

748

748

748

748

748

Bear Lake Rd

Bear Lake Rd

RE/MAX EXCELLENCE

RON'S RENTALS



# EDSON DEVELOPMENT LAND

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**Judith Rimmer**  
**Nadia Mitchell**



# DEVELOPMENT LAND

# FOR SALE

## 32.09 Acres





# SOUTH LOOKING TOWARDS THE SITE

RON'S RENTALS

The Church of  
Jesus Christ of Latter...

Edson Development Land

748

Bear Lake Rd

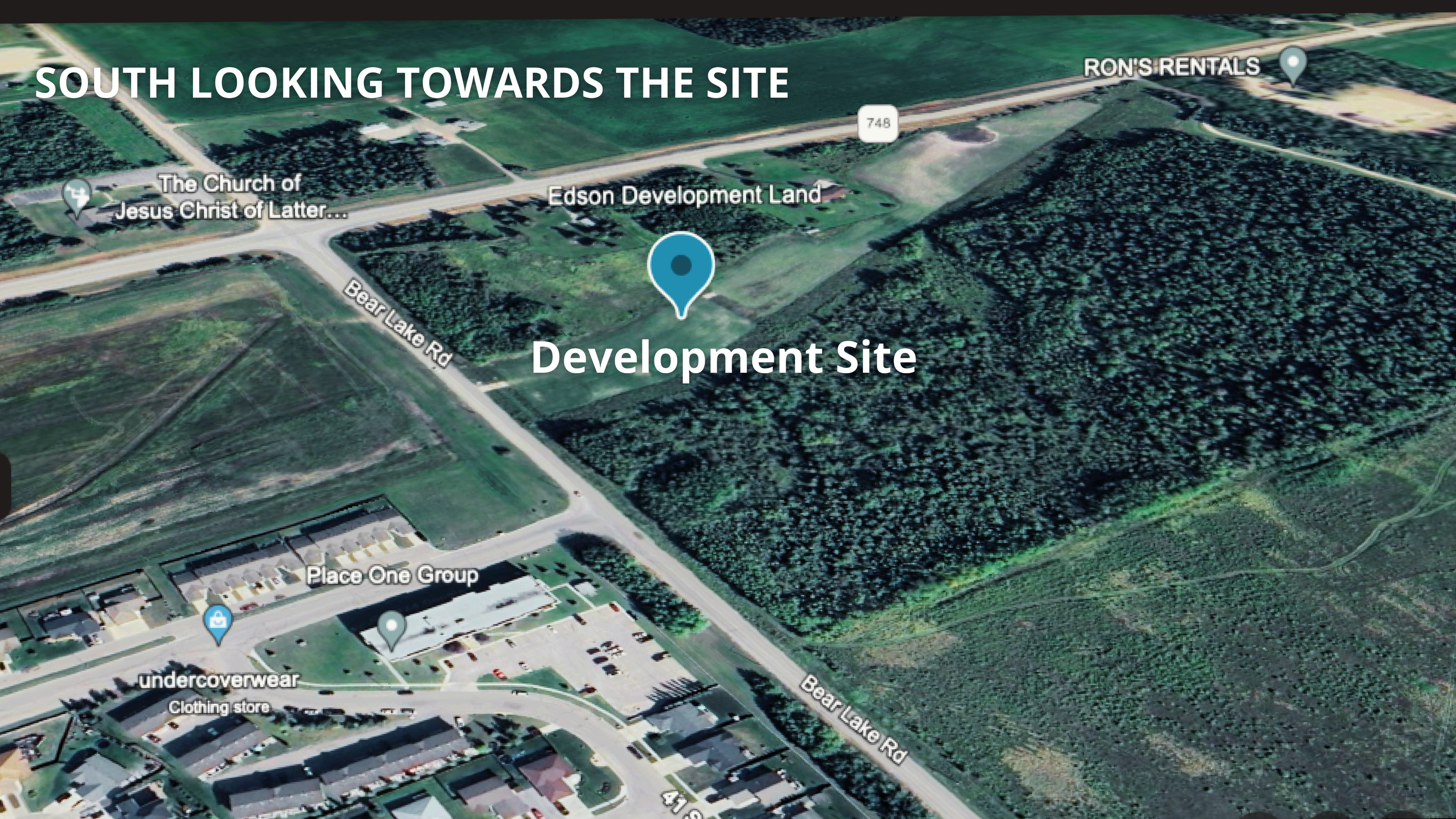
Development Site

Place One Group

undercoverwear  
Clothing store

Bear Lake Rd

41 S





**DEVELOPMENT SOLUTIONS  
(1127570 ALBERTA LTD.)**

18327 87 AVE  
EDMONTON, AB  
T5T 2H9

**FIGURE 4: LAND  
USE PLAN**  
*THE PARKS IN EDSON*

BY  
1346374 ALBERTA LTD.

