



2022

# Think Elkford

This is a companion document to the Elk Valley Community Profile. For information, data, and sources on the Elk Valley as a whole, please see: <https://theelkvalley.ca/wp-content/uploads/2022/07/Elk-Valley-Community-Profile.pdf>

Branded as “wild at heart” the Elkford community has a powerful connection with its wilderness surroundings, as well as several desirable community amenities for a town of its size. In addition, the District of Elkford has strong economic and social connections to the metallurgical coal industry. Elkford lays nestled in the Rocky Mountains and at 1,300 metres, is the highest municipality in B.C. It is 65km from Fernie, and 30km from Sparwood, its neighbouring communities in the Elk Valley.

- ★ **2,749 people**  
Total population  
a 10% increase from 2016
- ★ **\$126,400**  
Average Household Income  
Significantly higher than the provincial average
- ★ **3 provincial parks and protected areas**  
within a 40km radius
- ★ **22 local parks and green spaces**
- ★ **\$259,000**  
value of single-family residential home  
Median assessed value (2020)



**ELK FORD**

**SPARWOOD**

**FERNIE**

**Top Community Strengths:**  
(as selected by local businesses)

Customer loyalty  
Stable economy  
Supportive community  
Proximity of mines

# Living in Elkford

## WEATHER



**41.7cm**

SNOWFALL AVERAGE (JANUARY)



**-9.9 °C**

AVERAGE TEMPERATURE (JANUARY)



**20.0 °C**

DAILY AVERAGE MAXIMUM (JULY)

## HOUSING



**\$259,000**

MEDIAN VALUE OF DWELLING (2021)



**\$1,043.00**

AVERAGE MONTHLY RENTAL COST



**\$1,118.00**

AVERAGE MONTHLY TOTAL OF ALL SHELTER COSTS (OWNED)

[https://stateofthebasin.ca/statics/reports/CommunityProfileReport 2020 Elkford.pdf](https://stateofthebasin.ca/statics/reports/CommunityProfileReport%2020%20Elkford.pdf)

## AMENITIES

For a small town, Elkford has several desirable community amenities and a strong presence of clubs & associations.

**Health Clinic**

**Library**

**Aquatic Complex**

**Recreation Centre**

**Ski hill**

**Community Conference Centre**

**Municipal Campground**

**Motorized and non-motorized trails**

## TRANSPORTATION



Cranbrook International Airport (2 hours) • Calgary International Airport (3.5 hours).



Elkford is 20 minutes away from Sparwood, 45 Minutes from Fernie, 2 hours from Cranbrook and 3 hours from Calgary.

