



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**



Municipal Census

2006



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

The statistical information summarized in this report by the Regional Municipality of Wood Buffalo has been collected through a partnership between the Planning and Development and the Communications departments of the Regional Municipality of Wood Buffalo and the Workforce Development Department of Keyano College. Anyone requiring additional information or a copy of this report is invited to contact:

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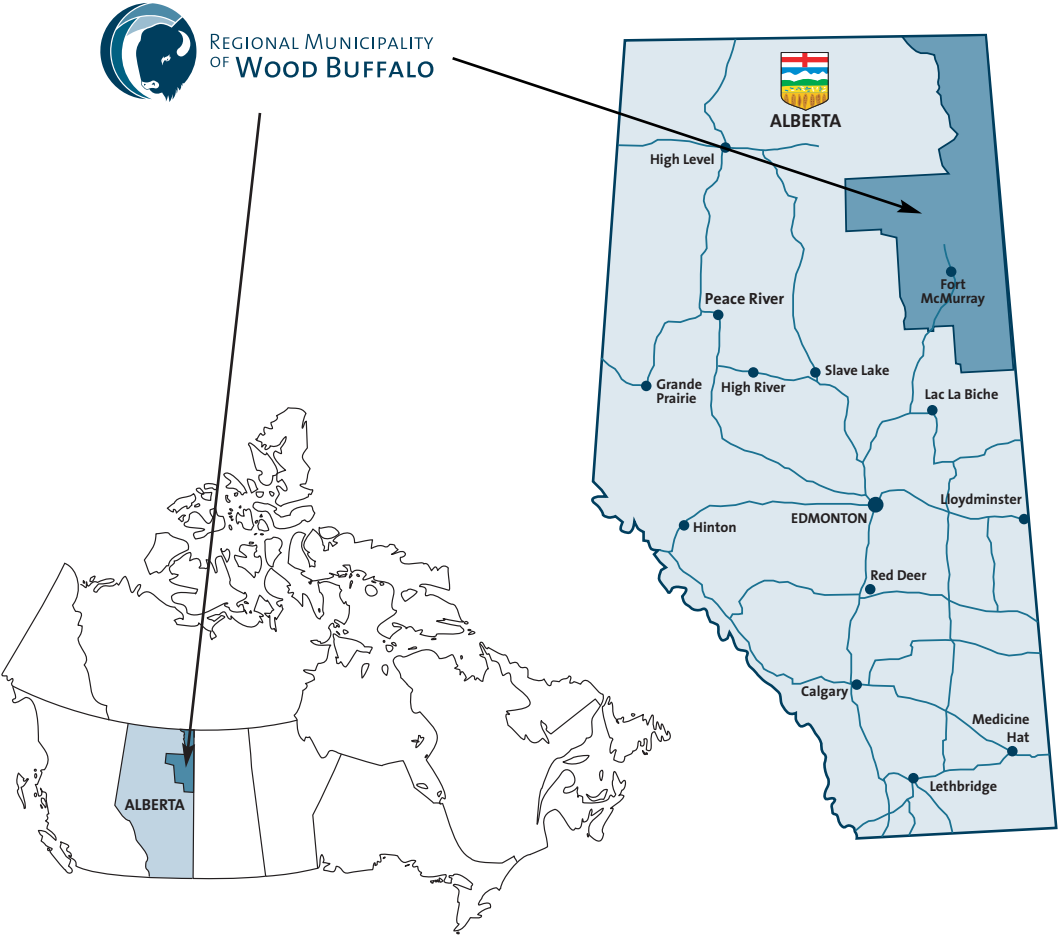
The Regional Municipality of Wood Buffalo would like to extend its sincere thanks to the residents of the region for their cooperation during the 2006 Municipal Census. The reporting of this statistical information could not be accomplished without their continued willingness to participate in our annual enumeration. Thank you for counting yourself in!