NW 23-53-17-5 AND  
PART OF SW 23-53-17-5  
TOWN OF EDSON

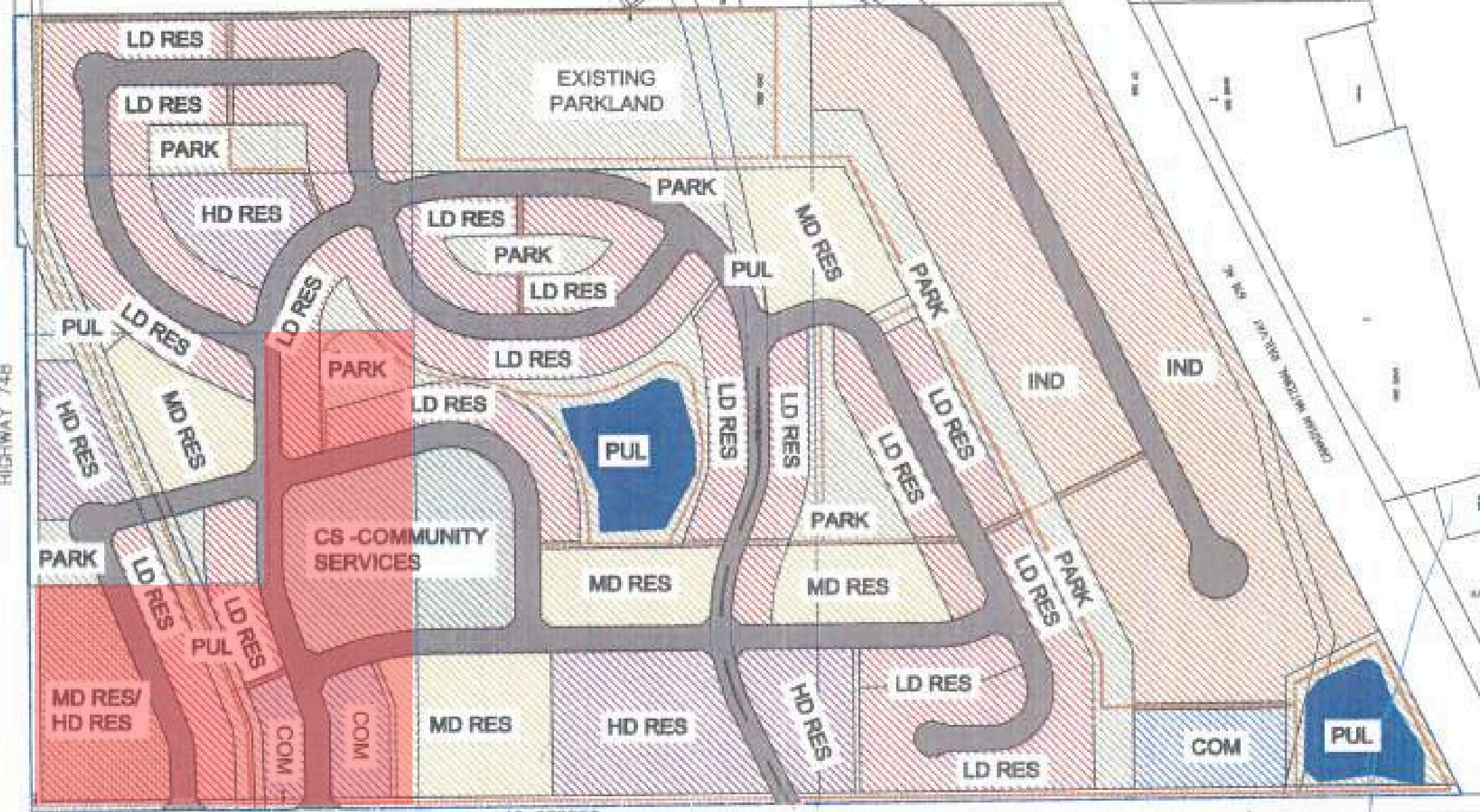
NORTH SCALE 1:5000  
0m 100m 200m

|   |            |                     |
|---|------------|---------------------|
| 1 | 2009-02-14 | RELEASED FOR REVIEW |
| 2 | 2009-07-02 | RELEASED FOR REVIEW |

DRAWN BY: JL REVIEWED BY: AK

**LEGEND:**

|                     |         |     |
|---------------------|---------|-----|
| BOUNDARY:           | 99.89ha |     |
| <b>ZONING:</b>      |         |     |
| LD RES:             | 21.62ha | 22% |
| MD RES:             | 9.23ha  | 9%  |
| HD RES:             | 7.55ha  | 8%  |
| COM:                | 2.50ha  | 3%  |
| IND:                | 15.81ha | 16% |
| <b>GREEN SPACE:</b> |         |     |
| PARK:               | 8.82ha  | 9%  |
| PUL:                | 6.85ha  | 7%  |
| EX. PRK:            | 6.46ha  | 6%  |
| CS:                 | 3.98ha  | 4%  |
| LAKE:               | 2.47ha  | N/A |
| ROAD:               | 14.72ha | 15% |
| WIDENING:           | 2.35ha  | 2%  |
| TRAIL:              | N/A     | N/A |