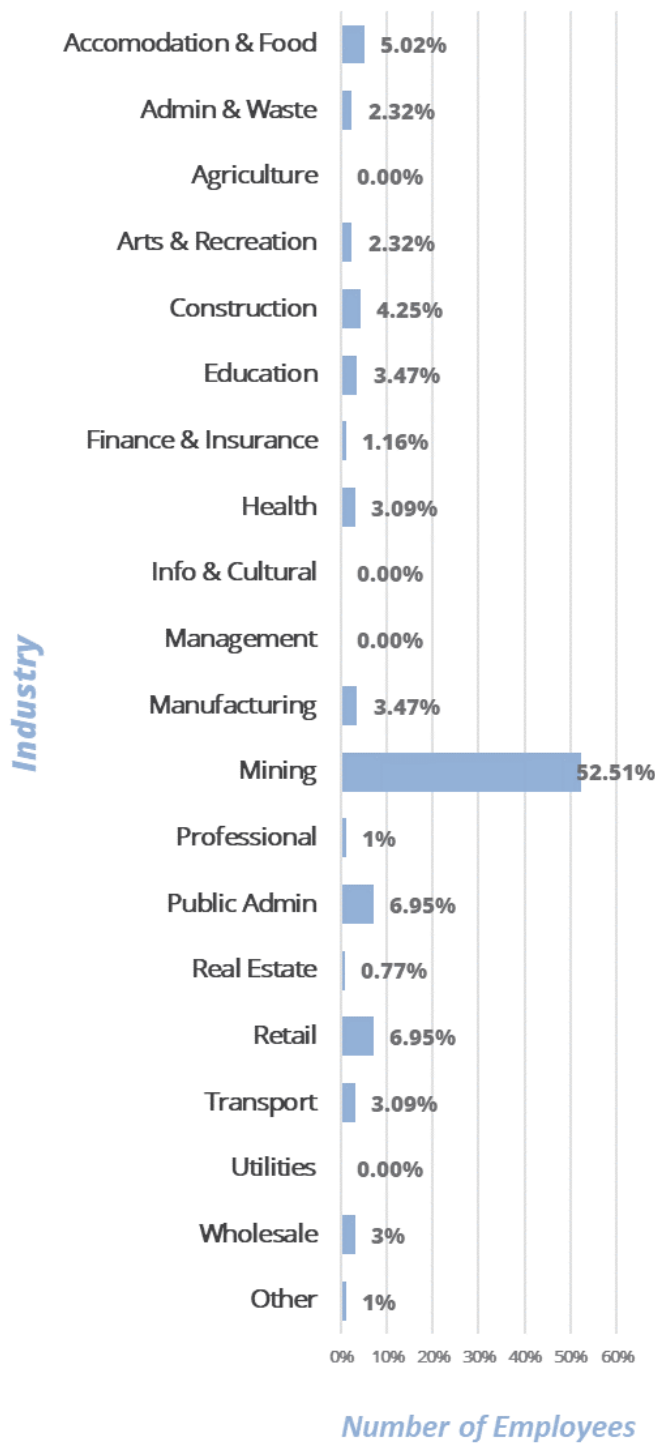


BC Transit operates shuttles from Fernie to Elkford and Sparwood several times a day, Monday – Friday and one Health Connection route connecting Elkford, Fernie, and Sparwood with Cranbrook.

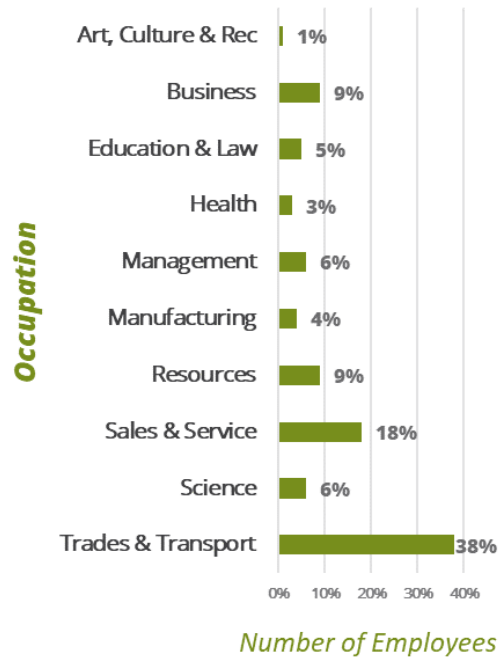
# Labour Force

Elkford offers a growing skilled workforce, with double the average of apprenticeships compared to BC, and a large base of experienced mining employees. Trades & transport support the most employees by occupation.

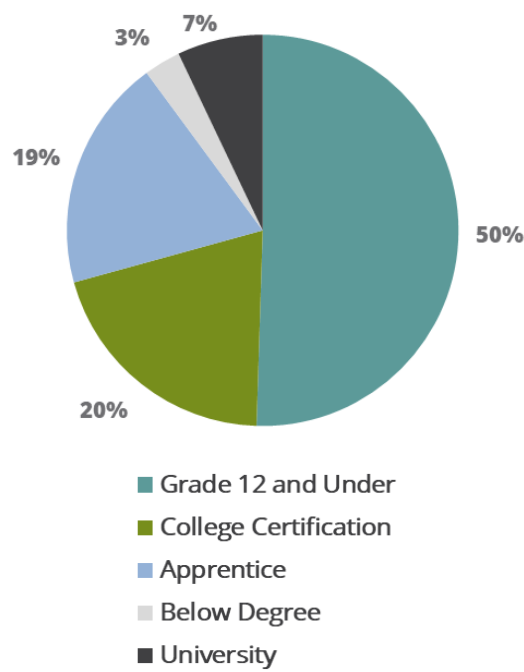
Employees by Industry



Employees by Occupation



Education Level



# Labour Force

**38 Years Old**

AVERAGE AGE (MEAN)

