



2022 Think Sparwood

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>

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. The community offers exceptional outdoor activities including hunting, swimming, hiking, snowmobiling, and fly fishing. Sparwood is centrally located in the Elk Valley, with Fernie 30km away and Elkford 35km away.

★ **4,184 people**
Total population
a 10% increase from 2016

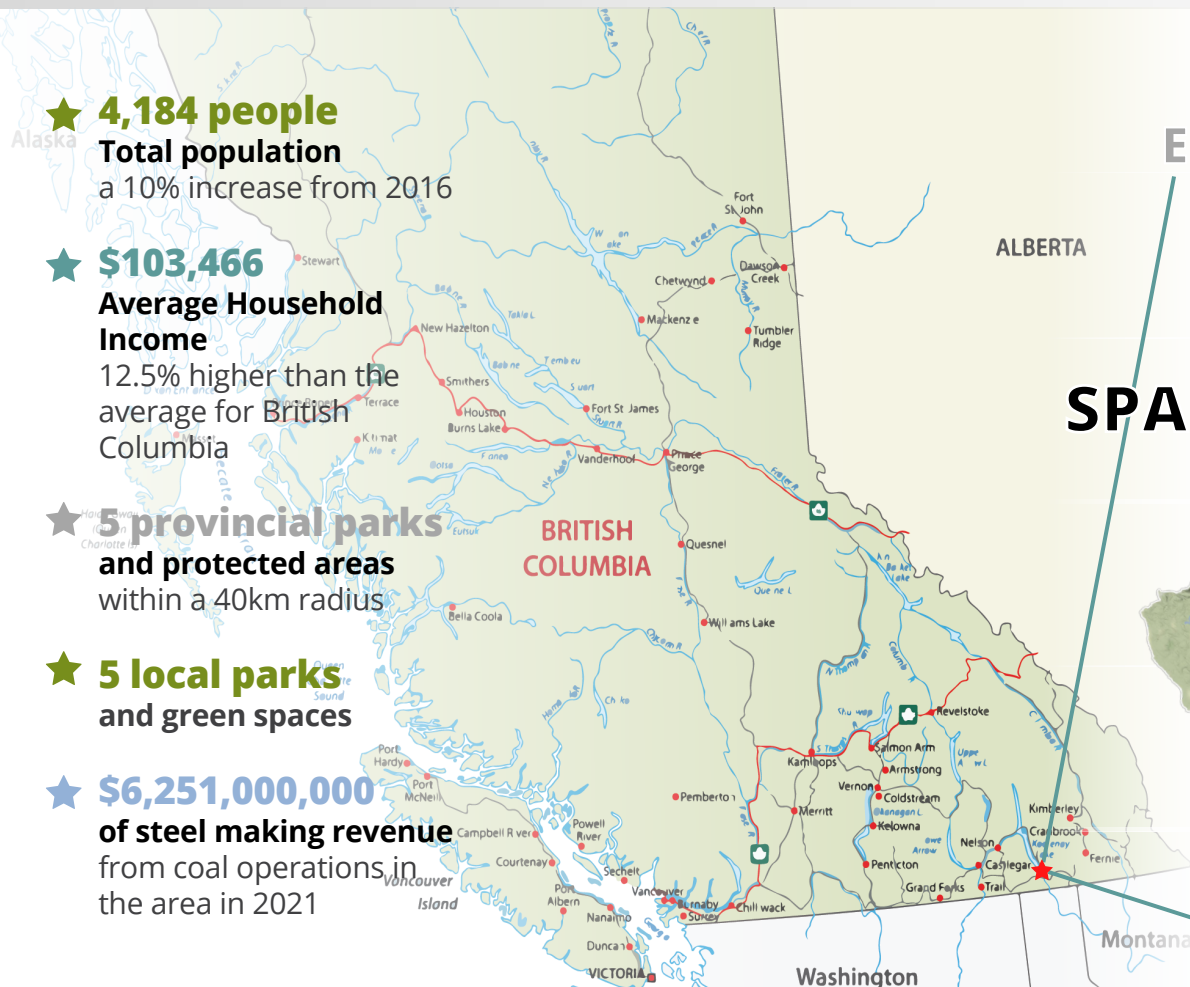
★ **\$103,466**
Average Household Income
12.5% higher than the average for British Columbia

★ **5 provincial parks and protected areas**
within a 40km radius

★ **5 local parks and green spaces**

★ **\$6,251,000,000**
of steel making revenue
from coal operations in the area in 2021

ELKFORD
SPARWOOD
FERNIE



Top Community Strengths:
(as selected by local businesses)

Proximity of mines
Customer loyalty
Stable economy
Outdoor activities & Recreation

Living in Sparwood

WEATHER



50.4cm

SNOWFALL AVERAGE (JANUARY)



