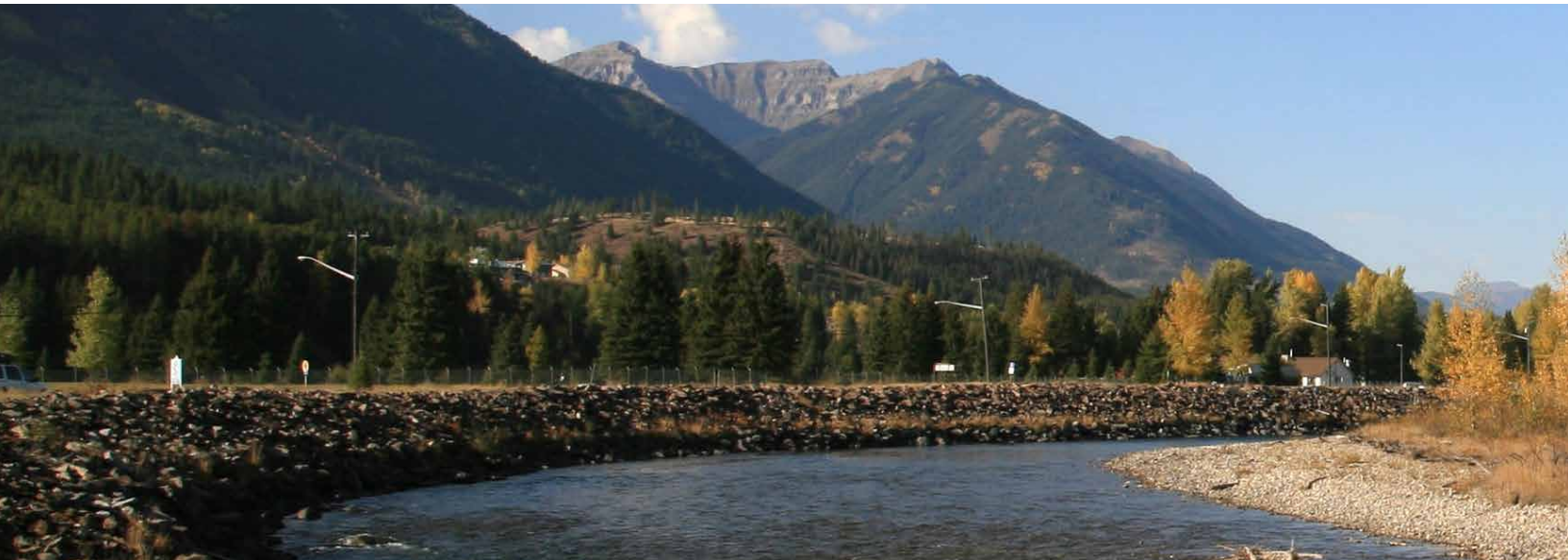


DO IT DIFFERENT

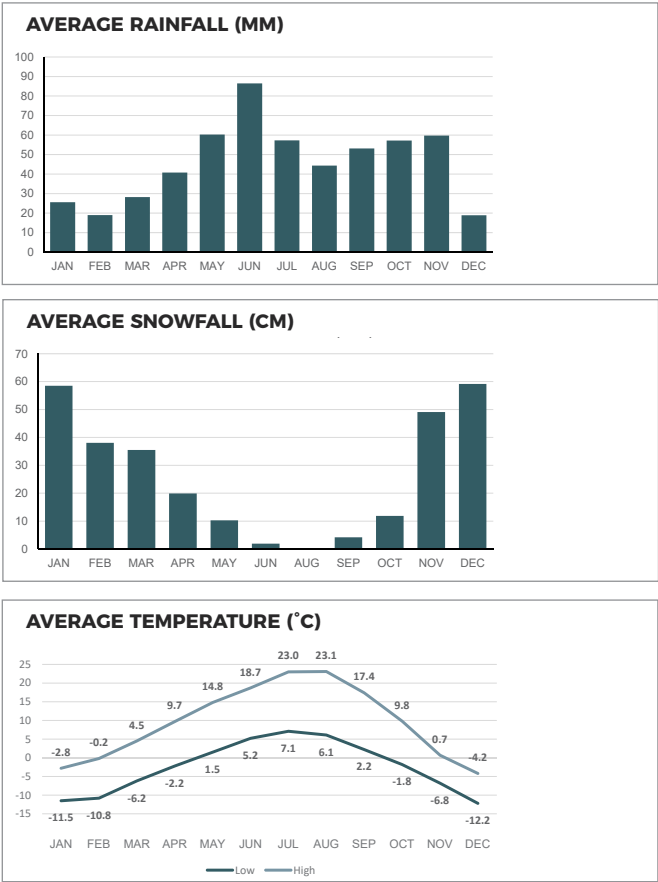
Adventure & Industry in BC's Elk Valley



THE ELK VALLEY



Elk River, Elkford | Photo courtesy of District of Elkford



Located in Southeastern BC, in the heart of the Canadian Rockies, is the picturesque Elk Valley. Meandering through the valley, and connecting the communities of Elkford, Sparwood and Fernie, the 220-km long Elk River flows southwesterly from the Petain Glacier at the Continental Divide between British Columbia and Alberta. At its terminus, the Elk connects with Lake Kootcanusa and the Kootenay River, just north of the Montana border.

The Elk Valley is home to one of the largest steel-making coal mining regions in the world; producing one-sixth of the metallurgical coal for the entire international steel industry. The mining sector provides significant regional economic benefits including an industrial tax base that infuses millions of dollars annually into the communities of Elkford, Sparwood and Fernie. Global steel producers hold Elk Valley coal in high regard, and its vast, proven reserves mean it should underpin the regional economy for decades.



Average Yearly Rainfall
551mm



Highest Rainfall Month
June



Average Yearly Snowfall
289cm



Highest Snowfall Month
December



Lowest Temp.
-12 Celsius



Highest Temp.
23 Celsius

2



Adventure tourism is also growing as a significant economic sector. World-class hunting and fishing, extensive mountain trail networks, and deep powder snow for skiing and snowmobiling attract adventure seekers from around the world. Adventure tourism amenities contribute to the livability of the Valley communities and encourage residents to maintain an active outdoor lifestyle.

With Calgary just 3 hours away, adventure seekers and amenity-driven entrepreneurs, continue to gravitate to the valley; generating demand for tourist accommodations, residential home construction, and other services.

With a resilient economy and liveable communities with a range of amenities, all located in a spectacular mountain setting, the Elk Valley is a great place to invest, work, live and raise a family.

