



Go Wild.

District of Elkford Community Profile

elkford
Wild at heart.



elkford - the opportunity

Elkford is a picturesque Rocky Mountain town founded in 1971 as a home for miners working at newly-established Fording Coal operations (now Teck Coal). From its early days as a collection of temporary homes, a one-room school, and a single general store, Elkford has grown to its current population of nearly 2,500 residents.

While Elkford continues to have strong economic and social connection to the mining industry, a number of trends will have a pronounced and profound growth influence on Elkford's future:

- modest expansion of community population with anticipated mine employment expansion;
- significantly higher than provincial average income;
- growth of the regional tourism industry, particularly Fernie;
- anticipated long-term expansion of the local mining industry; and
- exponential growth in mountain property and project investment originating most specifically from Calgary but also including Vancouver and North America.

Teck Coal is set for several decades of strong activity as most of the coal mined near Elkford is destined for Asia. Long-term supply agreements provide operational stability. Many of Elkford's earliest mining residents are reaching retirement age, which is anticipated to generate replacement mine hiring and a growing local retirement community. Mining salaries are driving one of the highest average household incomes in British Columbia.

Elkford is largely undiscovered by lovers of Rocky Mountain recreation. Pristine natural wilderness is highlighted by proximity to Elk Lakes Provincial Park, Height of the Rockies Wilderness area along the continental divide, world class fly-fishing on the Elk River, a local ski hill, and a full range of community recreational amenities.

These outdoor enthusiasts seek the serenity, peace, solitude, and active lifestyle that is afforded, and affordable, in Elkford...

Elkford's relative location – within a three-hour investment radius of Calgary – is generating demand for recreational housing in Elkford.

Visitors and investors have, in recent times, come to the community and the area to counter the pressures of urban environments.



These outdoor enthusiasts seek the serenity, peace, solitude, and active lifestyle that is afforded, and affordable, in Elkford – a rare commodity that is core to a unique community identity. They have discovered what Elkford residents already know – that blank spots on the map to explore and/or witness are a freedom that nurtures the human spirit.



As one of the last portions of the southern Canadian Rocky Mountains to witness an influx of outside entrepreneurial investment, Elkford is positioned to benefit from the activities of visionary entrepreneurs. Above all else, Elkford remains a place where nature prevails – and humanity borrows a bit of space.

The thrusted and vaulted limestone peaks of the Elk mountain range harbour wild places that engender profound human emotion. Elkford inspires outdoor pursuits...the palette of both active adventure and passive pursuit of serenity is as big as the mountainous expanse that surrounds.

WILDERNESS REMAINS CORE TO WHAT THE COMMUNITY IS AND WANTS TO BE.

Investment Opportunities

- Local retail and commercial services supporting population growth milestones
- Amenity migrant investment in residential property/commercial opportunities, particularly from the Calgary Region
- Tourism service infrastructure
- Investments in “anchor” mountain-based destination attractions/services (eg: timeshare, spa, golf development, ski hill expansion)
- Home-based business – independent entrepreneurs

Elkford – The Wild’s Calling ... Dare to Answer?

- High income employment opportunities
- The everyday getaway
- A life of adventure
- Recreation lifestyle
- Affordability



elkford - at a glance

Road access: 35 km north (Highway 43) of Highway 3 (Crowsnest Highway – B.C.'s southern east-west road connecting Vancouver and Alberta (Lethbridge) with convenient access to two of Canada's primary highway networks.

Distance to...

Sparwood	35 km	(20 minutes)
Fernie	68 km	(45 minutes)
Cranbrook	163 km	(2 hours)
Vancouver	1131 km	(12.5 hours)
Lethbridge	210 km	(2.5 hours)
Calgary	284 km	(3 hours)

Air

- Elk Valley Airport, 20 km south of Elkford. Operated by Elk Valley Air Services with a 4,000 ft paved runway for small aircraft
- Cranbrook International Airport (flights to Vancouver, Calgary, and Salt Lake City)
- Calgary International Airport (Canada's 4th busiest airport, non-stop service to 26 communities in Canada and 26 international destinations)



Rail

Canadian Pacific Railway uses the facilities in the Elk Valley primarily to transport coal by unit cars to the Roberts Bank port facilities on the west coast. Rail access for public transportation is located at Golden, B.C.

Bus

Greyhound - Sparwood, B.C. (35 km south)

Internet

High speed Internet commonly available – Elk Valley Networks, Shaw, TELUS

Customs

- The nearest customs office is situated in Cranbrook (250.426.2161)
- The nearest border crossing is situated at Roosville (250.887.3413, fax 250.887.3247)
- Roosville is open 24 hours per day

Climate

Elkford has a moderate climate with warm summers and relatively mild winters.