**1,840 People**

SIZE OF LABOUR FORCE  
(AGES 15-64)

**65%**

EMPLOYMENT RATE

**69%**

PARTICIPATION RATE

**\$18-20.99 /hr**

AVERAGE ENTRY LEVEL WAGE

**\$70,000.00**

AVERAGE EMPLOYMENT INCOME

## Local Business

**Construction** was the highest ranked sector by local businesses to attract to Elkford that would benefit businesses

**63%** of businesses identified as operating in all 3 communities in the Elk Valley

The highest number of businesses are classified as **“Construction, Professional, Scientific & Technical Services,”** and **“Retail”** at 24%, 15%, and 11% respectively

Elkford's 2021 BRE report: <https://theelkvalley.ca/wp-content/uploads/2022/05/Elkford-BRE-Report-2021.pdf>

# Business Growth

Building permits growth are an indicator of strong economic performance and business license growth indicates favourable economic conditions.

**14.4%**

Business license growth  
from **2010–2020** (1)

**178%**

building permits growth  
from **2015–2020** (1)

**120 units**

Current & anticipated housing  
demand from **2016–2026** (1)

**47% of businesses**

listed themselves as *growing*

**61% of businesses**

plan to *expand* in the next 3 years

**46% of businesses**

expect their *number of employees to increase* over the next 3 years

# Business Climate

**\$322.25**

WATER RATE (ANNUAL  
AVERAGE – RESIDENTIAL)

**5.98%**

MUNICIPAL TAX RATE  
(RESIDENTIAL) (2)

**10.48%**

MUNICIPAL TAX RATE  
(BUSINESS)

**\$0.42**

NATURAL GAS  
(BASIC CHARGE PER DAY) (3)

**\$0.209**

ELECTRIC (RESIDENTIAL  
BASIC CHARGE PER DAY) (4)

**\$176.25**

ANNUAL SEWAGE FLAT  
RATE (RESIDENTIAL) (5)

**\$14.18**

AVERAGE LEASE RATE (PER  
SQUARE FOOT – TRIPLE NET LEASE)

**\$2,805**

TOTAL RESIDENTIAL PROPERTY TAXES AND  
CHARGES

**Elkford Map Hub**

[HTTPS://MAP-ELKFORD.HUB.ARCGIS.COM/](https://map-elkford.hub.arcgis.com/)

**Want to invest in Elkford?**

[HTTPS://WWW.ELKFORD.CA/BUSINESS/INVEST-ELKFORD](https://www.elkford.ca/business/invest-elkford)

(1) <https://stateofthebasin.ca/>

(2) <https://elkford.civicweb.net/filepro/documents/?preview=70206>

(3) <https://www.fortisbc.com/accounts-billing/billing-rates/natural-gas-rates/residential-rates>

(4) <https://app.bchydro.com/accounts-billing/rates-energy-use/electricity-rates/residential-rates>

(5) [htmlhttps://elkford.civicweb.net/filepro/documents/67631/?preview=67634](https://elkford.civicweb.net/filepro/documents/67631/?preview=67634)

# Industry Sector – Mining

There are four open-pit coal mines within an hour drive of Elkford. See “[Think Elk Valley](#)” for an introduction to mining in the Elk Valley.

The closest mine is Greenhills Operations, located eight kilometres northeast of the community. The current annual production capacities of the mine and preparation plant are approximately 5.9 million and 5.4 million tonnes of clean coal, respectively. Proven and probable reserves at Greenhills are projected to support mining for a further 40 years. <sup>(1)</sup>

Fording River Operations are located 30 kilometres northeast of the community. The current annual production capacities of this mine and preparation plant are approximately 9.0 million and 9.5 million tonnes of clean coal, respectively. Proven and probable reserves at Fording River are projected to support mining for a further 38 years. <sup>(2)</sup>

Most in-demand jobs for mining are: **Environmental professionals, Data scientists, Trades people, and Equipment operators.**

## Outdoor Recreation

Elkford has an endless supply of outdoor trails, parks, and greenspaces for a wide variety of activities, including a local ski hill.