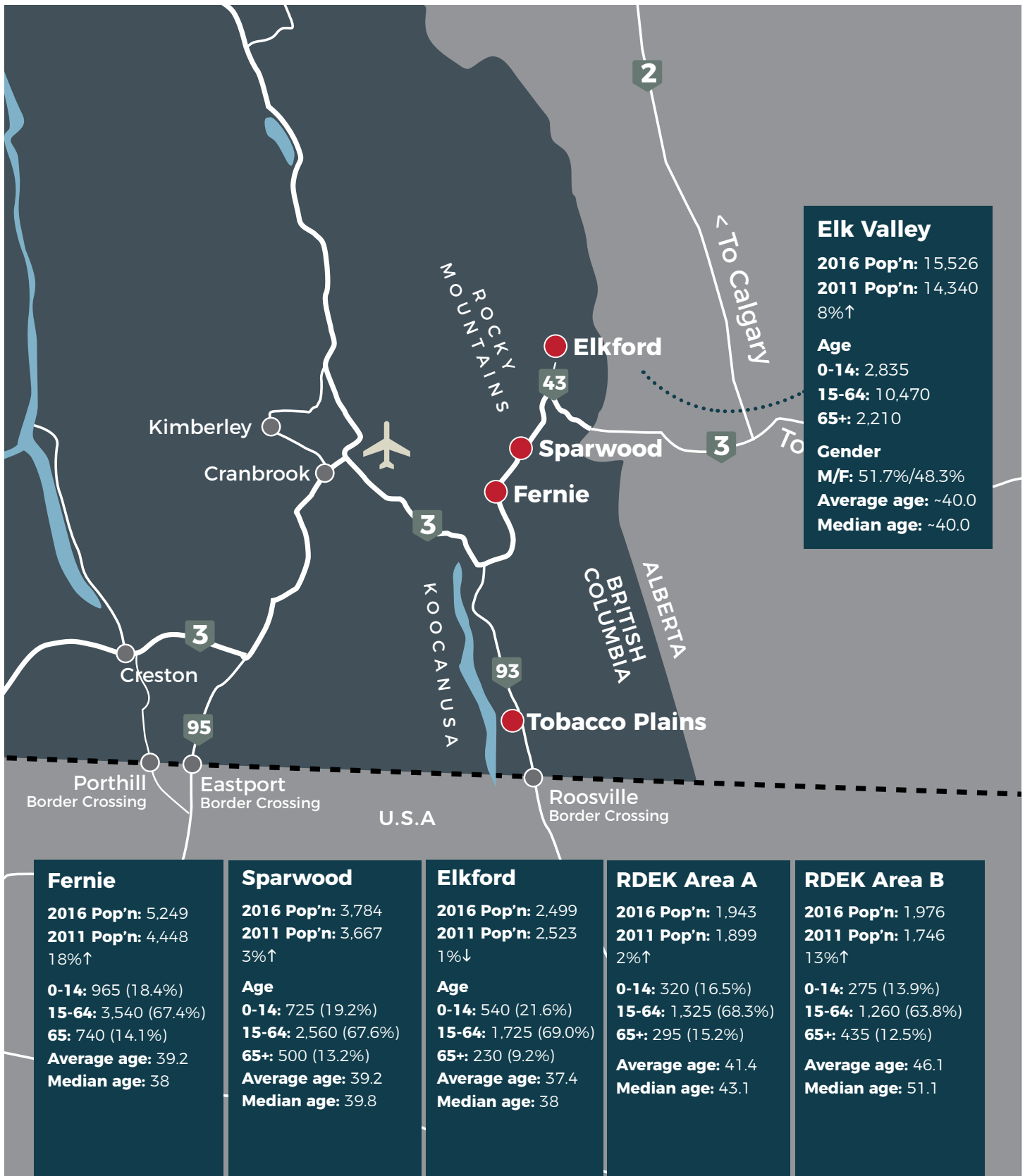
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LOCATION

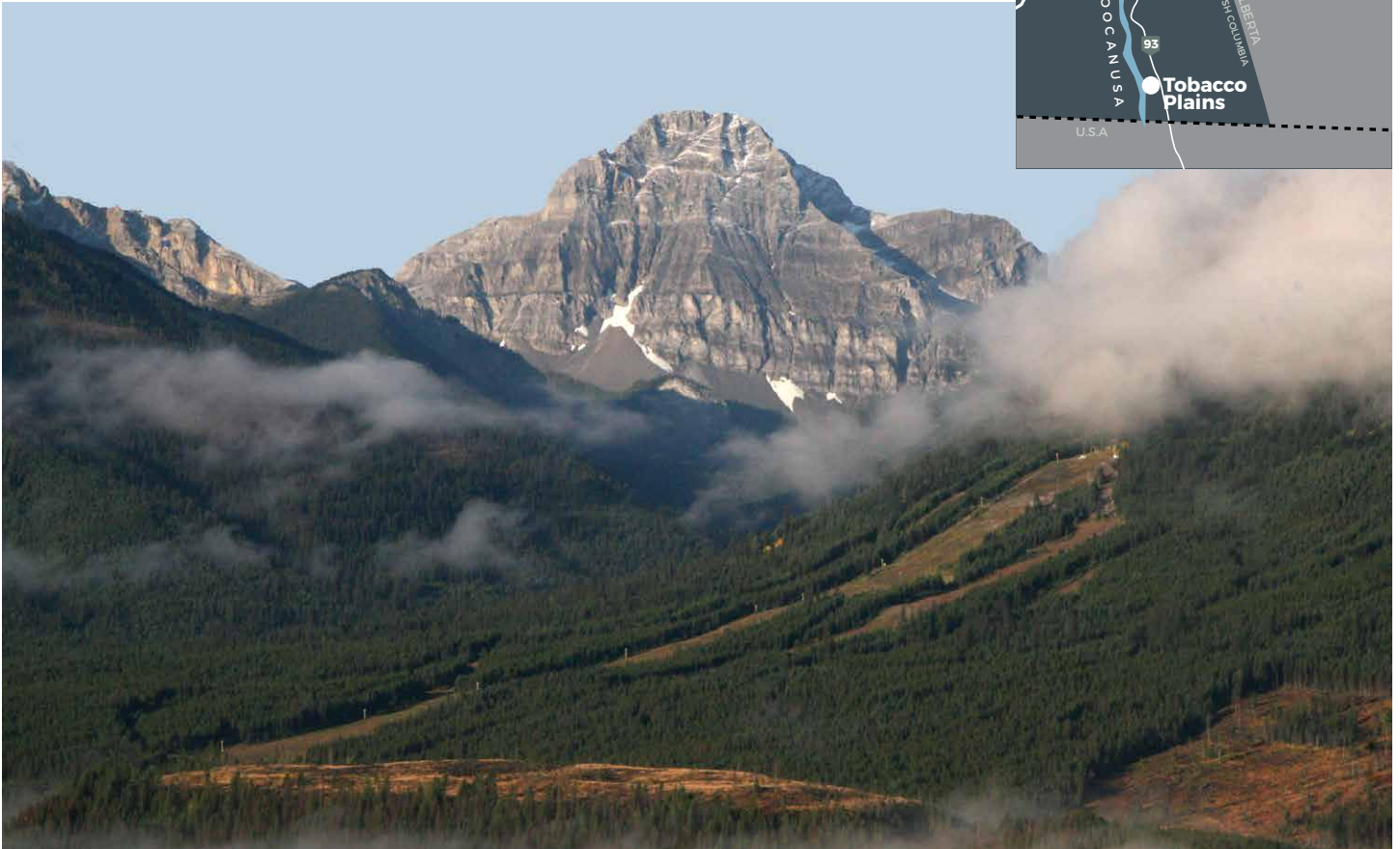


DEMOGRAPHIC HIGHLIGHTS



Source: 2016 Census

ELKFORD



Photos courtesy of District of Elkford

One of the youngest communities in BC, the District of Elkford has a strong economic and social connection to the metallurgical coal mining industry. Founded in 1971 as the townsite for the Fording Coal Company, Elkford has grown from a collection of temporary homes into a welcoming community with 2,500 full-time residents.

Elkford's proximity to two of the Elk Valley's producing mines, Teck's Fording River and Greenhill Operations, provides the community with a significant supply of well-paying jobs, while the District also has some of the most affordable housing in the region.

As a newer community, Elkford has the infrastructure in place to support its continued growth. For a town of its size, Elkford has several desirable community amenities including an Aquatic Centre, Arena, Curling Centre and the award-winning Elkford Community Conference Centre, all with an alpine theme to reflect the community's Rocky Mountain location.

Branded as "wild at heart", the community has a strong connection with its wilderness surroundings. Residents enjoy hunting and fishing, skiing at the community-run Wapiti Ski Hill and golfing at Mountain Meadows Golf Course, enjoying the extensive ATV and snowmobile trail networks, camping, hiking and mountain biking.





INVESTMENT OPPORTUNITIES:

- Retail and commercial services
- Amenity migrant investment in residential property/ commercial opportunities
- Tourism service infrastructure
- Investments in “anchor” mountain-based destination attractions/services (e.g.: timeshare, spa, golf development, ski hill expansion)
- Home-based business – independent entrepreneurs

ELK LAKES AND HEIGHT OF THE ROCKIES PROVINCIAL PARKS

North of Elkford, at the headwaters of the Elk River are two provincial parks – Elk Lakes and Height of the Rockies. Abutting the Continental Divide between BC and Alberta, these parks cover more than 71,000 hectares of untamed wilderness.

Located primarily above the treeline, park visitors can enjoy a variety of hiking trails, hunting and fishing areas, as well as access to several campsites and lodges.

The parks are part of a protected area network along the Continental Divide that supports a variety of plants and animals, including grizzly bears and mountain goats. Compared to their counterparts of Banff and Kananaskis, the parks have the same magnificent scenery and wildlife that attracts people from around the world to those areas, but without the crowds.

www.env.gov.bc.ca/bcparks/explore/parks/



COMMUNITY PROFILE

SPARWOOD



Photo courtesy of District of Sparwood

Located in the heart of the Elk Valley coal fields, the District of Sparwood is the industrial service centre for much of the Valley's mining sector. Sparwood is known by many for its Highway 3 tourist attraction, the Terex Titan, once the largest mining truck in the world.