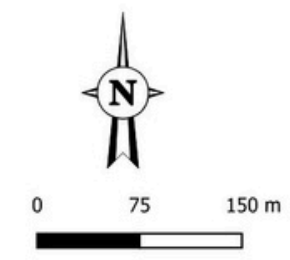
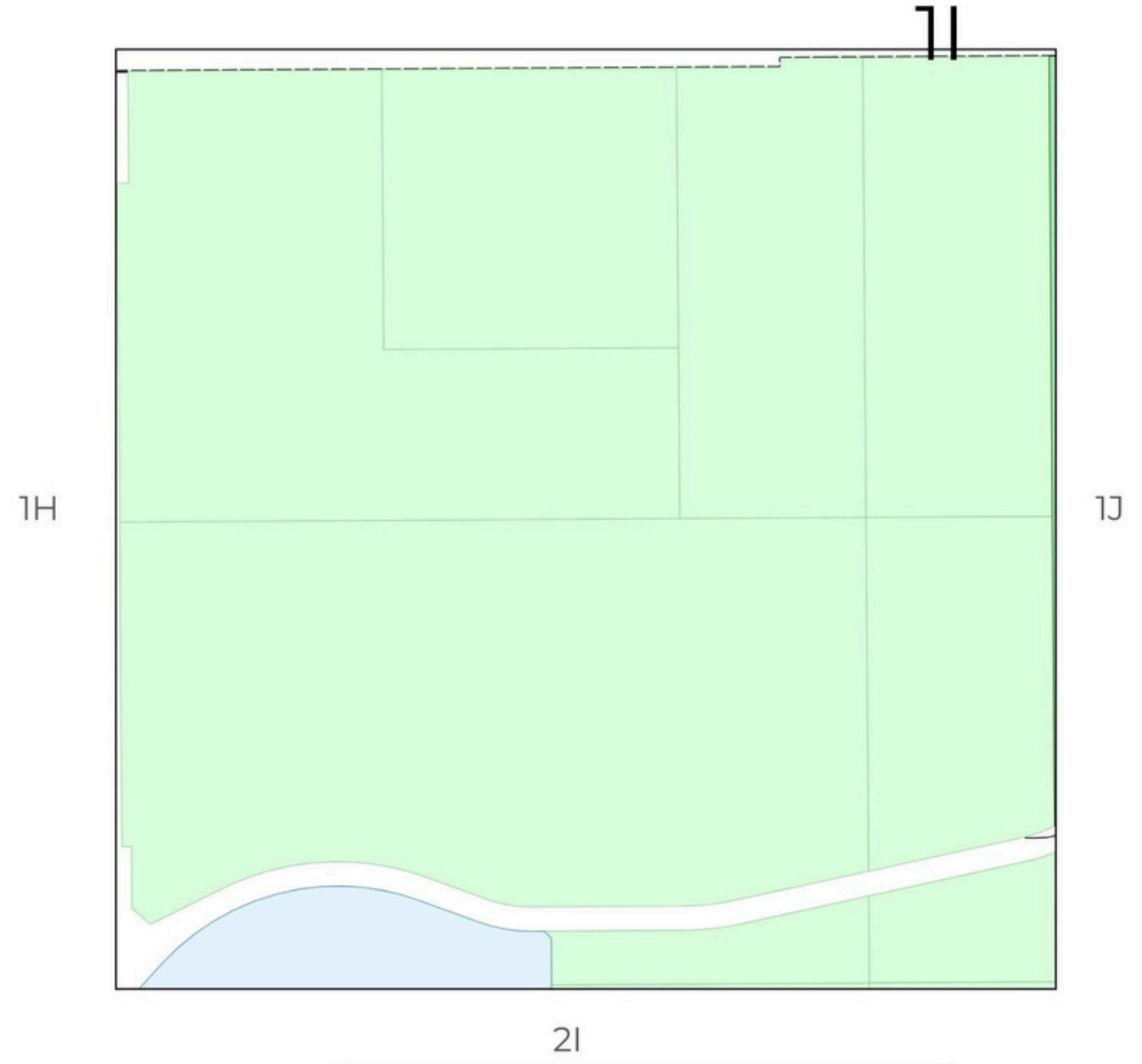