Average Temperatures							
	Daily High		Daily Low		Rainfall	Snowfall	Total Precipitation
	Celsius	Fahrenheit	Celsius	Fahrenheit	mm	cm	inches
January	-2	28	-10	13	16.7	42.6	17.5
February	0	32	-7	19	16.5	32.1	13.2
March	6	42	-5	23	37.6	11.5	6
April	11	52	-1	30	12.4	25.3	10.5
May	16	61	2	36	27.2	14.8	6.9
June	20	68	6	43	52.1	4.5	3.9
July	23	74	7	45	53.9	1.4	2.7
August	23	74	7	44	53.5	0	2.1
September	17	63	2	36	35.6	0.1	1.4
October	11	52	-1	30	45.2	1.4	2.4
November	2	35	-6	22	37.7	6.9	16
December	-4	25	-12	10	13.5	48.5	19.6



industry profile

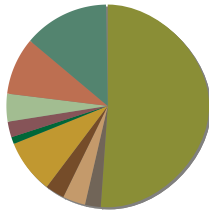
Employment Base

Mining, government/public sector, tourism

Employment by Industry

Employment distribution illustrates the dominance of mining in Elkford's economy. More than half of Elkford jobs were in mining compared to only 5% of total jobs in B.C. Elkford consequently has a lower share of jobs in nearly every other economic sector.

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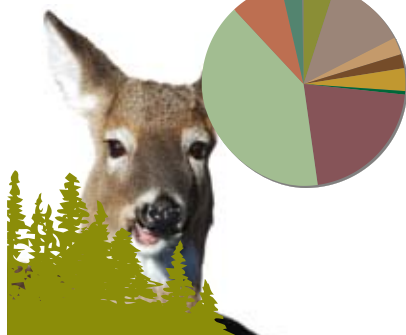
	Elkford	East Kootenay Region	B.C.
Resource Based	50.9%	12.8%	4.9%
Construction	2.5%	9.7%	7.6%
Manufacturing	3.6%	7.2%	8.6%
Wholesale Trade	2.99%	2.8%	4.2%
Retail Trade	8.7%	12.5%	11.4%
Finance and Real Estate	1.1%	4.7%	6.2%
Health Care and Social Services	2.5%	8.7%	9.7%
Educational Services	4.3%	5.6%	6.9%
Business Services	9.4%	13.3%	19.9%
Other Services	13.7%	22.9%	20.6%

Employment by Primary Occupation

40% of Elkford's resident labour force works in trades, transport and equipment operator occupations – almost three times the provincial rate for these types of occupations.

Occupations unique to primary industry are naturally more common in Elkford. Occupations in sales and service, management, and business, finance and administration are less common.

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	Elkford	East Kootenay Region	B.C.
Management	5.1%	12.8%	4.9%
Business, Finance and Administration	12.3%	9.7%	7.6%
Natural/Applied Sciences	3.6%	7.2%	8.6%
Health	2.2%	2.8%	4.2%
Social Science, Education, Government, Religion	3.6%	12.5%	11.4%
Art, Culture, Recreation	1.1%	4.7%	6.2%
Health Care and Social Services	2.5%	8.7%	9.7%
Educational Services	4.3%	5.6%	6.9%
Business Services	9.4%	13.3%	19.9%



Leading Employers

Employer	Full Time Equivalent (FTE) Employees (Estimated)
Teck Coal	1,375
SMS Equipment Inc.	125
Southeast Kootenay School District No. 5	45
District of Elkford	27
Race Trac Gas and Restaurant	18



Place of Work

Place of Work 2006						
	Elkford		East Kootenay Region		B.C.	
	#	%	#	%	#	%
Worked at Home	70	5.2%	2,340	8%	188,755	9%
Worked at usual place	1,170	87.6%	22,765	78.1%	1,615,995	77.2%
In municipality	970	72.7%	13,470	46.2%	787,185	37.6%
Different census district in municipality	155	11.6%	8,255	28.3%	746,830	35.7%
Different census district	0	0	385	1.3%	72,020	3.4%
Different province	40	3%	660	2.3%	9,965	0.5%
No fixed workplace	95	7.1%	3,920	13.4%	274,055	13.1%
Worked outside Canada	0	0	125	0.4%	13,955	0.7%
Total Employed Labour Force 15+	1,335	100%	29,160	100%	2,092,770	100%

Elkford has a lower rate of home-based employment than either the East Kootenay region or B.C. Elkford has a much higher incidence of residents working in Elkford (73% compared to 38% of provincial workers who work in their home municipality).

Very few Elkford workers have no fixed workplace address. Industries that typically employ many workers with no fixed workplace location include construction, sales, and transportation, all of which are less common in Elkford.



Labour Force Activity

Labour Force Activity, 2006						
	Elkford		East Kootenay Region		B.C.	
	#	%	#	%	#	%
In the labour force	1,390	69.7%	30,760	67.2%	2,226,380	65.6%
Employed	1,335		29,155		2,092,770	
Unemployed	55		1,600		133,615	
Not in labour force	610	30.6%	14,985	32.8%	1,168,525	34.4%
Participation rate	69.7%		67.2%		65.6%	
Employment rate	66.9%		63.7%		61.6%	
Unemployment rate	4.0%		5.2%		6.0%	
Total Population Age 15+	1,995		45,745		3,394,910	

Elkford's participation rate and employment rate are higher than both the East Kootenay Region and B.C. Elkford's unemployment rate is lower than the East Kootenay Region and B.C.



site location

Realtors

Royal LePage East Kootenay Realty

Toll Free Cell: 1.866.425.3690
 Residence: 1.250.865.7506
 Fax: 1.250.865.7798
 Email: paula@elkfordrealestate.net

Re-Max Elk Valley Realty

814 Michel Road
 (Elkford Mall)
 Telephone: 250.865.2621
 Fax: 250.865.7491



Financial Institutions

East Kootenay Community Credit Union

814 Michel Road (Elkford Mall)
 Telephone: 250.865.4661
 www.ekccu.com

All major Canadian commercial banks can be found in close proximity to Elkford (Sparwood, Fernie, and/or Cranbrook).