The second-largest municipality in the Elk Valley, Sparwood has approximately 3,900 residents and is one of the youngest municipalities in BC. It was created in 1967 when the former mining towns of Michel and Natal were abandoned and moved a

few miles north. It's name reflects its connections to the forestry industry. Previously, Sparwood was a railway stop where lumber for making ship spars was loaded onto trains and sent to shipbuilders on the coast.

The community is located on a major wildlife migratory route and large herds of elk, white-tailed and mule deer pass through the area regularly. Residents enjoy a variety of activities including hunting, fly-fishing, swimming, hiking, golfing, nordic skiing, snowshoeing, and snowmobiling.

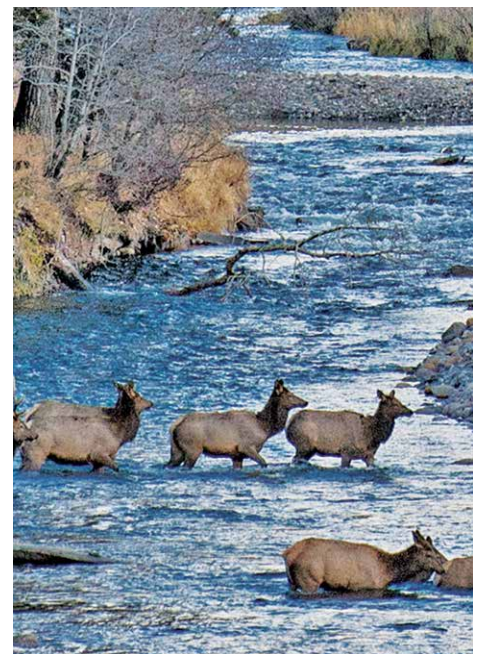


Sparwood Chamber of Commerce Photo



INVESTMENT OPPORTUNITIES:

- Retail and commercial services
- Restaurant services
- Tourism service infrastructure
- Home-based business – independent entrepreneurs



Sparwood Chamber of Commerce Photos

Today, the Sparwood economy is supported by both direct and indirect mining activities, with mining service-related industries adding an element of diversification to the economy. A municipal fibre-optic broadband network is also available to deliver the high-speed connectivity required to support mining head offices and other local businesses.



www.sparwood.ca

FERNIE



One of the fastest growing communities of its size in BC, the City of Fernie is the centre of the Elk Valley's Adventure Tourism sector. A former coal mining and forestry town, Fernie is a relatively compact community as the only city in Canada that is fully encircled by the Rocky Mountains. There are no bad views in Fernie.

A network of motorized and non-motorized trails branch out from the community in all directions, ensuring that no resident is more than a few minutes away from their favourite outdoor pursuits. To the south of the City is the Lizard Range, home to the world-class skiing and snowboarding at the Fernie Alpine Resort, one of Canada's largest ski resorts, and Island Lake Lodge, a smaller more exclusive cat-skiing resort.

Fernie is noted for its historic downtown core of brick buildings which were built between 1909 and 1912 following a devastating fire that swept through the community in 1908.





Historic Downtown Fernie | Photo Raven Eye Photography

INVESTMENT OPPORTUNITIES:

- Retail and commercial services
- Residential property and commercial opportunities
- Home-based business – independent entrepreneurs
- Food and accommodations
- Retail and repair to support outdoor recreation (e.g. mountain biking, fly fishing, skiing/snowboarding)
- Entertainment and outdoor activities

FERNIE ALPINE RESORT

With over 2,500 acres of skiable terrain and 1,082m (3,550 ft) of vertical drop, the Fernie Alpine Resort is a year-round mountain resort, located just minutes from the Fernie city centre. The resort is known for its high annual snowfall and its legendary powder skiing. The average annual snowfall at Fernie Alpine Resort is 875 cm (28.71 ft) – reportedly the highest of any resort in the Canadian Rockies.

In the summer, mountain bike enthusiasts enjoy one of the largest lift-accessed trail networks in Western Canada, with 38 trails of all skill levels. www.skifernie.com



Fernie Alpine Resort | Henry Georgi Photo



www.fernien.ca

LAKE KOOCANUSA & SOUTH COUNTRY



Stock Photo

Lake Koocanusa is a 145km long reservoir that was created in 1972 with the completion of the Libby Dam in Libby Montana. Part of the Kootenay River, approximately 67 km of the reservoir is located on the Canadian side. in Canada. The Koocanusa Reservoir gets its name from the Kootenay River, Canada and the U.S.A. (koo-can-usa).

The Koocanusa area is home to many fish and wildlife species that rely on the area's grasslands, wetlands, streams, and lakes for their survival. This vast body of water offers exceptional fishing and boating experiences in the summer and while grasslands surrounding it provide essential winter range for wildlife.

On a typical summer weekend, tens of thousands of people access the beaches, campgrounds and marinas that surround Lake Koocanusa. An estimated 100,000 people visit Lake Koocanusa annually.

TOBACCO PLAINS INDIAN BAND AND KTUNAXA NATION



Photos courtesy of Tobacco Plains

The Tobacco Plains Indian Band is located in Grasmere, near the Roosville Border Crossing. Tobacco Plains Indian Band is part of the Ktunaxa Nation.

The Tobacco Plains Indian band works to lay the foundations, ensure consistency and encourage the Chief and Council to help support the goals and objectives that ensure the overall wellness of the people of Elk Valley.

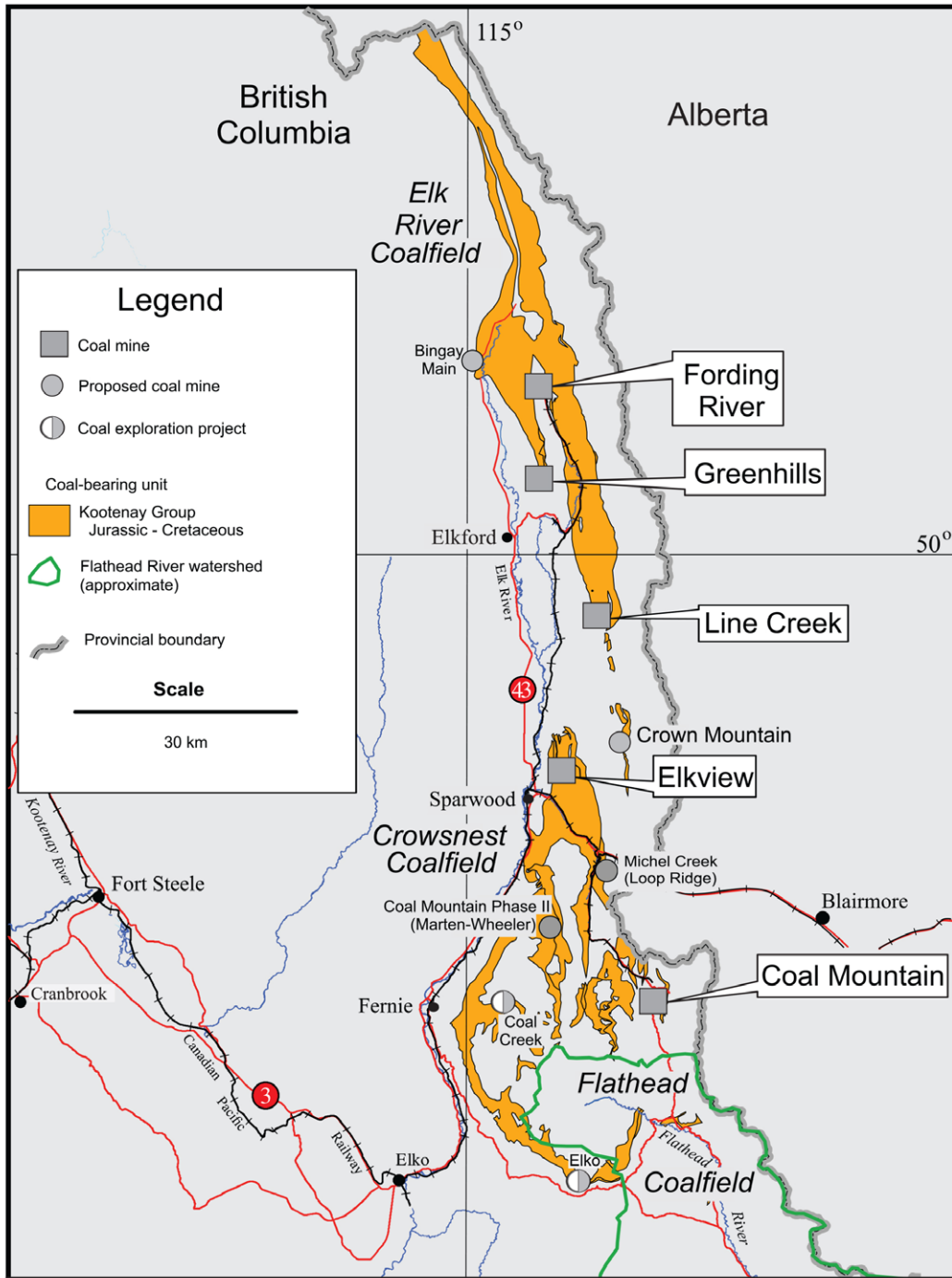
All efforts are shaped by community input and directed by Chief and Council, and focus on developing a vibrant Tobacco Plains Indian Band economy through