HIGHWAY 74B

40 STREET

POPLAR CREEK

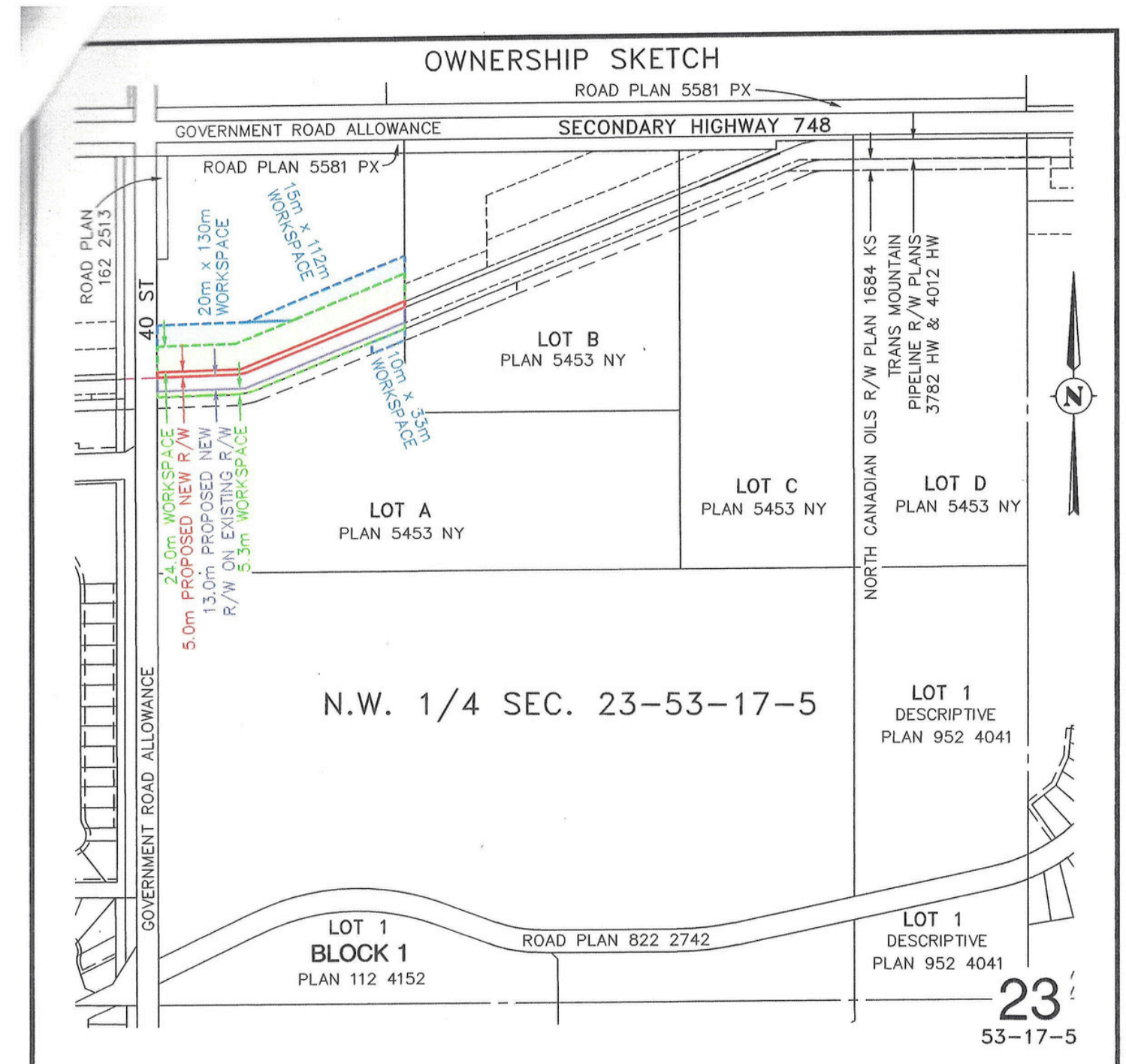




| Legend |                    |  |
|--------|--------------------|--|
|        | Roads              |  |
|        | Town Boundary      |  |
|        | Community Services |  |
|        | Direct Control     |  |
|        | Parks & Recreation |  |
|        | MIXED USE          |  |

**Edson** Town of Edson

|                                     |  |   |
|-------------------------------------|--|---|
| TOWN OF EDSON<br>LAND USE ATLAS MAP | 605-50th Street<br>P.O. Box 6300<br>Edson, Alberta<br>T7E 1T7<br>Phone: (780) 723-4401 | The Town of Edson makes no representations or warranties regarding the information contained in this document, including, without limitation, whether the said information is accurate or complete. Persons using this document do so solely at their own risk, and the Town of Edson shall have no liability to such persons for any loss or damage whatsoever.<br><br>This document may not be copied or distributed to any other person without the express written consent of the Town of Edson.<br>© 2020 Town of Edson. All Rights Reserved. Powered by |
|                                     | Projection: UTM Zone 11 NAD 83   |   |