Land Supply

Industrial Land

The District of Elkford Industrial Park currently has 3 vacant lots for heavy industrial users. The Park is located adjacent to Highway 43 south of Elkford. The current price for land is approximately \$1.15 per square foot (\$50,000 per acre). The park is fully serviced with water, sewer, power, natural gas, paved roads, and telephone. The District is also developing service commercial lots on Bear Paw Crescent. Contact the District for more information on this opportunity.

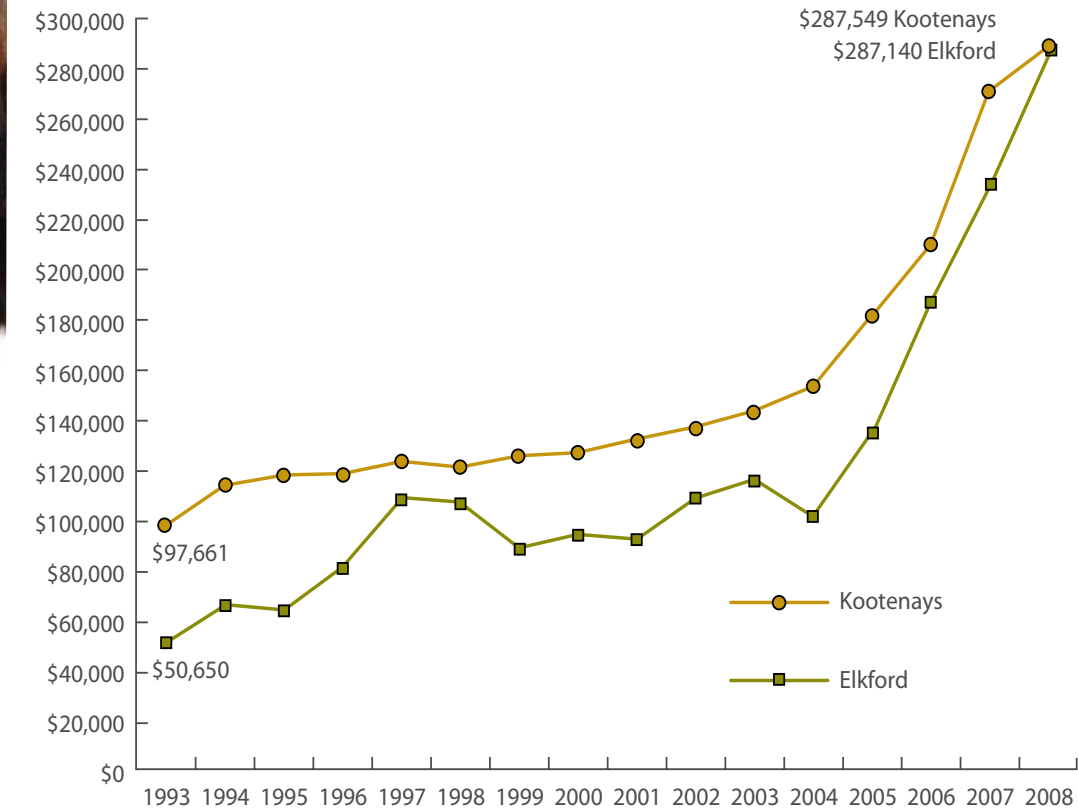
Home Ownership				
	Elkford		Kootenays*	
	Units Sold	Average Price	Units Sold	Average Price
1993	6	\$50,650	1,558	\$97,661
1994	5	\$65,600	1,454	\$113,886
1995	4	\$63,475	1,229	\$117,598
1996	7	\$80,714	1,459	\$118,150
1997	4	\$107,937	1,529	\$123,073
1998	9	\$106,572	1,464	\$121,127
1999	11	\$88,227	1,426	\$125,265
2000	11	\$93,945	1,416	\$126,366
2001	19	\$92,194	1,525	\$131,802
2002	18	\$108,286	1,678	\$136,704
2003	8	\$115,675	1,885	\$143,378
2004	34	\$101,180	2,453	\$153,132
2005	53	\$135,111	2,498	\$181,913
2006	36	\$185,801	2,847	\$209,895
2007	32	\$236,459	3,476	\$272,138
2008	34	\$287,140	2,265	\$287,549
Average Annual Growth	8.5%		5.3%	

*Defined as the area covered by the Kootenay Real Estate Board. Sources: Kootenay Real Estate Board





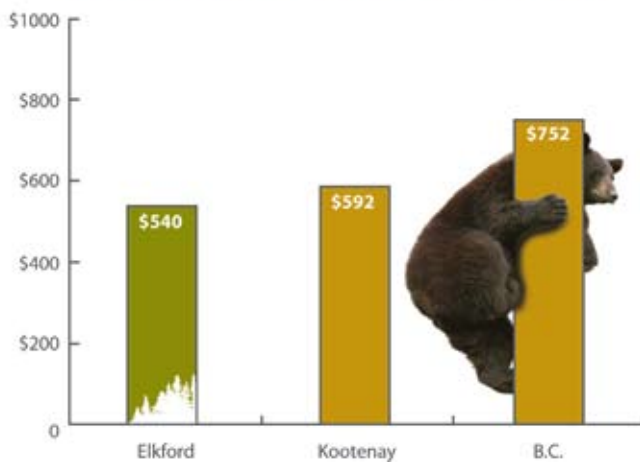
Average Sale Price for Single Family Home