- Identifying employment, Community and Economic Development opportunities.
- Creating strategic alliances between Tobacco Plains Indian Band and industry, government and business entities.
- Determining the feasibility of and capacity for specific business and development opportunities



www.tobaccoplains.org www.ktunaxa.org

METALLURGICAL COAL



Fording River

Produced: 8.5M tonnes
Revenue: \$1.097B

Greenhills

Produced: 1.6M tonnes
Revenue: \$213.4M

Line Creek

Produced: 3.5M tonnes
Revenue: \$457.3M

Elkview

Produced: 7M tonnes
Revenue: \$914.7M

Coal Mountain (closed 2019)

Produced: 2.7M tonnes
Revenue: \$365.9M



Photos: BC Government, Ministry of Energy, Mines and Petroleum Resources

The Elk Valley is the heart of Canada's metallurgical (steel-making) coal industry; producing over 80% of Canada's annual metallurgical coal exports. Currently, there are four active mining operations and several exploration projects with four projects advancing through the feasibility and permitting processes, including one mine just over the Alberta border in Crowsnest Pass.

Teck Coal Limited is the operator and primary owner of the active coal mines in the Elk Valley, with all of their 4 operating mines with significant proven reserves. Elkview and Fording River both have 40 years of production potential at current levels.

In addition to the operating mines, there are also several exploration projects in the region with four projects advancing through the feasibility and permitting processes, including North Coal's Michel Coal Project south of Sparwood and Riversdale Resource's Grassy

Mountain project across the Alberta border in Crowsnest Pass.

The predominant product of the Elk Valley is Hard coking coal (HCC). It has low sulphur content and produces cokes with favourable characteristics, putting it in high demand for steel producers. The quality of the coal combined with the supporting infrastructure make the Elk Valley a target for continued investment. The mines are supported by a significant value-chain of suppliers including railways with dedicated 24-hour unit train service to deep water ports in Vancouver and Prince Rupert where it is exported to Asia.

The Elk Valley area is home for much of the sectors workforce while Sparwood and Elkford are the industry's commercial centres; home to both mine operations and the operations of several mining industry suppliers.

“The majority of our sales are to the Asia-Pacific region, with lesser amounts going primarily to Europe and the Americas.

Our long-term production capacity is approximately 27 million tonnes, and we have total proven and probable reserves of 922 million tonnes of steelmaking coal.”

Source: Teck 2017 Annual Report

ADVENTURE TOURISM



Canyon Raft Photo

The Elk Valley's diversity and natural beauty make it a destination for many fore-and backcountry adventure activities. Warm, dry, summers, and deep snow in the winter only serve to broaden the range of activities that can be experienced here.

The Valley is dotted with extensive motorized and non-motorized trail networks that support hiking, mountain biking, ATVing, snowmobiling, Nordic skiing, ski touring and horseback riding. On-river activities include white water rafting, and kayaking, and the area's many lakes encourage paddle boarding and canoeing. For power boaters, Lake Kootenay is becoming a popular destination.

Popular for hunting, fishing and wildlife viewing, the Elk River is gaining notoriety as a world-class dry fly-fishing destination. The Valley is also home to several big game species including grizzly and black bears, wolves, mountain lions, big horn sheep, deer, moose and elk.

For the less adventurous, leisurely walks and river floats can still provide access to scenic views and an array of flora and fauna. Alternatively, visitors can rent a houseboat to cruise Lake Kootenay, or spend the day playing golf at one of the area's many courses.

With over 300,000 visitors per year, the Elk Valley has a multitude of work and business opportunities for guides, outfitters, instructors, and



Tourism Fernie Photo

other adventure tourism experience providers. The sector also supports related business opportunities including hotels and campgrounds, bars and restaurants, retail and sports medicine.

KNOWLEDGE AND REMOTE WORKERS



Photo: Mike McPhee/Island Lake Lodge

With an environment that supports a broad range of outdoor pursuits, the communities of the Elk Valley are becoming an attractive place for people who can work remotely; particularly knowledge workers. Valley communities have good broadband infrastructure, and the area has good airport connections through the Cranbrook, BC (YXC), Calgary, AB (YYC) and Kalispell, MT (FCA) airports.

Housing in the Elk Valley is more affordable than comparable housing in larger centres like Calgary and Vancouver, and the Valley's safe communities are great places to raise young families. The Elk Valley is also becoming a preferred location for aging baby-boomers seeking 'semi-

retirement'; living and working part-time in both the Elk Valley and larger centres like Calgary or Alberta's Oil Patch.

The area's primary industry sectors, most notably mining, also provide many well-paying job opportunities for workers and entrepreneurs with backgrounds in engineering and scientific disciplines.

Whether your preference is to live in-town, mountainside or lakeside, if you're someone who can work or run your business from anywhere, and you like the active outdoor lifestyle, why wouldn't you live and work from here?

The continuing trend towards remote work provides many opportunities for

entrepreneurs including residential development and construction and the provision of shared work environments like coworking spaces. An influx of well-paying remote workers will also serve to create economic spin-offs for other service-related businesses in the Valley while increasing the long-term economic resilience of its communities.

FORESTRY



Stock Photo

A significant regional employer, Forestry was one of the original Elk Valley industries. Within BC, where approximately 94% of the forests are still owned by the Province, the Elk Valley is unique as approximately 1/3 of the forested land is privately owned and managed as Managed Forest Land under an agreement with the Province of BC and regulated by the Private Managed Forest Land Act.

The largest employer in the sector is Canfor's Elko Sawmill, located in the unincorporated municipality of Elko, BC south of Fernie.

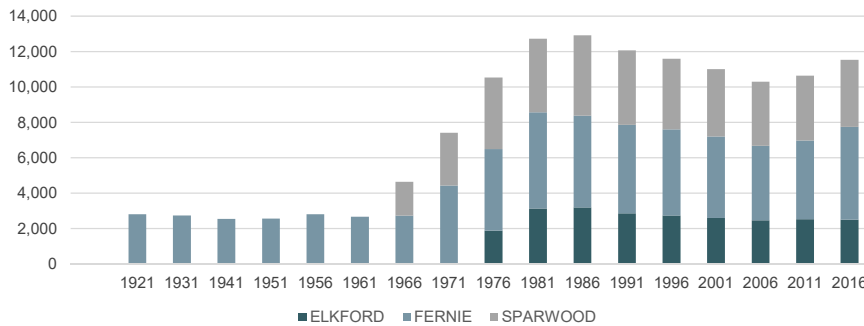
The diversity of the Elk Valley is also reflected in its forests, with the local forests supporting a variety of species including western larch, and western red cedar in addition to fir, spruce and pine varieties.



