

YELLOWHEAD COUNTY

COMMUNITY PROFILE

OVERVIEW

The eastern boundary of Yellowhead County is located approximately 94 km west of the City of Edmonton. The western boundary is located just a few short kilometers east of Jasper National Park's boundary. Surrounding the Towns of Edson and Hinton, Yellowhead County is an economically strong region with immense opportunities in sectors such as oil and gas, mining, forestry, agriculture and tourism. Yellowhead County is considered one of central Alberta's key tourist destinations enroute to the Canadian Rockies. In addition to numerous events in the summer months, Yellowhead County offers a range of outdoor recreational activities across all four seasons.

HOSPITALITY

The region offers a range of accommodation facilities including campgrounds, guest ranches, lodges and country bed and breakfasts. There are also a multitude of private campgrounds in the County, as well as Provincial Parks where swimming, boating, and some of the best fishing in the province is located. The Towns of Edson and Hinton can also be used as a base to stage day long adventures into the County. Both communities offer a full range of retail and support services required by the traveling public.

EXISTING ATTRACTIONS

Yellowhead County abounds in open wilderness, mountain terrain, rivers, streams and lush agricultural areas. The active outdoors person has plenty of opportunity for touring, hiking, biking, camping, fishing, hunting, snowmobiling, ATVing, white water rafting, caving, guiding or skiing. There are also a range of community festivals and events that are held throughout the year.

ANNUAL EVENTS

- Pembina River Nights Country Roots & Blues Festival
- Brule Ruff-Out Rodeo
- Chip Lake Music Festival
- Peers Gold Dust Daze
- Mary Reimer Memorial Rodeo
- Kinsman Slo-pitch Tournament (Edson)
- Wild Mountain Music Festival
- Lone Wolf Hot Rod River Run
- Wildwood Agricultural Fair
- Winter Magic Festival

TOURISM STATISTICS

Total Visitation Parties to Hinton VIC in 2009

Alberta	Other Canada	USA	International	Total
39%	35%	11%	15%	100%

COMMUNITY WEBSITE

To learn more about Yellowhead County, please visit www.yellowheadcounty.ab.ca

To learn more about Edson, please visit www.townofedson.ca

YELLOWHEAD COUNTY

TOURISM INVESTMENT OPPORTUNITY – STONEWATER RANCH

OVERVIEW

Stonewater Ranch is planned to be a 370 acre resort development located in the scenic foothills of Alberta. Just two hours west of Edmonton and one hour from the gates of Jasper National Park, it will feature a premiere 18 hole golf course and an equine facility. These two features will anchor an impressive group of amenities designed for an active lifestyle. Three kilometers of scenic frontage along the pristine McLeod River and two creeks on the property provide for an unparalleled natural setting for visitors, golfers, and residents alike.

Multiple product lines including single family residential, town homes, condominiums, hotel and RV lots can be phased in according to market demand. Approximately 1300 units (plus retail, office and storage units) will provide sufficient density to create an attractive and viable resort. A resort centre is planned to be the focal point of the Stonewater Ranch resort community. It will be designed as an urban resort village and it will accommodate most of the amenities. Architectural controls, professional landscaping, sustainable design and careful planning will ensure lasting value and product demand for many years to come.

INVESTMENT

Stonewater Ranch will contain a number of distinct and separate business lines that can be developed independently but will operate together to create a resort style community. The 1300 available units are slated to be broken down as follows:

- 475 lots for apartment style condominiums
- 287 lots for an RV resort
- 196 lots for single family detached residences
- 150 room hotel and conference facility
- 135 lots for townhomes
- 40 lots for an adult living complex
- 30 unit guest ranch

SITE

The Stonewater Ranch property is located in the foothills of Alberta just two hours west of Edmonton. It is two minutes south of the Yellowhead Highway on Highway 47. Edson is five minutes to the east and Jasper National Park is a one hour drive to the west. Adjacent crown lands are virtually endless as this property is located on the fringe of the settlement area. The McLeod River runs along the entire eastern boundary of the property. Sundance Creek and Stonewater Creek both flow through the property and enter the McLeod River on the property. Highway 47 is separated from the property by a 400 meter wide section of crown land. The overall development site area is 371.23 acres and is privately owned. In addition, there are two existing County

YELLOWHEAD COUNTY

road allowances that are proposed to be closed as part of the Area Structure Plan (ASP), which was approved by Yellowhead County on April 14, 2009.

Additional information can be viewed at www.stonewaterranch.com

PROPOSED DRAW

Although this type of development has flourished in many parts of North America, there are currently no similar offerings in the Yellowhead corridor between Edmonton and the Canadian Rockies. Edmontonians and other northern Albertans currently travel to Canmore, Victoria, the Okanagan, and other distant locations for this type of product. The recreational opportunities in the vicinity of the Stonewater Ranch property are impressive and include activities for all seasons. Stonewater Ranch will fill a void in the resort market place.

CONTACT INFORMATION

For more information regarding this opportunity, please contact Scott Martin.
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