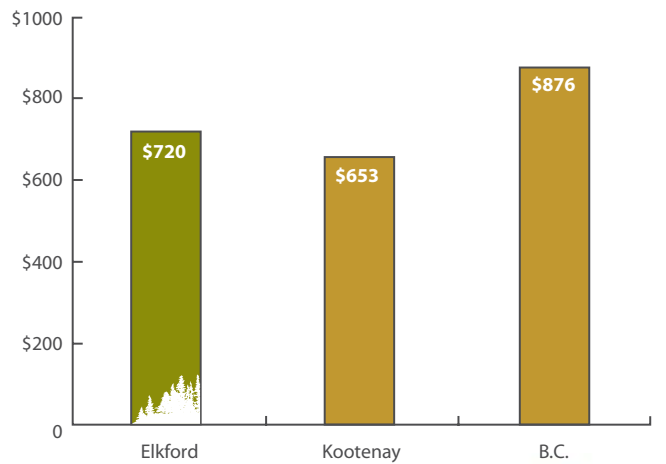
The price and volume of sales of existing single family homes in Elkford has increased dramatically in the last few years. The Average sale price in 2008 was more than 100% higher than in 2004. Over the last decade, Elkford's average sales price has increased at a faster rate than the rest of the Kootenay region.

Rental Market

Median Monthly Payment for Rented Dwellings



Median Monthly Payment for Owner-Occupied Dwellings



Source: Statistics Canada, 2006 Census

For commercial/residential real estate listings – www.mls.ca





ABOVE ALL ELSE, ELKFORD REMAINS A PLACE WHERE NATURE PREVAILS —
AND HUMANITY BORROWS A BIT OF SPACE.



Elkford is located on Highway 43 in the B.C. Rocky Mountains, 35 km north of Sparwood on Highway 43, and approximately 16 km west of the Alberta/British Columbia border. The community sits at the highest elevation of any community in B.C. (1,300m).

Transportation

Road: Highway 43 (N/S) and Highway 3 (35 km south) (E/W)

Air: Elk Valley Airport, 20 km south
 • 4,000 ft paved runway, small aircraft
 • Cranbrook International Airport (1.5 hours)
 • Calgary International Airport (3.5 hours)

Bus: Greyhound – Sparwood, B.C. (35 km south)

Employment Base: Mining, Government/Public Sector, Tourism

Industrial/Commercial Lands: The District of Elkford Industrial Park currently has 3 vacant lots for heavy industrial users (\$50,000 per acre, fully serviced). Additional commercial lots are available in the Bear Paw Subdivision (approx. \$87,000 per acre).



Population Estimates, 2006								
	1999	2000	2001	2002	2003	2004	2005	2006
Elkford	2,701	2,720	2,702	2,698	2,707	2,683	2,670	2,463
East Kootenay	58,291	58,367	58,747	59,396	60,060	60,795	61,682	55,485

Source: B.C. Stats

Population

Elkford's population is expected to witness modest growth over the next few years as retiring mine employees choose Elkford as a retirement location, new miners are drawn to the area, and part-time and 'weekender' residents from Alberta purchase property in the Elk Valley.

Utilities

Electricity: BC Hydro: 1.800.224.9376, www.bchydro.com
Natural Gas: Terasen: 1.888.224.2710, www.terasengas.com



Municipal Services

The District of Elkford provides a full range of municipal services including legislative services, fire protection, garbage collection, cemetery interment, land use planning, economic development, building inspection, transportation services, parks, recreation and leisure services, and water and sewer services.

Water: The water system is designed for a population of 7,000 residents. Variable line pressure is 45 psi.

Connection fees, payable at the time of the Building Permit Application:

- \$180.60 plus 5% GST for each 25 mm (1 inch) residential or commercial connection
- \$144 plus 5% GST for each residential commercial connection larger than 25 mm (1 inch)

Sewer: The sanitary sewer system is designed for a population of 7,000. Sewage treatment is completed with aeration lagoons.

Connection fees, payable at the time of the Building Permit Application:

- \$133 for each 100 mm (4 inch) residential or commercial connection
- \$200 for each residential or commercial connection larger than 100 mm (4 inches)

Elkford has underground storm sewers that collect surface runoff from all populated areas in town.

Municipal Rates (2008)

Water - Residential: \$175.00 annually

Water - Commercial:

- Light Use - \$211.00 annually
- Medium Use - \$279.00 annually
- Heavy Use - \$566.00 annually

Sewer - Residential: \$125 annually

Sewer - Commercial:

- Light Use - \$126.00 annually
- Medium Use - \$192.00 annually
- Heavy Use - \$527.00 annually

Garbage - Residential: \$75.00 annually

Garbage - Commercial: \$340.00 annually (1 weekly pick up) or \$680.00 annually (2 weekly pick ups)

Emergency Services

Elkford is an e-911 community.

Policing: Law enforcement services in Elkford are provided by the Royal Canadian Mounted Police. Elkford's detachment has 3 regular members.

RCMP: 2000 Balmer Drive

Telephone: 24 hour telephone switchboard.