Photo Credits

The Regional Municipality of Wood Buffalo would like to acknowledge the photographs shown in the 2006 Municipal Census report provided courtesy of Andrew Johnstone, the Fort Chipewyan Bicentennial Museum, the Fort McMurray Public School District, Fort McMurray Tourism, Keyano College, Shell Canada Limited, Suncor Energy Inc., and Ms. Sussann MacDonald.

Geography

The Regional Municipality of Wood Buffalo is one of the largest municipalities in North America (68,454 square kilometers). It was established April 1, 1995, through amalgamation of the City of Fort McMurray and Improvement District No. 143, and stretches from northcentral Alberta to the borders of Saskatchewan and the Northwest Territories. Today, the municipality is one of the fastest growing industrial communities in Canada thanks to the rich oilsands deposits which underlie the region.



Location of the Regional Municipality of Wood Buffalo in Relation to the Province of Alberta and Canada

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Gateway to Fort McMurray, the oilsands capital of the world.

Introduction

Census 2006

The Regional Municipality of Wood Buffalo conducts a civic census to provide timely statistical data about the region and its residents. Through the collection of census data the municipality can make informed decisions about land use and development, regional service delivery, and future planning in response to forecasted growth scenarios. Existing forecasts need to be validated annually to help address the rapid changes occurring in the region.

Demographic indicators collected through the 2006 Municipal Census are valuable not only to the municipality for planning and calculating grants from senior government, but to other local public sector partners as well. These partners include the Northern Lights Health Region, the Public and Catholic school divisions, Keyano College, and the Fort McMurray Public Library. Private sector businesses, industry, and associations also have an interest in current census data for activities like workforce planning and forecasting.



The unprecedented population growth that accompanies sustained rapid economic growth here requires that senior government grant funding, allocated on a per capita basis, and capital expenditures reflect accurate population figures. Therefore, the Regional Municipality of Wood Buffalo firmly considers the annual census to be an important municipal asset for the region, taxpayers and residents.

Census Data Collection

Included in this year's regional enumeration are nine rural communities – Anzac, Conklin, Fort Chipewyan, Fort Fitzgerald, Fort MacKay, Gregoire Lake Estates, Janvier, Mariana Lake, and Sapræe Creek – hinterland residents, and the local shadow population in addition to the urban centre of Fort McMurray. Any person who is present in the community and has a residence elsewhere may be considered to be a part of the temporary or shadow population within the region. Enumerators canvassed approximately 85 to 90 per cent of all households throughout the region during census data collection between April 2 and June 7, 2006.

Methods used for the 2006 census data collection process included in-person interviews at residents' homes by enumerators; providing information by phone to the census office; completing a self-declaration form and returning it to the census office; and, filling out an online census survey via the Municipality's website. For some population reporting categories – work camps, First Nations Reserves, hotels/motels, homeless, and campgrounds – statistical data was provided by a secondary source.



Scope of the Report

The information contained in this report contains both qualitative and quantitative data taken from the 2006 enumeration outcomes as well as other statistical and reference sources. The intent is to provide a broader perspective on the region's economic, demographic, social, and cultural environments and their circumstances. This information is not exhaustive. It is intended to provide a starting point for further research to draw specific conclusions about a given indicator.

The census information contained in this report is presented under six general headings with both narrative and statistical charts, plus tables reporting enumeration outcomes:

- Section 1: Population
- Section 2: Aboriginal Heritage
- Section 3: Housing
- Section 4: Migration
- Section 5: Education
- Section 6: Employment

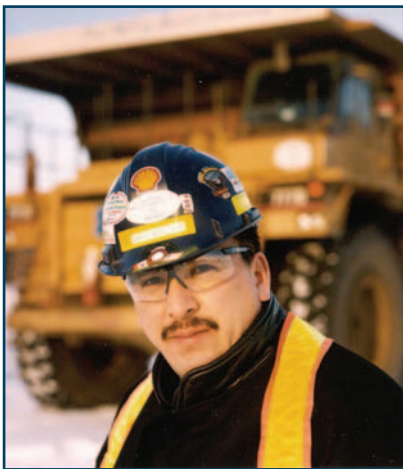
Provided within this report are a glossary of terms to provide clarification on reporting elements and terminology used throughout the 2006 Municipal Census and a list of all supplementary information sources referenced to provide accompanying regional specifics for a particular section's subject matter.