For a full list of the outdoor activities available, see <https://www.elkford.ca/tourism/parks-and-trails>



Snowmobiling



ATV riding



Skiing (downhill, Nordic and backcountry)



Fishing



Hiking



Golfing



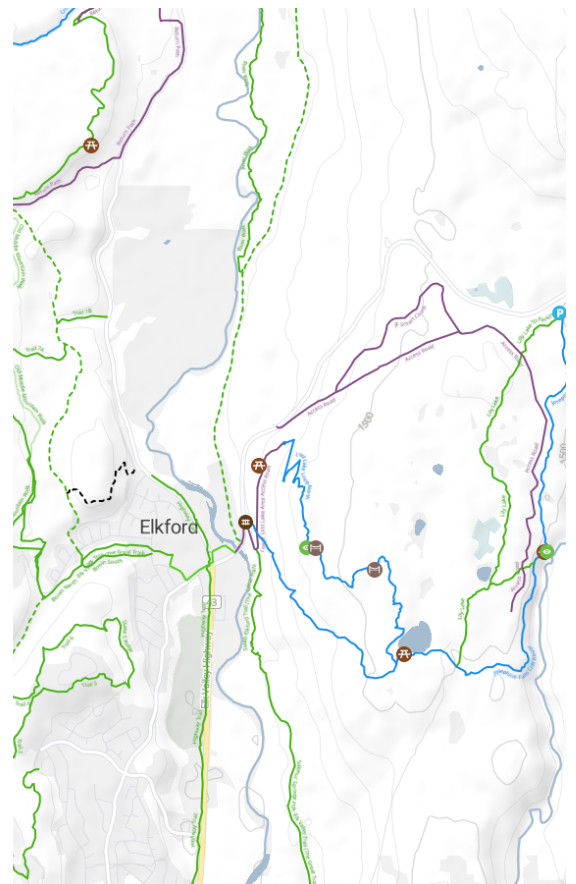
Photography & Nature viewing



Disc Golf



Mountain Biking



<sup>(1)</sup> <https://www.teck.com/operations/canada/operations/greenhills/>

<sup>(2)</sup> <https://www.teck.com/operations/canada/operations/fording-river/>

# Sources & Additional Information

State of the Basin Elkford 2020 Community Profile:

[https://stateofthebasin.ca/statics/reports/CommunityProfileReport\\_2020\\_Elkford.pdf](https://stateofthebasin.ca/statics/reports/CommunityProfileReport_2020_Elkford.pdf)

Elk Valley Economic Initiative's 2022 Elkfords Business Retention & Expansion Report:

<https://theelkvalley.ca/wp-content/uploads/2022/05/Elkford-BRE-Report-2021.pdf>

Statistics Canada 2021 Census:

<https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E>

District of Elkford:

<https://www.elkford.ca/>

Elkford land for sale 2022:

[https://elkford.civicweb.net/filepro/document/68502/Land%20for%20Sale%20Package%202021\\_Updated%202022.pdf](https://elkford.civicweb.net/filepro/document/68502/Land%20for%20Sale%20Package%202021_Updated%202022.pdf)

Elkford 2022 Housing Needs Report:

[https://elkford.civicweb.net/filepro/document/68670/Elkford%20Housing%20Needs%20Report%20-%20Final%20Report%20\(March%201,%202022\).pdf](https://elkford.civicweb.net/filepro/document/68670/Elkford%20Housing%20Needs%20Report%20-%20Final%20Report%20(March%201,%202022).pdf)

BC CDC Health Profile for the Fernie Local Health Area:

<http://communityhealth.phsa.ca/HealthProfiles/HealthReport/Fernie?archiveYear=2019>

BC Government Municipal tax rates and tax burdens:

<https://www2.gov.bc.ca/gov/content/governments/local-governments/facts-framework/statistics/tax-rates-tax-burden>

BC Government Community Information Tool:

<https://communityinformationtool.gov.bc.ca/cit-dashboard/public/search-communities>

Elkford 2009 Community Profile:

<http://datacat.cbrdi.ca/sites/default/files/attachments/Elkford-Community-Profile-2009-LR%5B1%5D.pdf>

Elkford Chamber of Commerce:

<http://www.elkfordchamber.ca/>

