
Baseball Diamond	Library	Drive-In Theatre
Court Sports	Live Theatre	Fishing/Hunting
Soccer	Hiking	Body Builders
Rugby	Archery	
Cricket	Motorcycle Track	
Curling	Sky Diving	
Auto Race Track	Boating	
Hay Rides	Go-Karts	
Rifle Range/Trap Range	Gymnasia	
Golf Course - 18	Bowling	
Swimming Pools (6)	Roller Skating	

Organizations

A full range of over 100 clubs and organizations are active, including Boy Scouts, Girl Guides, Chamber of Commerce, Historical Society and Volunteer Action Centre, to list a few.

Fort McMurray offers access to a full range of sports, cultural and social support organizations. Detailed outlines of these groups may be found in the Community Resources Information Booklet available through City Hall.

Regional Resources

Resources Available Locally

Bitumen, silica sand/gravel, salt, timber, clay, molybdenum, uranium, copper, gypsum, coal, sulphur, tourism

Products

Oil, lumber, refractory clay, fish

Brief History

Fort McMurray is a vibrant, urban centre located 435 km north of Edmonton. Since the development of the oil sands resources in the 1960's the area has expanded from a New Town of 2,515 in 1965 to a City of 34,444 in 1986.

With two major extraction and refining operations - Suncor Oil Sands Group and Syncrude Canada Limited - the single largest industry is bitumen. In keeping with this development, Fort McMurray acts as a service centre for both the surrounding area and for the oil sands plants. At the same time, with a view to diversification and expansion, small manufacturing industries have evolved and tourism is being promoted as an industry worthy of pursuit.

This role as supplier, co-ordinator and deliverer of services and goods is not entirely a by-product of the 1960's. Because of its location, the general vicinity of Fort McMurray served as a trading post and off-loading site during the fur trade of the 1700's. During the late 1800's it became a steamboat terminus for the northern barging supply routes. In the 1920's with the arrival of the railway, the economy was bolstered by a logging industry, a salt plant and a fish packing plant. During each of these phases the settlements and the ensuing City of Fort McMurray, were influenced both by technology and resources.

The Fort McMurray Economic Development Board and Chamber of Commerce are actively seeking new investment in industry and services and welcome all enquiries.

Government

Municipal Office

The City of Fort McMurray
9909 Franklin Avenue
Fort McMurray, Alberta T9H 2K4
Tel: (403) 743-7022

Council Mayor C.A. (Chuck) Knight and 6 Councillors
Administration Contact Bob Byron, Chief Commissioner

Planning Authority

City of Fort McMurray, Department of Development Services
9909 Franklin Avenue
Fort McMurray, Alberta T9H 2K4
Tel: (403) 743-7022

Member of Parliament

Jack Shields
9810 Main Street
Fort McMurray, Alberta T9H 1T8
Tel: (403) 743-2498

Member of Legislative Assembly

Honourable Norm Weiss
9915 Franklin Avenue
Fort McMurray, Alberta T9H 2K4
Tel: (403) 791-1865

Provincial/Federal Services

Provincial

Alberta Manpower	Consumer & Corporate Affairs
AADAC	Energy & Natural Resources
Alberta Home Mortgage Company	Alberta Housing Corporation
Alberta Oil Sands Environmental	Attorney General

Federal

Alberta Economic Development and Trade

Edmonton Offices 17th Floor, 10025 Jasper Avenue
Edmonton, Alberta T5J 3Z3

Telephone: (403) 427-5267

Telex: 037-3651