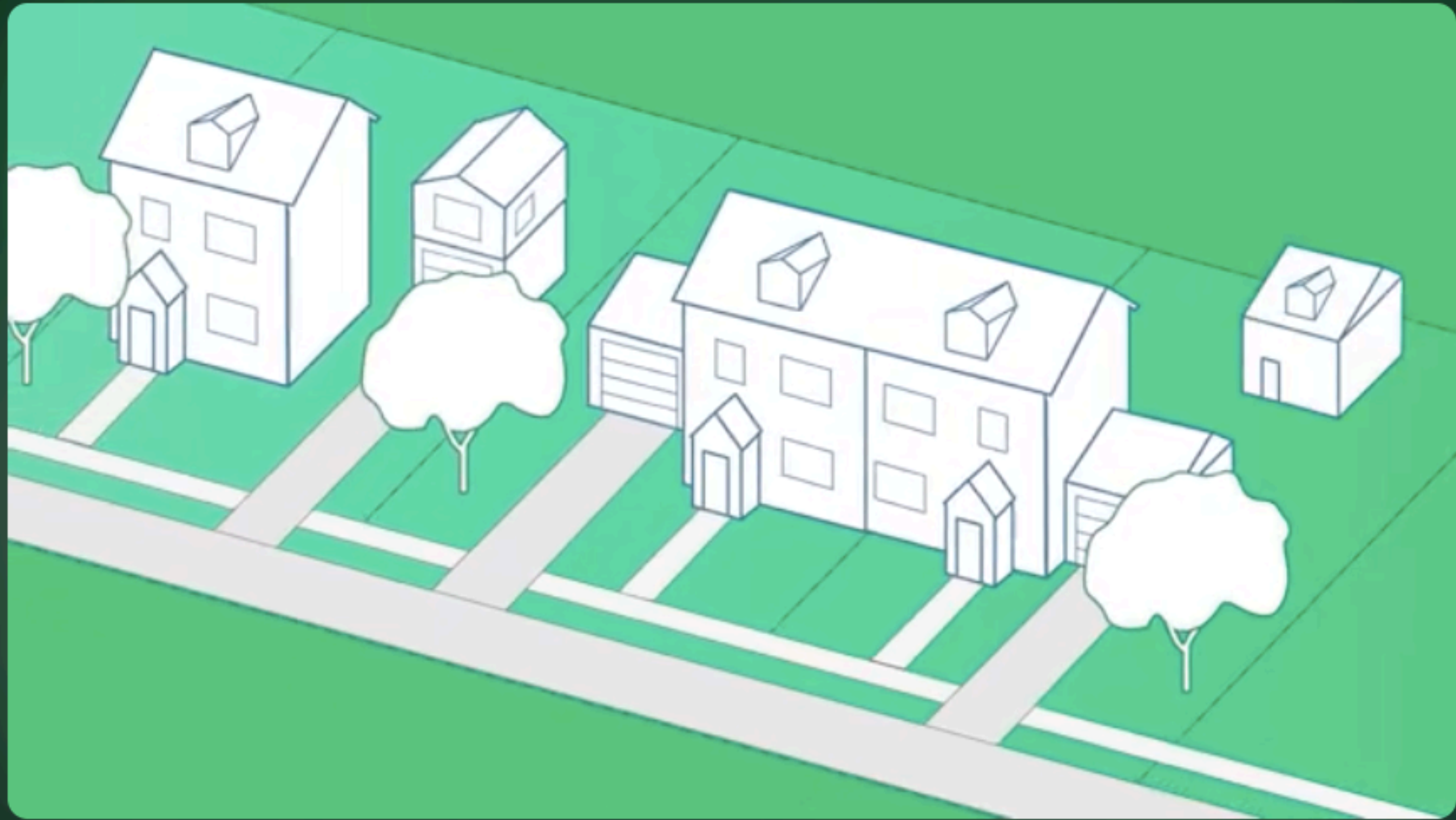


|   |                         |  |
|---|-------------------------|--|
| C. of T.:   | 162 178 727             |  |
| OWNER(S):   | DECA DEVELOPMENTS INC.. |  |
| AREA REQUIRED FOR PROPOSED NEW R/W:                 | 0.120 ha (0.30 Ac.)     | NEW RIGHT OF WAY IS OUTLINED THUS:                 |
| AREA REQUIRED FOR PROPOSED NEW R/W ON EXISTING R/W: | 0.314 ha (0.78 Ac.)     | NEW RIGHT OF WAY ON EXISTING R/W IS OUTLINED THUS: |
| TOTAL NEW R/W AREA:                                 | 0.434 ha (1.08 Ac.)     |  |
| AREA REQUIRED FOR WORKSPACE:                        | 0.705 ha (1.74 Ac.)     | WORKSPACE IS OUTLINED THUS:                        |
| AREA REQUIRED FOR EXTRA WORKSPACE:                  | 0.434 ha (1.07 Ac.)     | EXTRA WORKSPACE IS OUTLINED THUS:                  |


TRACT NUMBER: 548

ALL DIMENSIONS ARE IN METRES





**Proposed Draft Land Use Bylaw**

 **Town of Edson**  
325 subscribers

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CLICK  
HERE  
LAND USE BYLAW