-6.5 °C

AVERAGE TEMPERATURE (JANUARY)



23.8 °C

DAILY AVERAGE MAXIMUM (JULY)

https://stateofthebasin.ca/statics/reports/CommunityProfileReport_2020_Sparwood.pdf

HOUSING



\$324,000

MEDIAN VALUE OF DWELLING (2021)



\$866

AVERAGE MONTHLY RENTAL COST



\$1,128

AVERAGE MONTHLY TOTAL OF ALL SHELTER COSTS (OWNED)



NEW HOUSING DEVELOPMENTS

INCLUDE WHISKEY JACK AND CHERRYWOOD, BOTH OF WHICH HAVE SERVICED LOTS AVAILABLE FOR PURCHASE

AMENITIES

Recreation Centre

(swimming, climbing, fitness, curling & ice rink)

Golf Course

Municipal Campground

Health Clinic

Elementary and High Schools

Library

Museum

Sport fields

Skate & Spray Park

TRANSPORTATION



3 hours to Calgary, AB, (international airport), 1.5 hour to Cranbrook BC (international airports) and 1 hour to the U.S. border.



Annual average daily traffic (2019): **4,964**



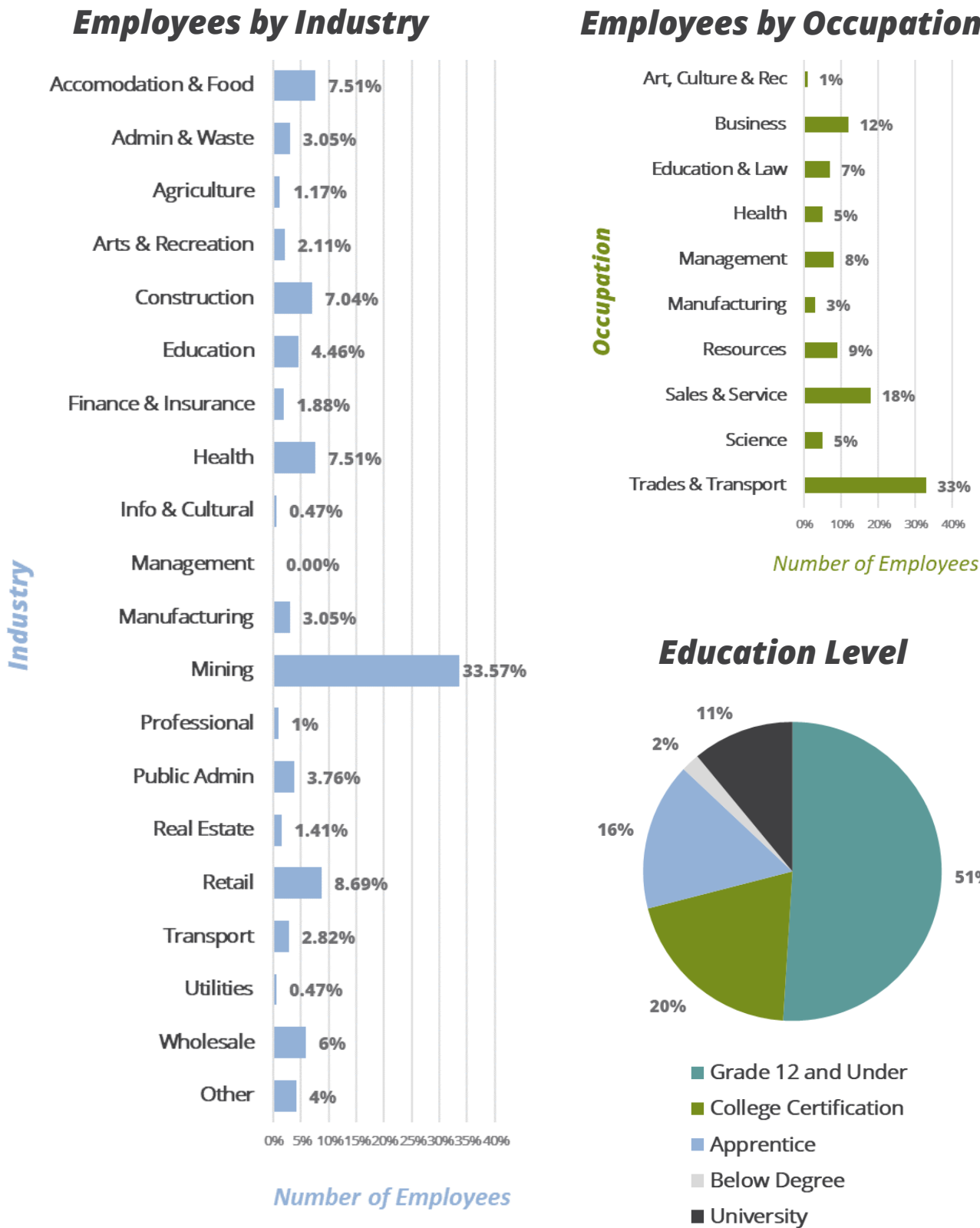
The first community in BC along Highway 3 and adjacent to Canadian Pacific rail lines.