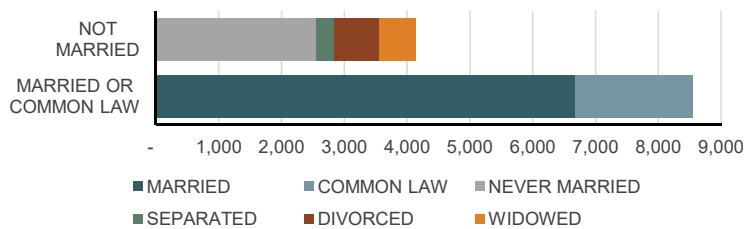
Canfor Photo

POPULATION

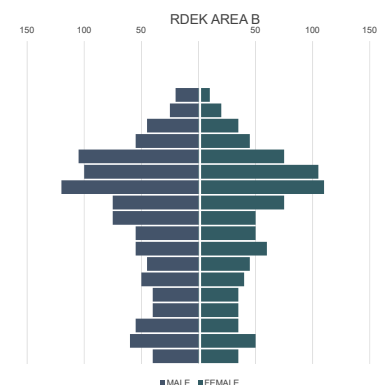
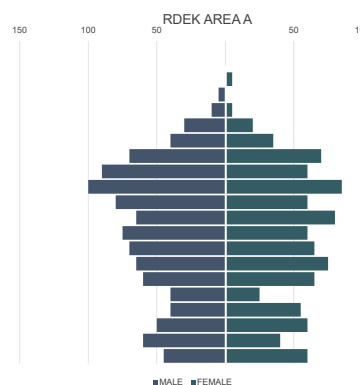
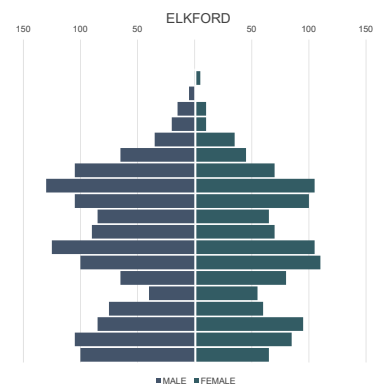
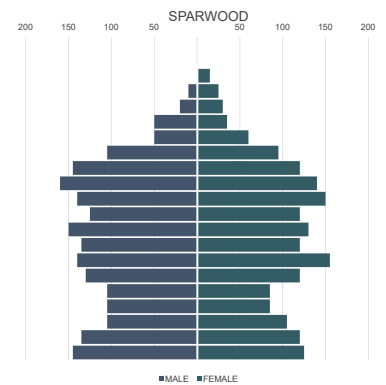
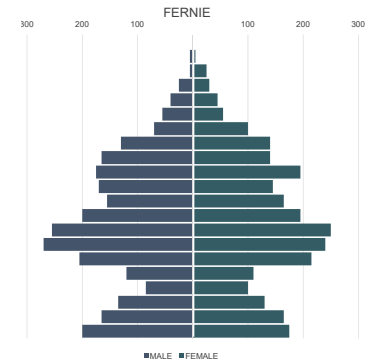
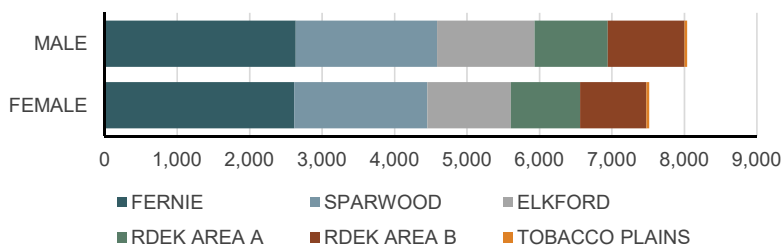
POPULATION HISTORY



