

City of Lloydminster

Lloydminster, uniquely situated on the border of Alberta and Saskatchewan, is a thriving community known for its dynamic economy, robust educational opportunities, and high quality of life. Our city is an exemplary blend of small-town charm and metropolitan conveniences, making it an ideal location for new businesses and projects. With access to CN and CP (CPKC) rail networks, Lloydminster is particularly well-suited for manufacturing, processing, and production, and it is supported by its established industries and access to global markets.

Strategic Location and Accessibility

Lloydminster's strategic location provides unparalleled advantages:

Central Hub: Equidistant from Edmonton and Saskatoon, major urban centres in Alberta and Saskatchewan.

Transportation Network: Excellent connectivity via highways 16 and 17, CP, and CN rail makes logistics and transportation efficient and cost-effective.

Economic Advantage: Businesses benefit from access to resources and markets in two provinces, optimizing operational efficiencies and market reach.

City Supports

The City of Lloydminster is dedicated to ensuring seamless integration and support for new businesses:

- **Customer Care Team:** Our dedicated customer care team ensures that city processes are seamless and offers personalized assistance throughout the establishment and development phases.
- **Land Use Amendment & Consolidation:** We will complete the consolidation and amend the land use from Urban Transition (UT) to Medium Industrial (I2) for the proposed location, with the city covering the associated costs, facilitating a smooth and efficient setup for your data centre.

Business Ecosystem

Lloydminster, uniquely situated on the border of Alberta and Saskatchewan, is a thriving community known for its dynamic economy, robust educational opportunities, and high quality of life. Our city is an exemplary blend of small-town charm and metropolitan conveniences, making it an ideal location for new businesses and projects. With access to both CN and CP rail networks, Lloydminster is particularly well-suited for manufacturing, processing, and production, supported by our established industries and access to global markets.

Lloydminster is a growing hub for manufacturing, benefiting from its strategic location on the Alberta-Saskatchewan border and its inclusion within the Alberta HUB, which connects it to key markets and industries. The city offers a range of support for manufacturers, including access to fully serviced industrial land, a skilled workforce, and proximity to major transportation routes. Local initiatives like the Lloydminster Economic Development team work closely with businesses to streamline expansion and



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investment processes. Additionally, government programs at both provincial and federal levels offer incentives and resources for innovation, workforce training, and capital investment, making Lloydminster an attractive location for manufacturing growth and development.

Lloydminster boasts a robust and supportive business ecosystem, spearheaded by organizations such as Lloydminster Economic Development, Startup Lloydminster, East Central Alberta Regional Innovation Network, Alberta Innovates, and Community Futures. These entities are dedicated to fostering business growth, offering comprehensive support for business incubation and acceleration, and providing essential education and resources to new and existing small and medium enterprises.

The city's business-friendly policies and cross-provincial economic benefits provide fertile ground for investment. The annual business survey shows that 82% of surveyed businesses are satisfied with Lloydminster as a place to own and operate a business, with 88% of respondents most satisfied with support from other businesses. Lower operational costs and the absence of a municipal business tax further enhance business viability. Additionally, being uniquely situated on the border of Alberta and Saskatchewan provides a significant economic advantage for businesses within the city, as they are exempt from the provincial sales tax (PST).

Infrastructure and Connectivity

Lloydminster's infrastructure is well-equipped to support large-scale industrial projects. With well-established relationships with all infrastructure providers, we can ensure that custom service is provided. The city's access to a robust transportation network ensures efficient supply chain management and logistics.

Workforce

Lloydminster has a well-equipped workforce to support manufacturing, trade, and industrial activities.

- 7% of the workforce is in manufacturing
- 27% are in trade and transportation
- 6% are in professional, scientific, and technical services

This diverse and skilled workforce highlights Lloydminster's capability to effectively support and enhance its manufacturing, trade, and industrial sectors.

Educational Excellence

Lloydminster is home to Lakeland College, a premier institution offering specialized programs in business degrees and diplomas, process and power engineering, and trades. Additionally, our proximity to the University of Alberta and the University of Saskatchewan allows direct access to a vast pool of graduates in computer science, engineering, and related fields.

The University of Alberta graduates approximately 200 students annually with bachelor's degrees. This includes undergraduate programs majoring and specializing in computing science. The graduate-level degrees admit around 40-50 new students annually who are starting their Master's and Ph.D. programs.

The Northern Alberta Institute of Technology, located in Edmonton, graduated 24 from the Computer Engineering Technology program.



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The University of Saskatchewan graduated approximately 120 students in 2023, with 18 honours students, 25 three-year degree students, 30 applied computing graduates, and over 50 students graduating directly from the program. This rich talent pipeline ensures that your workforce requirements will have a continuous supply of skilled professionals.

Quality of Life

Lloydminster boasts a high quality of life, making it an attractive place for employees to live and work:

Affordable Living: The city's competitive housing market offers affordable options for families and professionals. The Real Estate Board reported that the city's average residential home price in July 2024 was \$349,455, making homeownership accessible and attractive.

High Average Income: Residents enjoy a high average income, contributing to a comfortable and prosperous lifestyle.

Community Amenities: Extensive recreational facilities, parks, and cultural events foster a vibrant community life. Lloydminster's strategic location, straddling the provincial border of Alberta and Saskatchewan, offers the perfect blend of small-town charm and big-city amenities. Residents enjoy easy access to a wide range of recreational activities, educational opportunities, and a robust business environment.

Healthcare: Accessible healthcare facilities ensure the well-being of residents.

Lloydminster stands out as a prime location for establishing a data centre. With its strategic location, access to a rich talent pool, supportive economic environment, and high quality of life, Lloydminster meets and exceeds the requirements for a successful and sustainable data centre project. Join us in leveraging the unique advantages our city offers and be a part of Lloydminster's bright future.