Phone: 250.865.2232 Fax: 250.865.7846

Fire Protection: Elkford has a full time Fire Chief who oversees approximately 30 volunteer fire fighters, one firehall equipped with 3 pumpers, 1 ladder truck, a rescue truck with heavy hydraulic extraction equipment and other specialized rescue equipment and an emergency transport vehicle and bush truck. Elkford is listed by the Fire Underwriters Survey with a Public Fire Protection Classification of 6 and a dwelling protection grade of 3a. An interface fuel modification project has begun to help ensure that Elkford can be protected in the event of wildfire.

Communications

Newspapers:

- The Free Press - Weekly; Thursday www.thefreepress.ca
 - Kootenay Advertiser - Weekly; Monday, Friday
 - Elkford Focus - Monthly Phone: 250.865.2912
- Daily papers from larger centres also available

Radio: CJEV 1340 AM out of Blairmore, AB provides local broadcasts

Telephone: TELUS: 1.888.811.2323 (residential), 1.800.268.6680 (business), or www.telus.com

TV: Shaw: 1.866.356.6666 or www.shaw.ca

Internet: High speed Internet is available through Shaw or TELUS
Note: Shaw and TELUS both offer phone, TV, and Internet services.

Mail: Canada Post is located in the Elkford Square Mall.

Population by Age



	Elkford		East Kootenay		B.C.	
Under 15 years	475	19.3%	16.4%	16.5%		
15 – 24 years	325	13.2%	12.2%	13.1%		
25 – 49 years	915	37.2%	33.4%	35.7%		

Source: Statistics Canada, 2006 Census

Compared to elsewhere in B.C., Elkford has a younger population characterized by relatively few people aged 65+, more children under 15, and more residents in prime working years from age 25 to 49.

Elkford's population is aging, though less rapidly than the East Kootenay or B.C. population. Between 2001 and 2006, people under the age of 24 declined 4%, and people over the age of 50 rose 6%. Elkford's median age is significantly lower than the surrounding East Kootenay Region, and one year lower than B.C.'s median age.

Level of Education (2006)

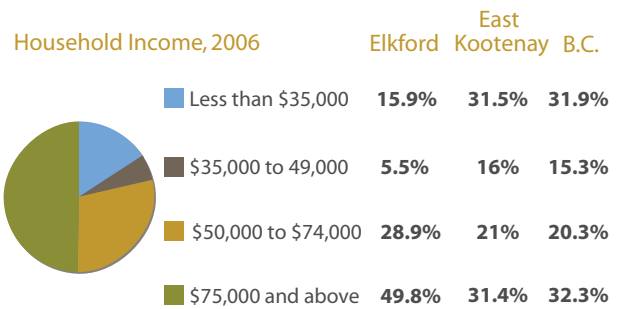
	Elkford		East Kootenay Region		B.C.	
Less than High School Diploma	250	20%	20%	16%		
High School Diploma Only	190	15%	13%	12%		
Some Post Secondary	95	8%	11%	12%		
Post Secondary Certificate/ Diploma	585	47%	44%	38%		
University Bachelor Degree	110	9%	9%	15%		
University Graduate Degree/Certificate	15	1%	3%	7%		

Source: Statistics Canada, 2006 Census

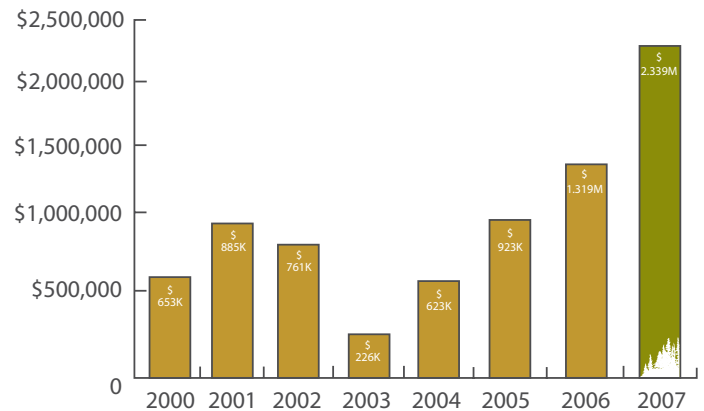
Reflecting the nature of mine employment, Elkford's educational profile is weighted more heavily toward apprenticeship/trades certification or diploma achievement.

Household Income (2006)

Elkford's high incomes are one of the distinguishing characteristics of the community. Median household income in Elkford has risen 14% since 2001. The 2005 median household income of \$74,707 was 60% higher than the provincial and East Kootenay Region median – a 20% increase in the differential since 2000. 79% of Elkford households had an income of more than \$50,000. High incomes can be attributed to the predominance of the mining industry (Teck Coal).



Construction Activity



Elkford has several hundred vacant and fully serviced residential lots that are privately owned and are being developed over time.

The updated Official Community Plan is expected to designate new areas for residential development.

Education

Elkford's public education system has roughly 410 students from K-12.

- Rocky Mountain Elementary School – K-6
- Elkford Secondary School – 7-12

Post-secondary: College of the Rockies, Fernie Campus (main campus is in Cranbrook). Areas of instruction include business and continuing education courses, and a Mining Apprenticeship Program. Distance learning courses are available. www.cotr.bc.ca

Tax Rates (2009)

Residential: 8.09934

Example: \$250,000 residential property assessment x 8.09934/1000 = \$2,025 property taxes.