MARITAL STATUS

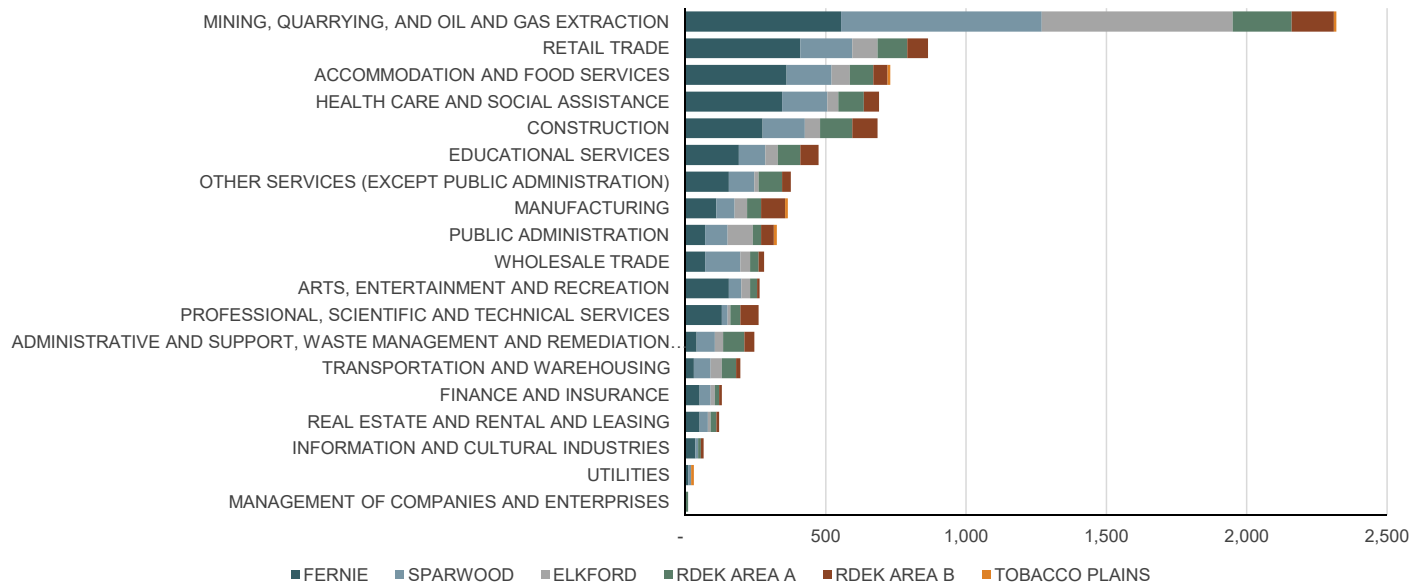


GENDER

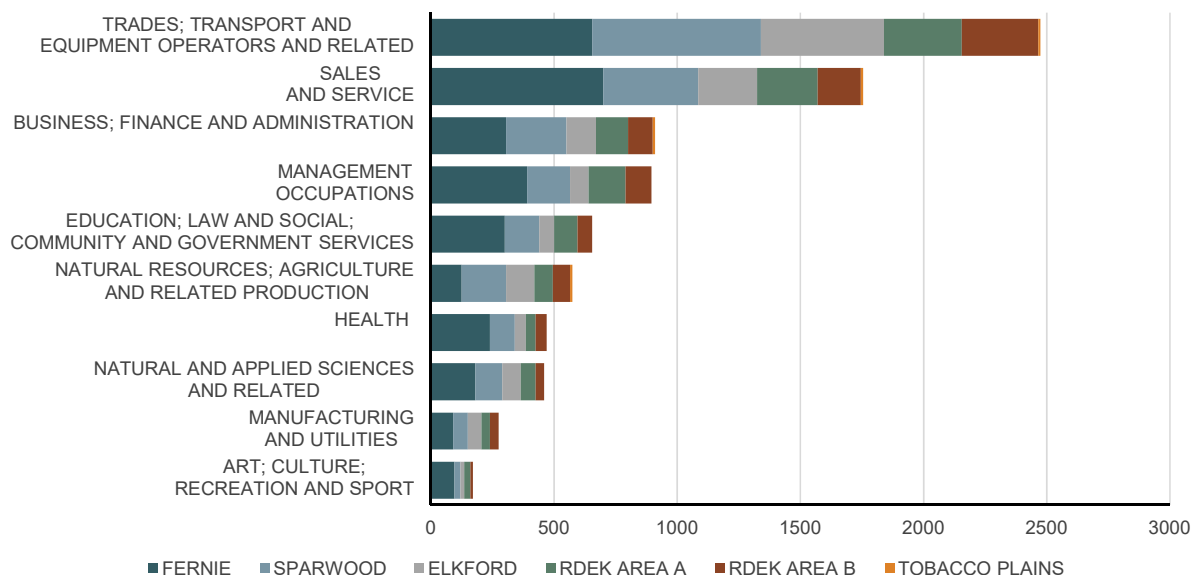


LABOUR FORCE

EMPLOYEES BY INDUSTRY CLASSIFICATION



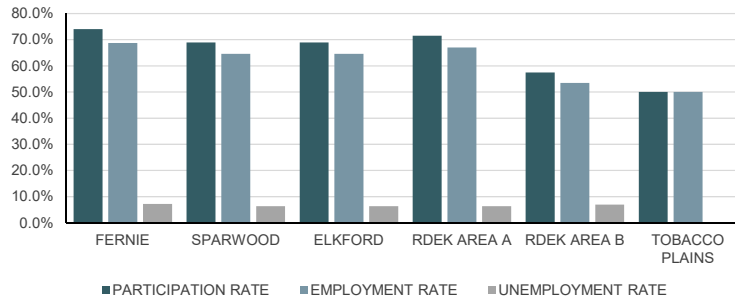
NUMBER OF EMPLOYEES BY OCCUPATION



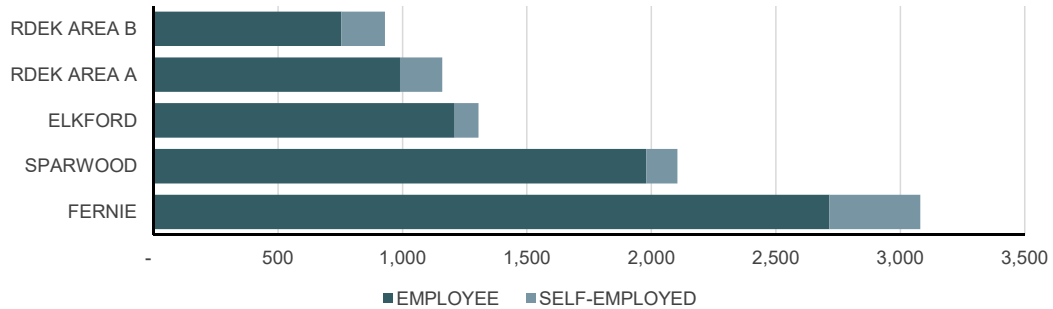
Source: 2016 Census

LABOUR FORCE

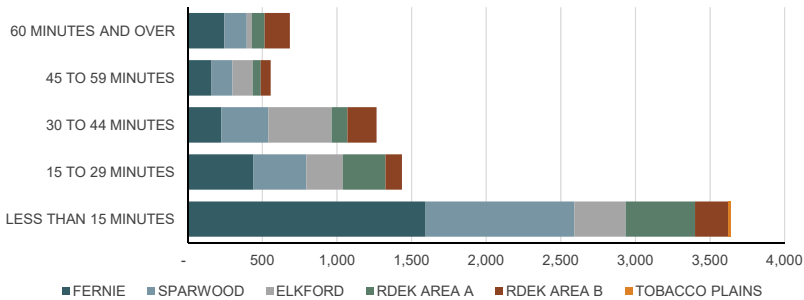
LABOUR FORCE STATUS



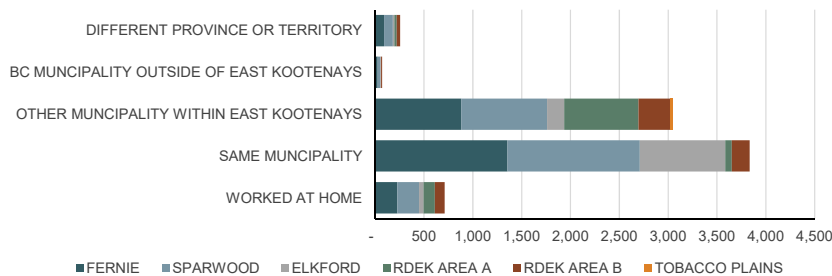
EMPLOYMENT TYPE



COMMUTING TIME

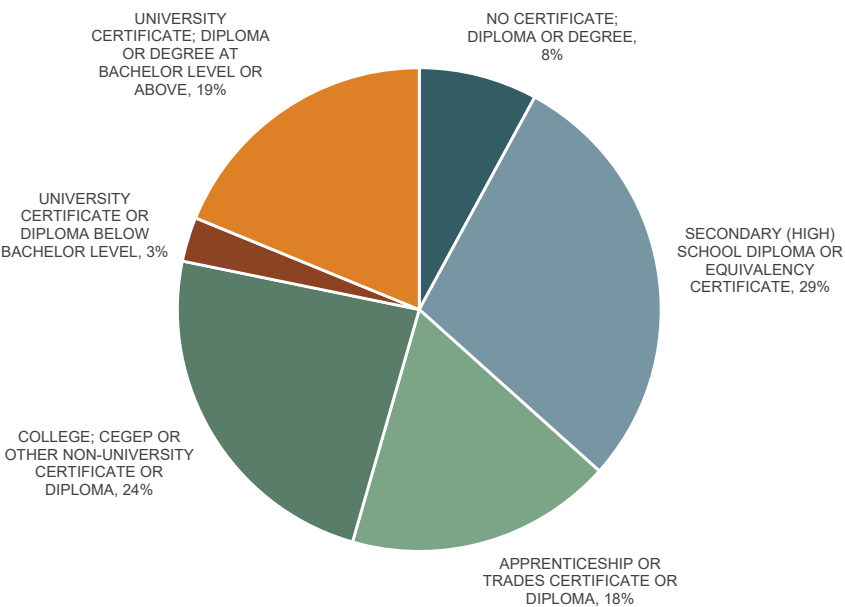


COMMUTING LOCATION

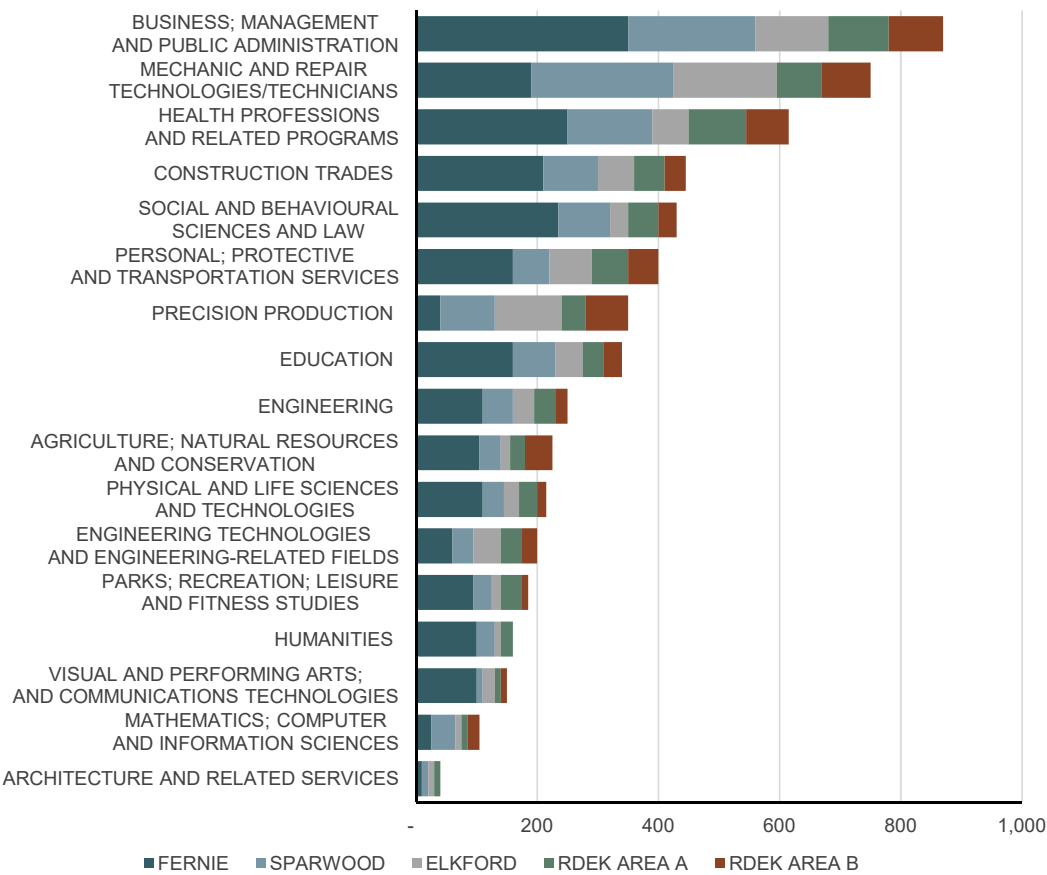


LABOUR FORCE

EDUCATION - HIGHEST LEVEL ATTAINED



EDUCATION - MAJOR FIELD OF POST-SECONDARY STUDY



Source: 2016 Census

WAGES AND INCOME

AVERAGE FULL-TIME HOURLY WAGE

The average hourly wage paid by employers, before taxes and deductions, to full-time employees, excluding overtime pay, tips, commissions, bonuses, and other monetary benefits.