1. Population

Sustained Regional Growth

The Regional Municipality of Wood Buffalo has seen a sustained economic boom for the past seven years as a result of the abundant oilsands deposits in the region. With increased investment in the oilsands, the population of the region is growing rapidly. The cumulative effect of this pace is a region that experiences substantially higher net migration compared to other regions of Alberta. The connection between population growth and oilsands activity is clearly seen where accelerated development drives migration to fill jobs. This trend continues with the development and construction of new sites and the operation and maintenance of existing projects.

Population Growth and Oilsands Investment



This connection between population growth and oilsands activity is evident when regional growth stagnated between 1986 to 1996, before the next major investments in the oilsands. The population change between 1986 (36,810) and 1996 (37,222) was one per cent. Amplified interest in oilsands investment over the past ten-year period has resulted in a population increase of 86 per cent from 1996 (37,222) to 2006 (67,067). When the addition of the shadow population is taken into consideration, the population growth from 1996 to 2006 (79,810) is 114 per cent.

Accelerated oilsands investment over the past seven years has produced the most dramatic increase to-date in the Regional Municipality of Wood Buffalo's population. From 1999 to 2006, the regional population, inclusive of shadow population, has

increased from 42,847 to 79,810 (86 per cent). When the shadow population is excluded, the regional population has increased from 39,279 in 1999 to 67,067 in 2006 (71 per cent). In contrast, shadow population grew 3.6 times faster over the same period from 3,568 to 12,743 (257 per cent).

Clearly, the region's heaviest population growth showed up over this seven-year period of sustained and rapid growth. During this period, the largest proportion of growth occurred in the Fort McMurray urban service area and work camps.

Future Growth

The urban service centre of Fort McMurray has experienced a sustained annual average growth rate of 8.5 per cent between 1999 and 2006. Forecasts from the Regional Municipality of Wood Buffalo's Strategic Planning and Policy Division indicate that the urban service area will reach a population of 100,000 by 2012 utilizing a less aggressive seven per cent rate of growth.



In a region featuring explosive economic growth, coupled with unprecedented population growth, accurately gauging the future progression of the region's population is a challenge complicated by many variables such as the timing and size of individual oilsands projects, regional multipliers, in-migration patterns and the shadow population. What is clearly understood, is that the region is intended for further population intensification in the near future, driven by oilsands projects and associated growth in the service support sectors.



Borealis Park, Fort McMurray

1.1 Table: Population in the Regional Municipality of Wood Buffalo by Area from 1999 to 2006

Area	1996	1999	2000	2002	2004	2005	2006
Fort McMurray ¹	34,706	36,452	42,156	47,240	56,111	60,983	64,441
Anzac		397	446	548	647	685	711
Conklin		215	219	213	210	242	338
Draper		47	60	84	141	148	118
Fort Chipewyan		1,020	1,036	1,012	1,146	744	915
Fort Fitzgerald			30	4	12	4	
Fort MacKay		262	399	186	218	104	536
Gregoire Lake Estates		163	206	184	206	180	285
Janvier		207	185	143	112	141	218
Mariana Lake		7	15	11	8	5	9
Saprae Creek		509	659	603	624	754	728
Hinterland ²			122				47
First Nations Reserves ³							1,018
Shadow Population ⁴							
– Work Camps		3,568	5,903	8,063	7,678	9,178	10,442
Total	37,222	42,847	51,406	58,317	67,105	73,176	79,810