Non-Residential (2009):

- Class 6 – Business – 21.35600

- Class 8 – Recreation/Non-Profit – 9.23804

Example: \$500,000 business property assessment x 21.35600/1000 = \$10,678 property taxes.



Taxes and fees

Property Taxes (Comparative) (2008)

Property Taxes (\$ per \$1000 of assessed value)			
Municipality	Class 1 - Residential	Class 6 - Business	Class 8 – Recreation/ Non-Profit
Sparwood	6.40390	19.56950	6.70440
Golden	7.49417	21.75345	8.98687
Fernie	7.50178	18.06788	8.58048
Elkford	7.93220	20.82173	9.01090
Cranbrook	8.52870	26.38100	14.59700

Sources: B.C. Ministry of Community Services, 2008

Comparing property taxes across municipalities is difficult because the tax rate is only part of the equation that determines the actual taxes paid (the value of the land being the other part of the equation). Nevertheless, the chart above provides some insight into municipal taxes for Elkford compared to several other communities in the region. Elkford's land values are the lowest of the communities listed; actual taxes paid in Elkford are relatively less than the tax rates above indicate.

Residential Property Taxes (Comparative) (2008)

Total Residential Taxes and Charges on a Representative House, 2008	
Elkford	\$1,731
Sparwood	\$1,756
Golden	\$2,327
Cranbrook	\$2,851
Fernie	\$3,074



Source: B.C. Ministry of Community Services 2008

Elkford's property tax and municipal charges (eg. water, sewer, garbage) are the lowest in the Kootenay region.

Development Costs

Development Cost Charges			
Municipality	Commercial (\$ per sq. metre)	Residential (\$ per dwelling unit)	Industrial (\$ per sq. metre)
Elkford	\$1.18 - \$4.95	\$1,856 - \$2,072	\$0.00
Rosland	\$13.22	\$2,640	\$0.00
Golden	\$19.65	\$1,965	\$0.00
Cranbrook	\$31.39	\$2,032	\$32,186 per ha
Invermere	\$35.66 - \$37.93	\$0	\$22.87 - \$25.14
Fernie	\$58.93	\$7,329	\$37.83



Development cost charges, which are levied on developers to cover the municipality's infrastructure costs, are minimal for commercial development in Elkford compared to other communities in the region. Costs for residential development are similar to other communities, while no charges are levied for industrial development.

Federal and Provincial Taxes

Sales and value-added taxes in Canada are levied by the federal and provincial governments only – there are no municipal sales taxes.

The Province of British Columbia has a 7% sales tax. Various business inputs, including production machinery and equipment, software development, and construction labour, are exempt from the tax.

Canada has a 5% value-added tax called the Goods and Services Tax (GST). It is fully recoverable for all business inputs.

Corporate and personal income taxes are levied by both the federal and provincial governments, although all taxes are filed together and paid to the federal Canada Revenue Agency.

Corporate Income Tax, 2009	Small Business*	Manufacturing	Non-Manufacturing
Federal Rate	11%	19%	19%
Provincial Rate	3.5%	11%	11%
Local Rate	None	None	None
Total	14.5%	30%	30%

* Small Business is defined as having less than \$200,000 in net business income.



Personal Income Tax, 2009*	Federal	Local
Capital Gains	10.03% - 21.85%	None
Earned Income	20.06% - 43.7%	None
Unearned Income (e.g. dividends)	3.16% - 32.71%	None

* There are no local tax rates on income. Source: Material adapted from Invest B.C. (see www.investbc.com for more information).

Employers pay workers' compensation and employment insurance premiums on their company payrolls:

Workers' compensation premiums (2009) are determined by the type of business activity and average \$1.56 per \$100 of gross payroll for all types of businesses.

Employment insurance premiums (2009) are based on gross payroll up to \$39,000 per worker. The rate is 2.422% of payroll; the maximum annual cost per worker is \$1,024.51 (if worker is paid \$42,300 or more).

Canada Pension Plan premiums (2009) are paid by both employers and employees. Employer premiums are paid at a rate of 4.95% to a maximum contribution of \$2,118.60 (based on employee earnings of \$46,300).

For a complete summary of taxation in British Columbia, see the Invest B.C. website at www.investbc.com/business taxation.htm



quality of life

Outdoor Recreation

To visitors, Elkford is defined by its Rocky Mountain location and by extension, its wealth of outdoor recreational opportunities. Possible activities include:

Snowmobiling on more than 400 km of trails in the area

- Elkford has an active Snowmobile Association that has developed many trails throughout the Elk Valley.
- Elkford is one of only two communities in British Columbia where it is legal to ride a snowmobile from a home or hotel in town directly onto the trails, under a permit issued by the RCMP.
- The Elkford Recreation Development Society has a grooming machine to enhance trail quality.
- It is an increasingly popular activity in Elkford's growing tourism market.
- The District of Elkford has a bylaw to license snowmobiles, which allows snowmobiles to be ridden on trails in Elkford to access out of town trails.

ATV trail riding in the summer months

- Some snowmobiling trails can be used for ATV (all terrain vehicle) riding in the summer months.
- Approximately 40 km of old logging and exploration roads now serve as mountain biking and ATV trails in the vicinity. Approximately 100 km of trails are accessible from Elkford.
- Elkford has an active ATV Club that organizes group rides lasting up to several hundred kilometers.
- The District of Elkford has a bylaw to license ATVs, which allows ATVs to be ridden on trails in Elkford to access out of town trails.