National Occupational Classification	2016	2017
	\$	\$
Total, all occupations	29.00	27.45
Management occupations [0]	39.50	37.25
Business, finance and administration occupations [1]	27.70	25.85
Natural and applied sciences and related occupations [2]	37.85	40.20
Health occupations [3]	29.80	x
Occupations in education, law and social, community and government services [4]	32.25	34.95
Occupations in art, culture, recreation and sport [5]	30.80	x
Sales and service occupations [6]	17.30	17.20
Trades, transport and equipment operators and related occupations [7]	31.10	30.90
Natural resources, agriculture and related production occupations [8]	28.80	20.60
Occupations in manufacturing and utilities [9]	28.70	26.80

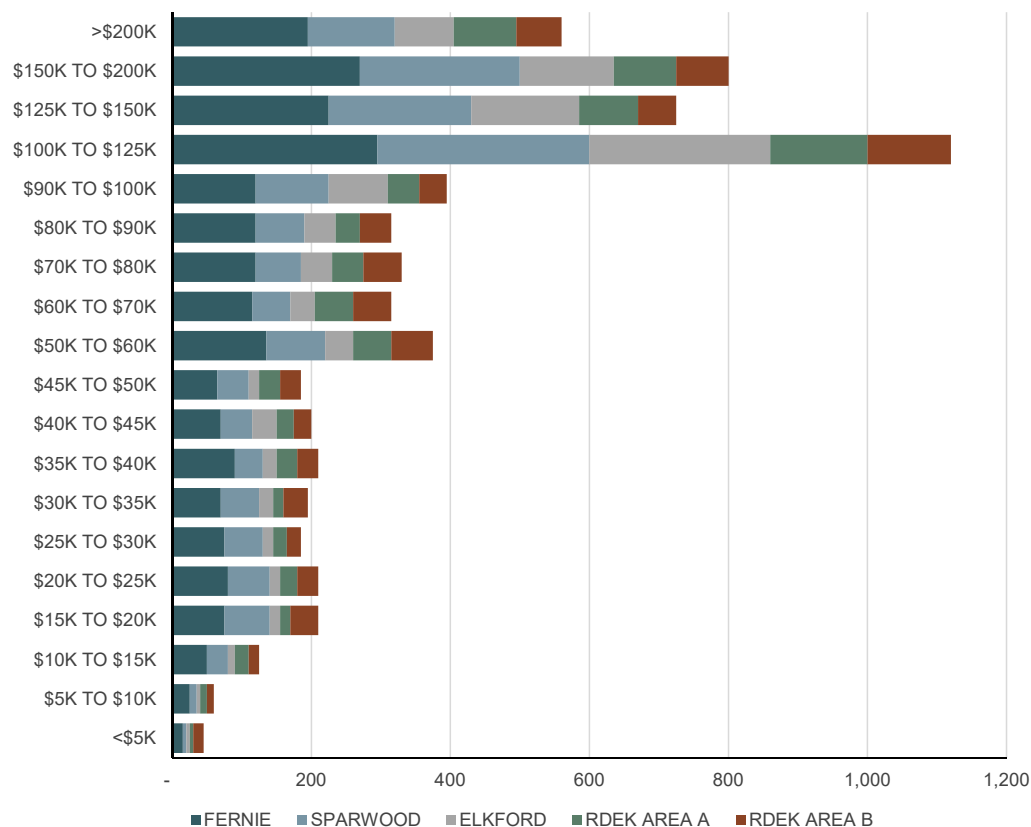
Source: Statistics Canada. Table 14-10-0001-01 Average full-time hourly wage paid and payroll employment by type of work, economic region and occupation

AVERAGE FAMILY INCOME

Fernie: \$125,908 **Sparwood:** \$125,020 **Elkford:** \$125,917 **RDEK Area A:** \$127,863 **RDEK Area B:** \$110,270

Source: 2016 Census

HOUSEHOLD INCOME



COST OF LIVING

COST OF LIVING

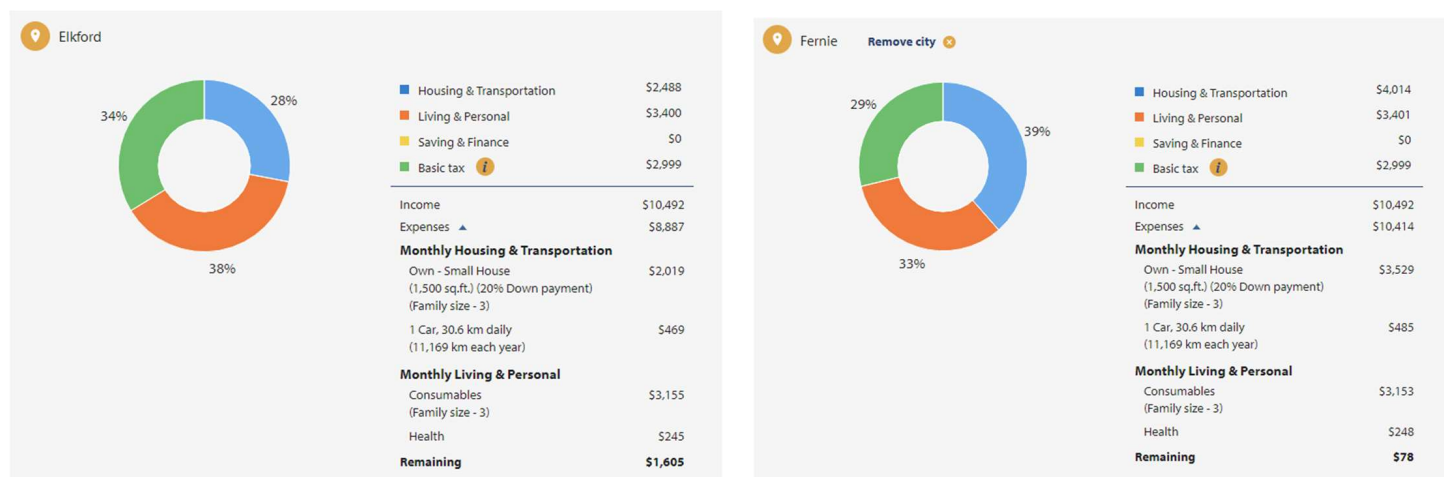
Calculations for monthly expenses are based on the factors below, for the communities of Elkford and Fernie.