VIDEO OF NEW PROPOSED DRAFT LAND USE BYLAW FOR EDSON



# EDSON HOSPITAL







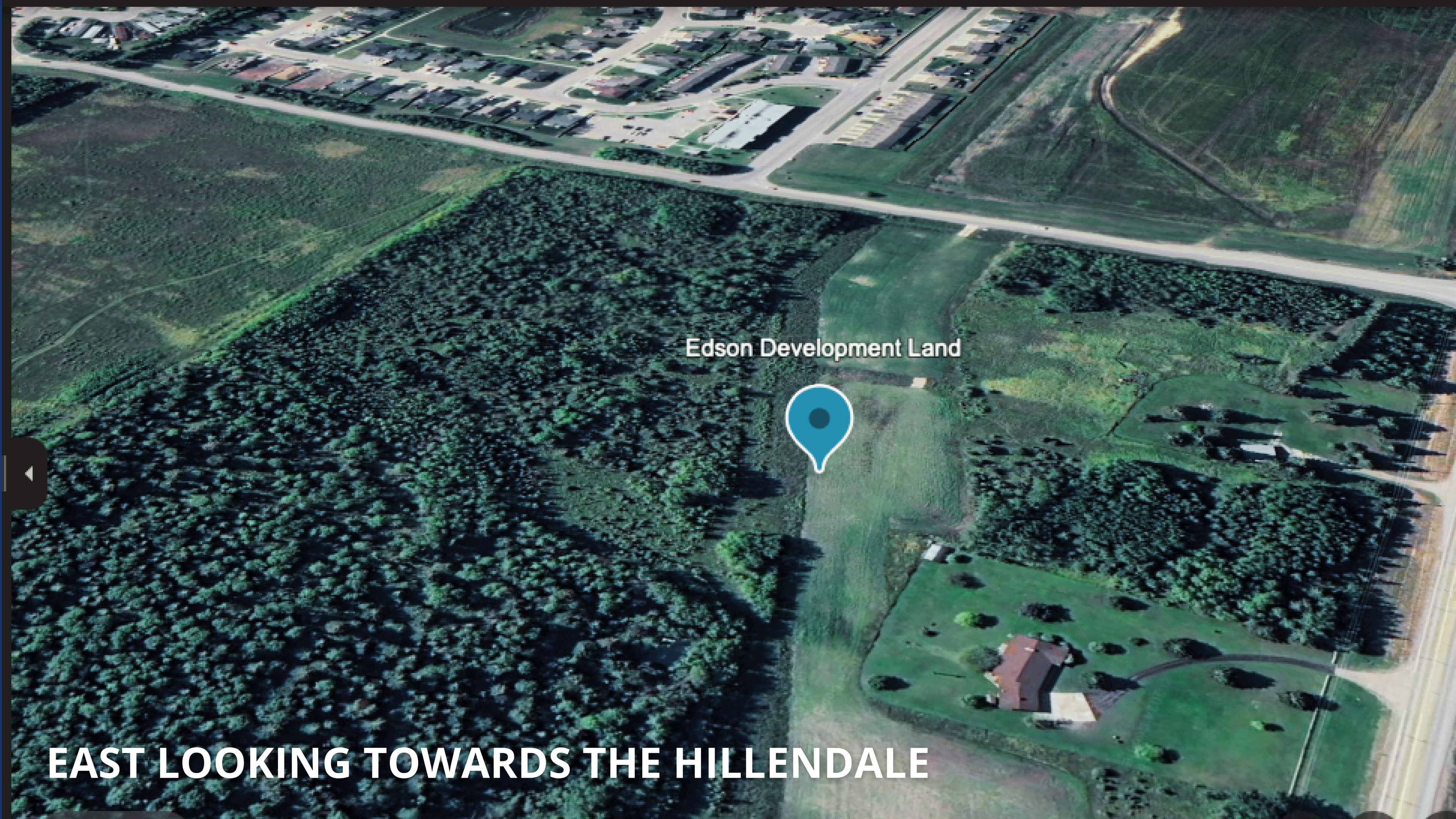
Hillendale Subdivision to East



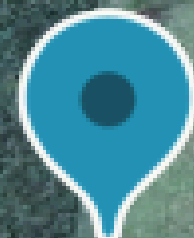


Edson Ball Diamond to West





Edson Development Land



**EAST LOOKING TOWARDS THE HILLENDALE**

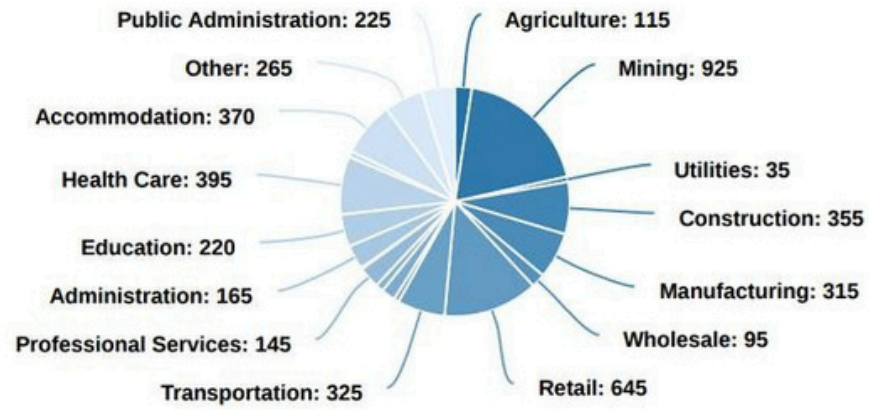






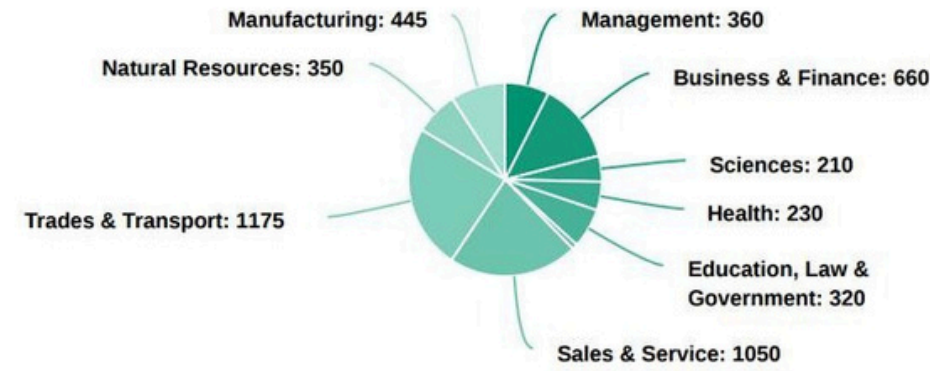
# DEMOGRAPHICS

## Labour Force By Industry



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## Labour Force By Occupation