Skiing at the Wapiti Ski Hill

- 7 ski runs over a 1,000 foot vertical drop include both beginner and expert runs.
- Operated by the volunteer Wapiti Ski Club, including a fully trained volunteer ski patrol, a day lodge and concession, equipment rentals, and a ski school.
- Offers free skiing to children under 6 years of age and those over 60 years of age.
- Provides a very affordable, family-oriented alternative to large commercial ski resorts like Fernie (located less than an hour away).



Cross-country skiing on Elkford's many groomed trails

- Skiers can start in downtown Elkford to access trails running along Boivin Creek.
- 2 ski cabins for resting and warming up are located on Boivin Creek, one about 3 km (1.8 miles) out of town and another at 7.5 km (4.5 miles).
- Groomed trail on golf course.

Fishing on the many mountain rivers, streams and lakes

- The Elk and Fording Rivers provide outstanding fly fishing north of Elkford.
- Fishing can be done from either drift boats or walk and wade.
- An abundance of westslope cutthroat, bull and rainbow trout are available in the largely undiscovered waters.
- Many alpine lakes in the area-some near a road, and some requiring several hours hike.
- The Elk River has been proclaimed one of the best cutthroat fishing streams on the continent.
- Wildlife that is commonly viewed while fishing includes elk, moose, deer, bear, lynx, wolves, and occasionally bighorn sheep and mountain goats.

Hiking in the Rocky Mountains surrounding Elkford

- Josephine Falls, a 2.3 km (1.4 mile) hike of moderate difficulty to the beautiful Josephine Falls, which cascade 25 m (80 feet) down a steep canyon carved by the Fording River.
- Lily Lake Trail, a 2.7 km (1.7 mile) hike of moderate difficulty past several marshy areas with wetland birds and potential big game viewing in the early morning.
- Lost Lake Trail, a 4.5 km (2.8 mile) vigorous hike through stands of lodgepole pine to a stocked lake with two docks for fishing.
- Bare Hill Lookout, a 1 km (0.6 mile) hike of moderate difficulty that provides a panoramic view of Elkford and surrounding mountains. It was named as a result of forest fires in the 1930s, evidence of which can still be seen along the trail.
- Boivin Creek Peace Trail, a 1.2 km (0.7 mile) walking loop of easy difficulty, as well as an 8 km (5 mile) cross country ski trail.

Elk Lakes Provincial Park is located 69 km (43 miles) north of Elkford

- Borders on Alberta's Kananaskis Park (although the only road access to the park is from the south, through Elkford).
- The park has many challenging hikes and also features mountain climbing, hunting and fishing, ice fishing (with licenses), horseback riding, and camping. There are a number of campsites and lodges in the park.
- Most of the park is located above the treeline and is visually stunning with mountain lakes set against spectacular peaks and cliffs.





Golfing at Mountain Meadows Golf Course

- An enjoyable and affordable 9-hole course with licensed restaurant, pro shop and driving range.

Camping at one of the 9 forest recreation campsites located in the Elk Valley or the municipal campground

- Amenities typically include fire pits, picnic tables and pit toilets.
- The Elkford Municipal Campground has 77 sites, with showers, free firewood, and a cookhouse.

Photography and Nature Viewing throughout the region

- Animals include elk, bighorn sheep, mountain goats, black and grizzly bears, wolves, moose, white-tailed and mule deer, coyotes, cougars, lynx, and wolverines.
- Birds include bald eagles, ospreys, hummingbirds, woodpeckers, and British Columbia's provincial bird - the Steller's Jay.

Recreational Facilities

Elkford has exceptional recreational facilities typically available only in communities of much larger size. These include:

Elkford Aquatic Complex

- 4 lanes for competitive swimming
- Wading pool, diving board, slide, whirlpool hot tub, and sauna
- Beach entry for accessibility in both the cool and hot pools
- Swimming lessons and aquafit classes are available

Elkford Recreation Centre

- Hockey arena and 3-sheet curling club with lounge and concession
- Four ball diamonds, tennis courts, horseshoe pits, sports fields, a running track, and numerous playgrounds



Clubs and Associations

Elkford residents are known for their community spirit and the tradition of making their own way, exemplified by the way they carved a community out of the mountain wilderness in a short timespan. Dozens of clubs and associations cater to many sporting, recreational and hobby interests. These range from the minor hockey association and figure skating club to the bee line quilters guild, air cadets, and snowmobile association.

Elkford's quality of life has been enhanced over the years by the Elkford Project Society. This non-profit society provides funding to community organizations that invest in lasting physical assets for the betterment of the community. Teck Coal employees and other community residents each contribute \$24 a year to support the society.

Local Events

Some of Elkford's many community events that showcase its unique lifestyle include:

Wildcat Days

- A family festival of games and activities, including a parade, that celebrates one of the first pioneers in the Elkford area, "Wildcat Charlie" Weigert.

Winter in the Wilderness & Dog Sled Derby

- A family event centred around Dog Sled races, snow sculpting, and other winter events.

Trans Rockies

- A world-class mountain bike race that attracts competitors and media from around the world. The seven-day event exposes competitors to the strenuous terrain of the Rocky Mountains. The race overnights in Elkford, and the community hosts a dinner and breakfast for the competitors, showcasing Elkford's strong community spirit.