Average Family Income (\$125,908)

2 adults, 1 child

1 car, 30.6 km/day

Own Small Home (1,500 sf)



Source: Province of British Columbia Cost of Living Calculator: <https://www.costofliving.welcomebc.ca/>

AVERAGE HOME COST

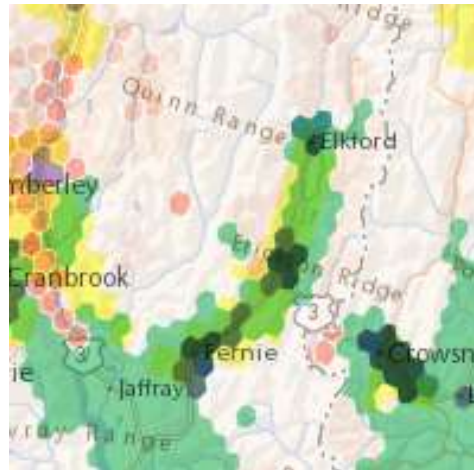
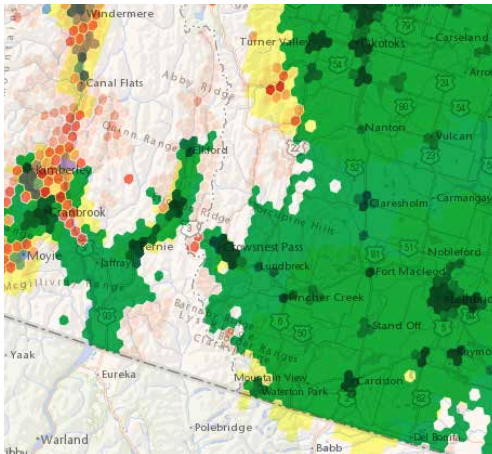
	2018 Average Assessed Value	2019 Average Assessed Value	Change
Elkford	\$270,000	\$268,000	-
Sparwood	\$295,000	\$292,000	1% ↓
Fernie	\$465,000	\$522,000	12% ↑

Source: BC Assessment

INFRASTRUCTURE

BROADBAND AVAILABILITY

Internet Service Providers: Shaw, TELUS, Elk Valley Networks



- Cable
- DSL/Fibre
- Fixed Wireless
- LTE*

TELUS LTE + HSPA+: <https://www.telus.com/en/mobility/network/coverage-map>

ELECTRICITY RATES

Residential Electricity Rates

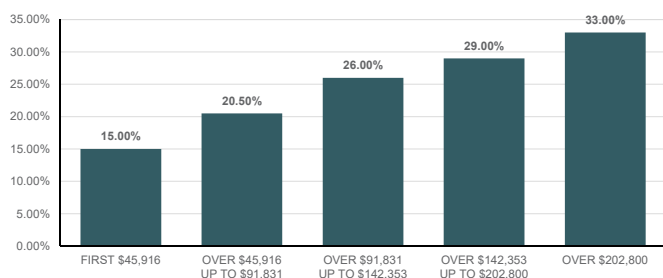
Basic Charge (\$/day)	\$0.1956
Energy Charge (\$/kWh) First 1,350 kWh	\$0.0884
Energy Charge (\$/kWh) Over 1,350 kWh	\$0.1326

General Service Electricity Rates

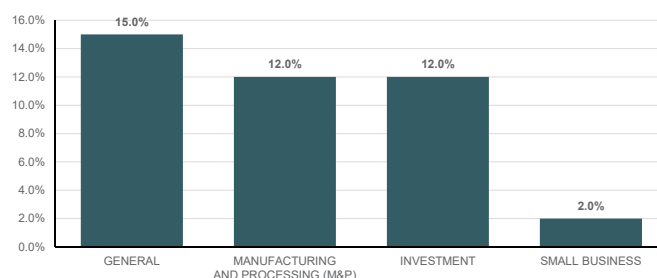
	Small Service	Medium Service	Large Service
Basic Charge (\$/day)	\$0.3411	\$0.2502	\$0.2502
Demand Charge (\$/kW)	\$0	\$5.07	\$11.55
Energy Charge (\$/kWh)	\$0.1173	\$0.0906	\$0.0567

COST OF BUSINESS

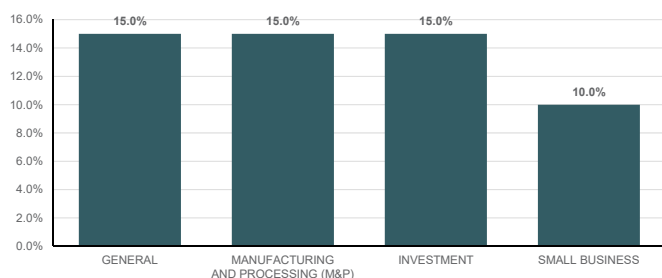
FEDERAL PERSONAL INCOME TAX



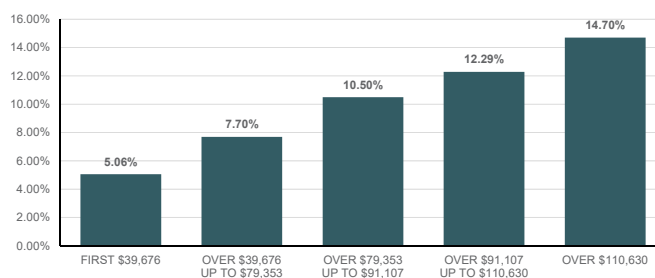
PROVINCIAL PERSONAL INCOME TAX



FEDERAL CORPORATE INCOME TAX



PROVINCIAL CORPORATE INCOME TAX



MUNICIPAL TAX RATES

TAX RATE	Fernie	Sparwood	Elkford
Residential	4.334614	3.90190	4.56720
Business	11.856037	10.71960	9.27142
Light Industrial	14.737689	19.99800	14.56937
Major Industrial	N/A	37.23423	15.52848

CONTACT INFORMATION

CORPORATE REGISTRATION

FERNIE

401 - 4th Avenue Courthouse
Fernie, BC V0B 1M0
(250) 423-6845

www.bcbusinessregistry.ca

SPARWOOD

Suite 96 - 101 Red Cedar Dr,
Sparwood, BC V0B 2G0
(250) 425-6890

www.bcbusinessregistry.ca

CHAMBERS OF COMMERCE

ELKFORD

PO Box 220, Elkford, BC
V0B 1H0
(250) 425-5725

elkfordchamber@gmail.com

SPARWOOD

141 Aspen Drive,
Sparwood, BC V0B 2G0
(250) 425-2423

[www.sparwood.ca/
chamber-of-commerce](http://www.sparwood.ca/chamber-of-commerce)

FERNIE

102 Commerce Road,
Fernie, BC V0B 1M5
(250) 423-6868

www.ferniecechamber.com

ZONING, BYLAW SERVICES, BUSINESS LICENSE, BUILDING INSPECTOR, FIRE INSPECTOR

DISTRICT OF ELKFORD

816 Michel Road
Elkford, BC V0B 1H0
(250) 865-4000

www.elkford.ca

CITY OF FERNIE

501 - 3rd Avenue
Fernie, BC V0B 1M0
(250) 423-6817

www.ferniecechamber.com

REGIONAL DISTRICT OF EAST KOOTENAY

19 24th Avenue South
Cranbrook, BC V1C 3H8
(250) 489-2791

www.rdek.bc.ca

DISTRICT OF SPARWOOD

136 Spruce Avenue
Sparwood, BC V0B 2G0
(250) 425-6271

www.sparwood.ca

TOBACCO PLAINS BAND COUNCIL

3603 BC-93
Grasmere, BC V0B 1R0
(250) 887-3461

www.tobaccoplains.org

LIQUOR LICENSE

PROVINCE OF BC LIQUOR CONTROL AND LICENSING BRANCH (LCLB)

100 Cranbrook Street
Cranbrook, BC V1C 3P9
(250) 426-1562

www.pssg.gov.bc.ca/lclb

HEALTHCARE

ELK VALLEY HOSPITAL

1501 - 5th Avenue
Fernie, BC V0B 1M0
Phone: (250) 423-4453

INTERIOR HEALTH

1700 4th Street South, S103
Cranbrook, BC V1C 6E1
(250) 420-2220

www.interiorhealth.ca

HIRING EMPLOYEES

KOOTENAY EMPLOYMENT SERVICES

302c 2nd Avenue
Fernie, BC V0B 1M0
(250) 423-4204

www.jobs.kes.bc.ca



Elk River, Sparwood | Photo courtesy of District of Sparwood

ABOUT THE ELK VALLEY ECONOMIC INITIATIVE

The Elk Valley Economic Initiative has members representing the City of Fernie, the District of Sparwood, the District of Elkford, the Tobacco Plains Indian Band as well as the communities' Chambers of Commerce. We are supported by representatives from the BC Ministry of Jobs, Tourism & Skills Training, Community Futures East Kootenay, Imagine Kootenay, Columbia Basin Trust, other economic development organizations and industry.

The purpose of the Initiative is to collaboratively pursue regional economic development projects and initiatives in the Elk Valley striving to expand opportunities for existing businesses, attract new ones and diversify the types of businesses. In addition, we aim to increase the number of permanent, full-time residents who spend their money locally thereby contributing to the region's sustainability.

The Elk Valley Economic Initiative will champion, support and articulate opportunities for projects and initiatives while creating a network and increasing communications among individuals and organizations involved in economic development. For further information, go to <http://www.theelkvalley.ca/>