BC Transit operates shuttles from Sparwood to Elkford and Fernie several times a day, Monday – Friday, as well as a health connection route Wednesday and Friday from Sparwood to Cranbrook.

Labour Force

Sparwood boasts a well educated, experienced, and technically skilled workforce.



Labour Force

39 Years Old

AVERAGE AGE (MEAN)

2,155 People

SIZE OF LABOUR FORCE
(AGES 15-64)

64%

EMPLOYMENT RATE

51%

OF WORKERS COMMUTE UNDER
15 MINUTES TO WORK

\$18-20.99 /hr

AVERAGE ENTRY LEVEL WAGE

\$61,483.00

AVERAGE EMPLOYMENT INCOME

Local Business

Construction and **Natural Resource Extraction** were the highest ranked sectors to attract to Sparwood

60.5% of businesses identified as operating in all three communities

The highest number of businesses are classified as **“Construction”** then **“Professional, Scientific, & Technical Services”** under the NAICS

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

Business Growth

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

29%

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

58%

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

176 units

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

44% of businesses

listed themselves as *growing*

62% of businesses

plan to *expand* in the next 3 years

57% of businesses

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

Business Climate

\$258.48

WATER RATE (ANNUAL
AVERAGE - RESIDENTIAL)

5.8%

MUNICIPAL TAX RATE
(RESIDENTIAL) (2)

11.03%

MUNICIPAL TAX RATE
(BUSINESS) (2)

\$0.42

NATURAL GAS
(BASIC CHARGE PER DAY) (3)

\$0.209

ELECTRIC (RESIDENTIAL
BASIC CHARGE PER DAY) (4)

\$347.52

SEWAGE (FLAT RATE)

\$12.20

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

\$2,697

TOTAL RESIDENTIAL PROPERTY TAXES
SPARWOOD DOES NOT HAVE DEVELOPMENT COST CHARGES (DCC'S)

Tax Incentive Program
FOR THE ACCOMMODATION SECTOR

Sparwood Information Map

[HTTPS://DOS.MAPS.ARCGIS.COM/APPS/MAPVIEWER/INDEX.HTML?WEBMAP=C4748D65313C4C3791759C31F68BF302](https://dos.maps.arcgis.com/apps/mapviewer/index.html?webmap=C4748D65313C4C3791759C31F68BF302)

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

(2) <https://sparwood.civicweb.net/filepro/documents/49643/?preview=121452>

(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.html>

Industry Sector – Mining

The Coal Mountain, Elkview, Fording River, Greenhills, and Line Creek mines are located near Sparwood. (1)

Elkview Operations is located approximately three kilometres east of Sparwood. Elkview Operations set a new production record in 2021, with its first full year of operations since its plant expansion to a capacity of 9.0 million tonnes per annum. Proven and probable reserves at Elkview are projected to support mining for a further 30 years. (2)

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

Significant opportunity for other sectors including **technology-led** and **manufacturing businesses** that could take advantage of the strong industry base as a foundation for growth. (1)

Outdoor Recreation

Sparwood boasts a wide range of outdoor activities, and an extensive trail network to support them.

-  Cross country skiing
-  Fly fishing
-  Hiking
-  Snowmobiling
-  Disc Golf
-  Mountain biking
-  Hunting
-  Golfing

Fernie Alpine Resort with world class skiing is only 30 minutes away.

See <https://sparwood.ca/parks-recreation-culture/trail-system/> for full information and winter & summer trail maps.



(1) <https://sparwood.civicweb.net/filepro/document/53851/Community%20Profile.pdf>

(2) <https://www.teck.com/operations/canada/operations/elkview/>

Sources & Additional Information

State of the Basin Sparwood 2020 Community Profile:

https://stateofthebasin.ca/statics/reports/CommunityProfileReport_2020_Sparwood.pdf

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

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

Statistics Canada 2021 Census:

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

Sparwood Chamber of Commerce:

<https://sparwoodchamber.bc.ca/>

Sparwood 2021 Housing Needs Report:

<https://sparwood.civicweb.net/filepro/document/117728/Sparwood%20Housing%20Needs%20Report%202021.pdf>

District of Sparwood:

<https://sparwood.ca/>

Sparwood's 2015 Community Profile:

<https://sparwood.civicweb.net/filepro/document/53851/Community%20Profile.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>

Starting a Business in Sparwood?:

<https://sparwood.civicweb.net/filepro/document/63308/Business%20Licence%20Brochure.pdf>