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## Key Metrics

Total Labour Force  
**4,845**

Participation Rate  
**74.1%**

Employment Rate  
**66.6%**

Unemployment Rate  
**10.1%**

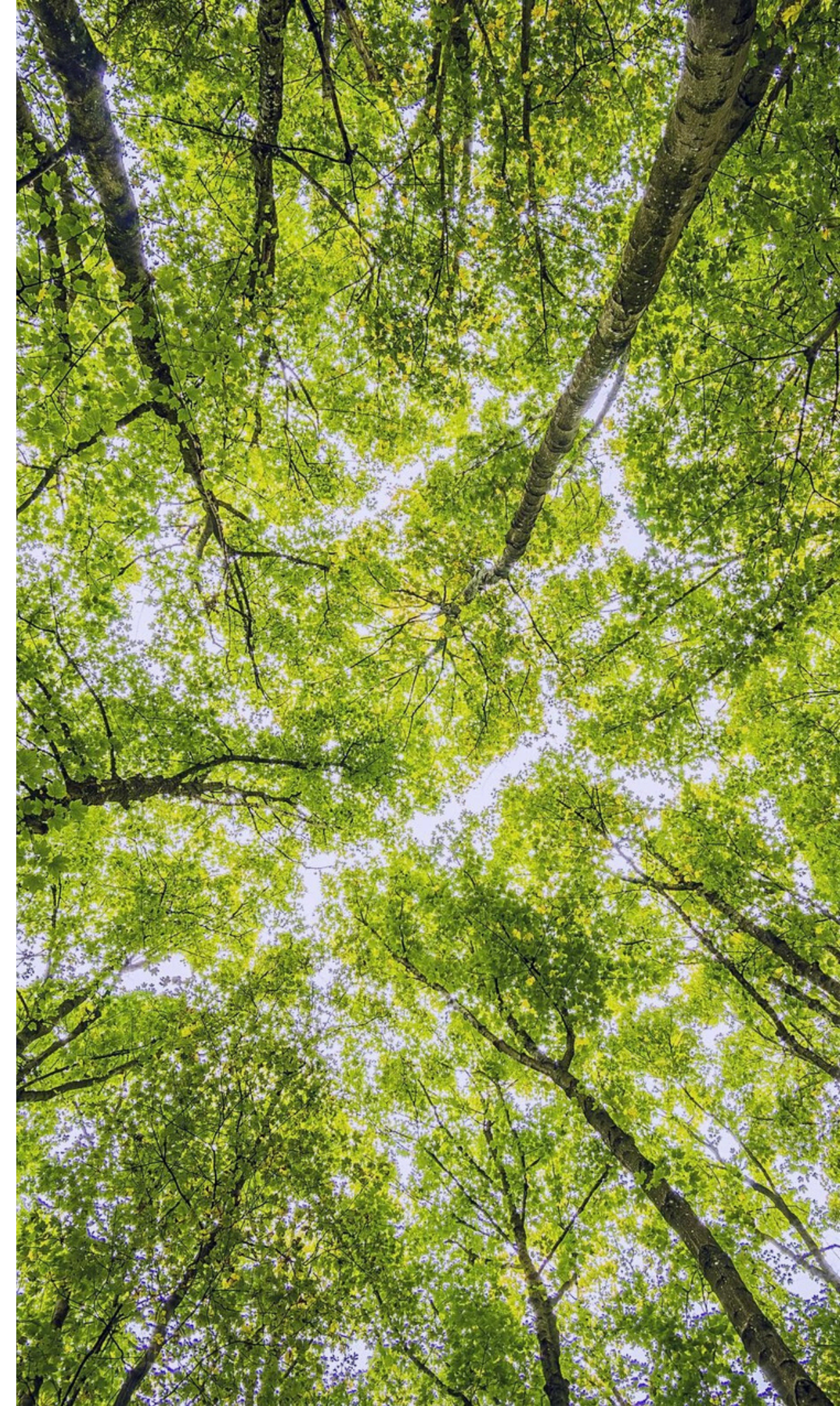
## Key Metrics

Largest industry by labour force  
**Mining**

Largest industry by occupation  
**Trades & Transport**

Small industry by labour force  
**Management**

Small industry by occupation  
**Art & Sports**

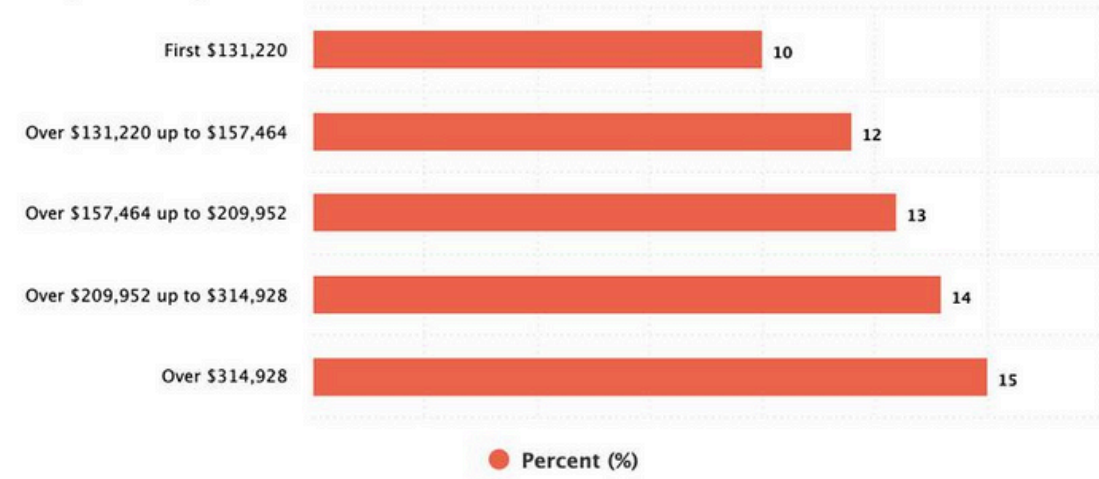




# EDSON DEMOGRAPHICS CONTINUED

## Provincial Personal Income Tax

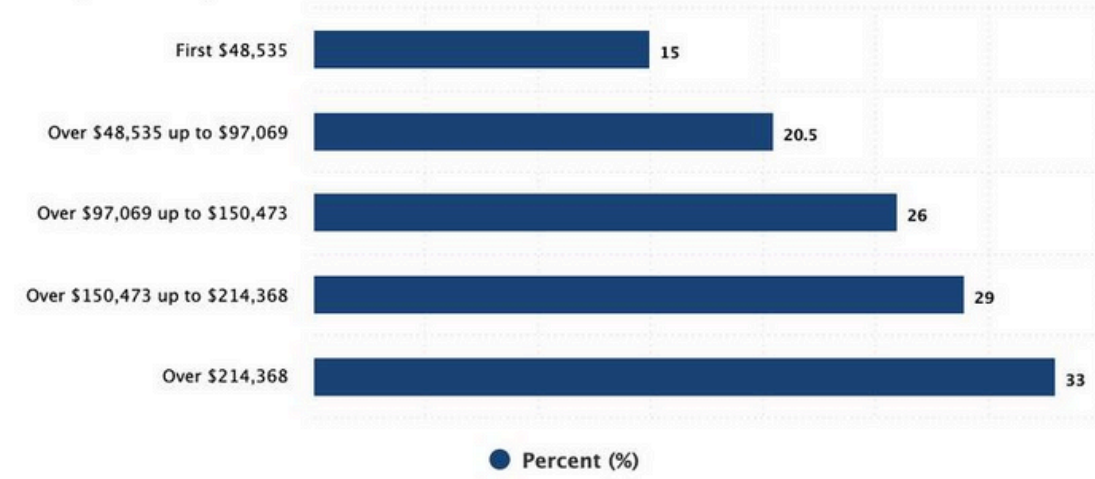
Source: Canada Revenue Agency  
Last Updated: January 2021



[View Data](#) [Download](#)

