

# EMRB Municipal Data Sheet

13-member municipalities  
3 towns, 4 counties, 6 cities



 6,545

 14.3 km<sup>2</sup>

(CANADIAN CENSUS, 2021)

## Highlights

The Town of Devon, a nature lovers dream, is located on the banks of the North Saskatchewan River.

Devon offers an abundance of beauty with its breath-taking river valley and that indescribable small-town feeling.

Its vibrant and dynamic community, is located just 12 minutes from the Edmonton International Airport (YEG) and a short commute from the west and south sides of Edmonton.

The Town of Devon was established in 1950. Devon was labeled Canada's Model Town since it was the first community in all of Canada to be approved by a Regional Planning Commission.

“ Devon, the perfect place to call home and build a business. ”

JEFF CRADDOCK | MAYOR



### TAX BASE—ASSESSMENT

Residential	\$817M
Non-Residential	\$167M

Devon's total municipal operating budget is \$23 million, with a capital budget of \$2.6 million.

The Town's top three contributors to the assessment base are the Devon Research Centre, Southpoint Common, and Discovery Place Apartments.

### ABOUT US

Devon has great recreation opportunities for all and a spectacular river valley network of trails.

The Town is ideally located at the intersection of highways 60 and 19, connecting Acheson and Nisku Industrial Parks. With the recent completion of the twinning of Hwy 19, commuting has become even more convenient, making the Town an ideal hub for efficient travel.

The Town of Devon has undertaken significant investment to be able to capitalize on the Region's continued growth.



### REGIONAL AREAS OF FOCUS

The Town of Devon's priorities for the Region are to:

- Create forward looking employment opportunities.
- Continue collaboration on regional initiatives.

### LOCAL STRATEGIC PRIORITIES

Devon's local strategic priorities are:

- Public and Community Engagement.
- Growth strategy—Growing and Prospering Together Master Plan
- Facility Development – Arena Twinning, Esson Building, Esso Lands, Multipurpose fields, Facility Master Plan
- Business Outreach and Economic Development
- Implementing a Corporate Planning and Fiscal Management Cycle
- Three-year Fiscal Recovery and Service Stabilization Plan

# Stats & Facts

(CANADIAN CENSUS, 2021)



## Commute

→ 66% commute for work outside municipality



## Housing

→ 77% own their own homes



## Employment

→ 59% employment rate with 66% participation rate



## Work Force

(top 2 occupation sectors)

→ 28% equipment operators and related fields

→ 21% business, finance, and



## Education

→ 49% completed post secondary education



## DEMOGRAPHICS

Between 2016 and 2021, Devon's population has decreased by 1%.

According to the 2021 Canadian Census, the average age is 40 years, with just over 82% of the population being 15 years and older.

Just under 17% of the population are 65 years and older.

Visible minorities account for roughly 5% of the population. The Indigenous population accounts for around 6% of the population and 6% of the population are immigrants.



## SETTING IDEAS IN MOTIONS

Devon is a healthy, active, sustainable and inclusive community nestled into the banks of the North Saskatchewan River. It has a variety of businesses and industries that help to diversify its strong economic base.

It is situated just minutes from Edmonton's International Airport (YEG) as well as the Nisku and Acheson Industrial Parks and is located on the high load transportation corridor.

Devon's roots come from the oil industry, and this sector continues to play a major role in the vitality of the community.

## Untapped Opportunities

- The newly annexed lands in Battery Creek area structure plan.
- The newly developed business park is located on a high-load corridor. It borders both highways 19 and 60, and is close to the Edmonton International Airport.
- Continued investment in infrastructure to accommodate growth.

## Turning Challenges into Opportunities



*The Town of Devon offers a favourable business investment for investors:*

- Advantageous location at the crossroads of highways 60 and 19.
- Some of the most competitive land prices for business investment.
- Lowest taxes and levy amounts in the Region.

### CURRENT CHALLENGES / INVESTMENT NEEDS:

- High competition for industrial land.
- Fluctuating construction costs making it difficult for both the town and the private sector to invest in the area.

### GREATEST RISKS FACING DEVON:

- Continued decline in population base.
- Budget constraints.



## Town of Devon Office

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