Health Services

Health services in Elkford are highlighted by the Elkford Health Care Centre, which is a fully-equipped health care centre with 2 full time doctors (with hospital privileges), nursing staff, lab and x-ray services, a part time physiotherapist, and visiting public health services, drug and alcohol counselors, mental health and youth outreach workers. A doctor is available for after-hour life threatening emergency services on an on-call basis three nights a week, with nurses available during four-hour shifts on the weekend. All other after hour emergencies are handled by the Sparwood Medical Centre.

Elkford has a highly trained volunteer ambulance service on call 24 hours per day. There are larger hospitals in Fernie and Cranbrook, both of which have a regional hospital serving the East Kootenays. Emergency transportation is available by helicopter to Calgary.

Elkford has a full-time dentist, a public health nurse, and a part-time optometrist. There is a delivery service for prescriptions.

Community and Social Services

Policing is provided by the Elk Valley Detachment of the Royal Canadian Mounted Police (RCMP). The Elkford detachment has 3 regular members.

The District of Elkford employs a full time Fire Chief who manages a volunteer firefighting force. There are 3 pumpers, 1 ladder truck, and a rescue van with the jaws-of-life. The detachment also provides first responder assistance with medical emergencies.

The Elkford Chamber of Commerce operates the community's Visitor Information Centre and serves as a resource both for visitors to the community and to local businesses.

Churches

Elkford has Catholic, Alliance, Congregational, Pentecostal, Lutheran and Baptist churches.

Library

The Elkford Public Library is located within the Aquatic Centre complex and houses more than 24,000 titles for children and adults. An inter-library loan agreement with libraries in neighbouring communities allows books to be brought in from Cranbrook or Vancouver.



Language

Languages Spoken, 2006				
	Elkford		East Kootenay Region	B.C.
English	2,250	91%	89.9%	70.6%
French	55	2.2%	1.6%	1.3%
English and French	10	0.4%	0.1%	0.1%
Other Languages	150	6.1%	8.2%	27.9%

Source: Statistics Canada, 2006 Census

English is the predominant language in Elkford. Those whose mother tongue is neither English nor French is 2% lower than the surrounding East Kootenay Region, and 21% lower than B.C.

Generation Status, 2006						
	Elkford		East Kootenay Region		B.C.	
First	250	12.5%	5,310	11.6%	1,121,545	33%
Second Generation	300	15%	10,245	22.4%	754,835	22.2%
Third Generation or more	1,450	72.5%	30,190	66%	1,518,530	44.7%
Total Population 15+	2,000	100%	45,745	100%	3,394,910	100%

*First generation - Persons born outside Canada. Second generation - Persons born inside Canada with at least one parent born outside Canada. Third generation - Persons born inside Canada with both parents born inside Canada (these persons may have grandparents born inside or outside Canada as well).

Elkford has relatively few immigrants (first generation) compared to B.C., and has a much higher proportion of the population who are third generation (or more) Canadians.

Type of Household

Household Characteristics, 2006				
	Elkford		East Kootenay Region	B.C.
Total Households	1,005		23,420	1,643,150
2 persons	315	31.3%	25.2%	26.3%
3 persons	355	35.3%	36.1%	29.5%
4-5 persons	240	23.4%	26.5%	28%
6 or more persons	95	9.5%	12.1%	16.1%
Average number of persons in private households	2.4		2.3	2.5

Source: Statistics Canada, 2006 Census

*Includes multiple-family households, lone-parent family households and non-family households other than one-person households.



business resources

District of Elkford

Bylaws • Licensing • Utilities • Permits • Planning & Development • Taxes

816 Michel Road P.O. Box 340 Elkford, B.C. V0B 1H0

Telephone: 1.250.865.4000 Fax: 1.250.865.4001 Email: info@elkford.ca www.elkford.ca

Community Futures East Kootenay

110A Slater Road NW Cranbrook, B.C. V1C 5C8

Toll Free: 1.800.661.2293 Telephone: 1.250.489.4356 Fax: 1.250.489.1886 Email: info@cfek.ca www.cfek.ca

A federally-funded not-for-profit organization, Community Futures East Kootenay provides services and information to individuals either seeking employment or self-employment, starting a business, or are small business owners in the areas of business development, and career and employment services. A "Starting a Business in the East Kootenay" guide is available.

Business Programs and Services

- business development loans
- one on one support
- business workshops
- self-employment program
- youth career and employment counseling

Helpful Web Links

Business Link

www.canadabusiness.ca/bc

A government information service for existing and prospective businesses. Serves as a single point of access for federal and provincial government services, programs and regulatory requirements for business.

Invest British Columbia

www.investbc.com

A partnership of provincial, federal and local economic development organizations working together to expand business investment in British Columbia.

Statistics Canada

www.statcan.gc.ca

Elkford Chamber of Commerce

Toll Free: 1.877.ELK.WILD (1.877.355.9453)

Telephone: 1.250.865.4614 Fax: 1.250.865.2442

Email: info@tourismelkford.ca www.tourismelkford.ca

B.C. Advanced Education and Labour Market Development

<http://www.gov.bc.ca/aved>

Includes a programs and services listing for employers.

Travel.bc.ca

www.travel.bc.ca

British Columbia's destination site

Business Development Bank of Canada

205B Cranbrook Street North Cranbrook, BC V1C 3R1

Telephone: 250.417.2200 Fax: 250.417.2213

www.bdc.ca

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