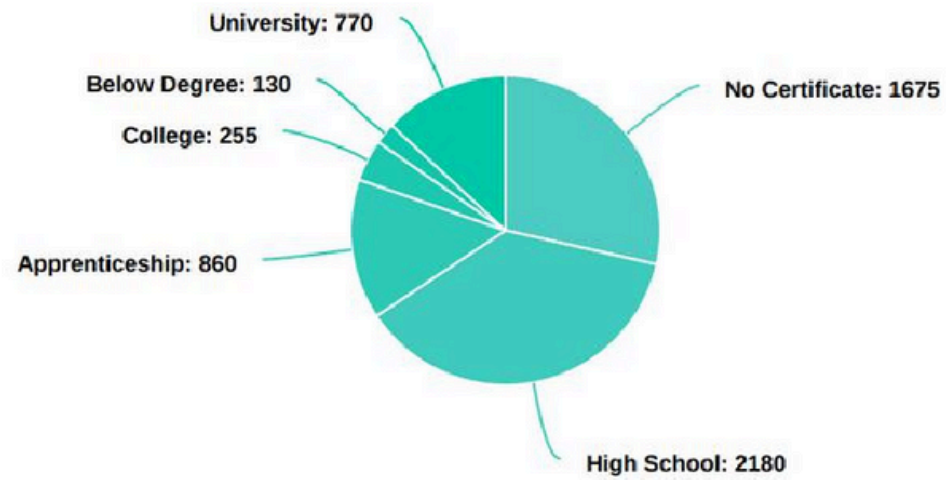
## Federal Personal Income Tax

Source: Canada Revenue Agency  
Last Updated: January 2021



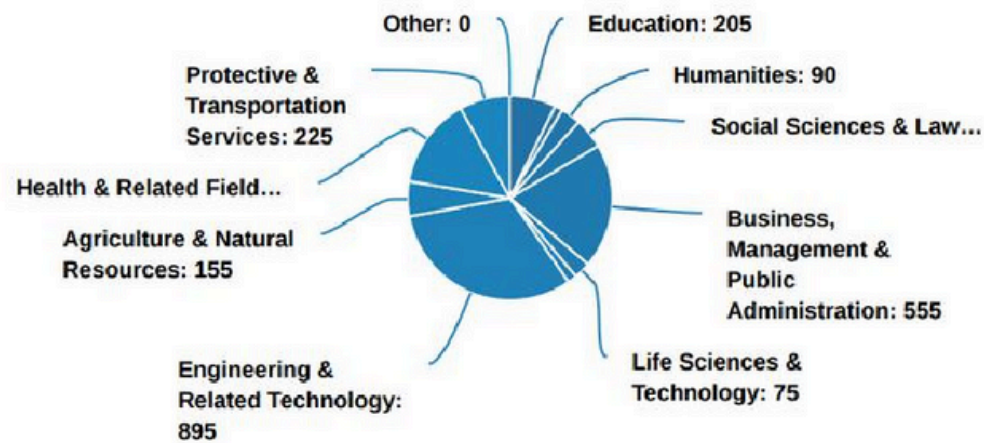
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## Education



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## Major Field of Study



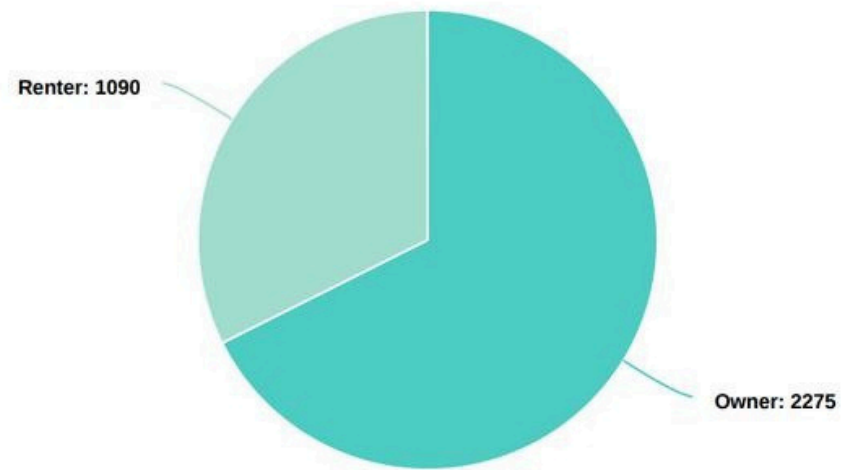
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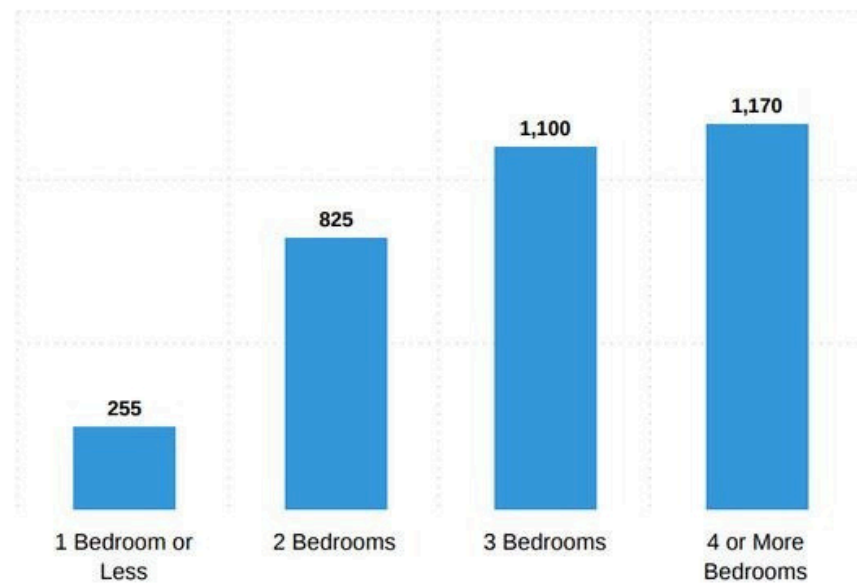
# EDSON DEMOGRAPHICS CONTINUED

## | Home Ownership



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## | Dwellings by Bedroom



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# PROMINENT BUSINESS'S

SOME OF THE MORE PROMINENT BUSINESSES OPERATING THROUGHOUT YELLOWHEAD COUNTY INCLUDE:

- Canadian Natural Resources -
- Repsol Canada
- Weyerhaeuser Canada
- West Fraser Mills Ltd.
- Teck Coal
- ConocoPhillips Canada Energy (CNRL)
- TC Energy (formerly TransCanada Pipeline Ltd.)
- Suncor Energy Inc.
- Yellowhead Wood Products Inc.
- Ovintiv (formerly Encana)
- Shell
- CN Rail
- Lehigh Inland Cement Ltd.
- Sherritt Coal
- Husky Energy
- Vista Mine Mine Project (Bighorn Mining)
- Cascade Power Project (Kineticor)
- Canyon Creek Power Project (Turning Point/Windriver)



# CONTACT US

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RE/MAX EXCELLENCE



RE/MAX EXCELLENCE  
COMMERCIAL DIVISION



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