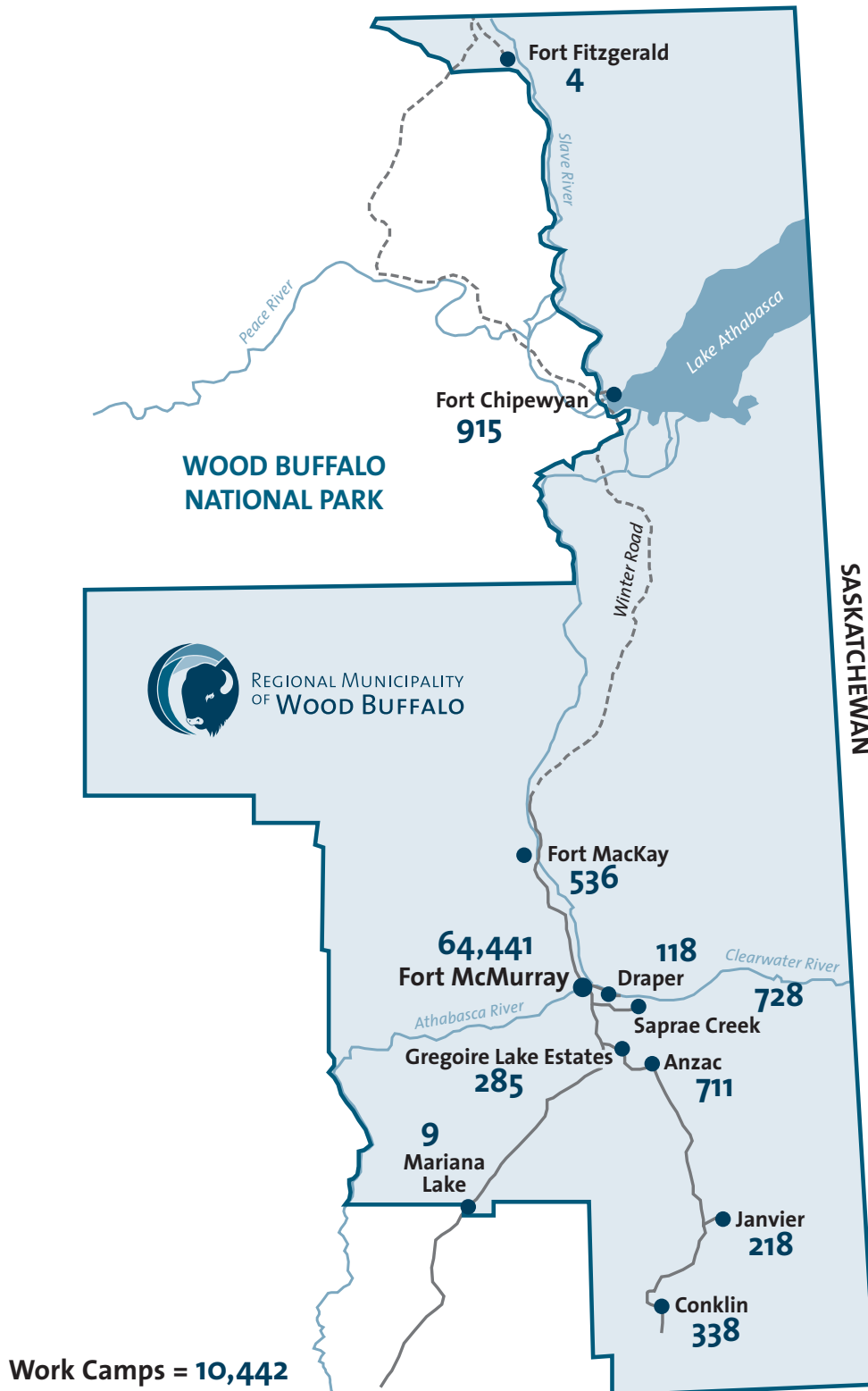
1 The hotel/motel and campground shadow populations residing in Fort McMurray are included in the Fort McMurray area totals for 2004, 2005 and 2006.

2 For definition of Hinterland refer to glossary of terms on page 56.

3 Source: Department of Indian Affairs and Northern Development.

4 For definition of Shadow Population refer to glossary of terms on page 56.

1.2 Map: Population in the Regional Municipality of Wood Buffalo



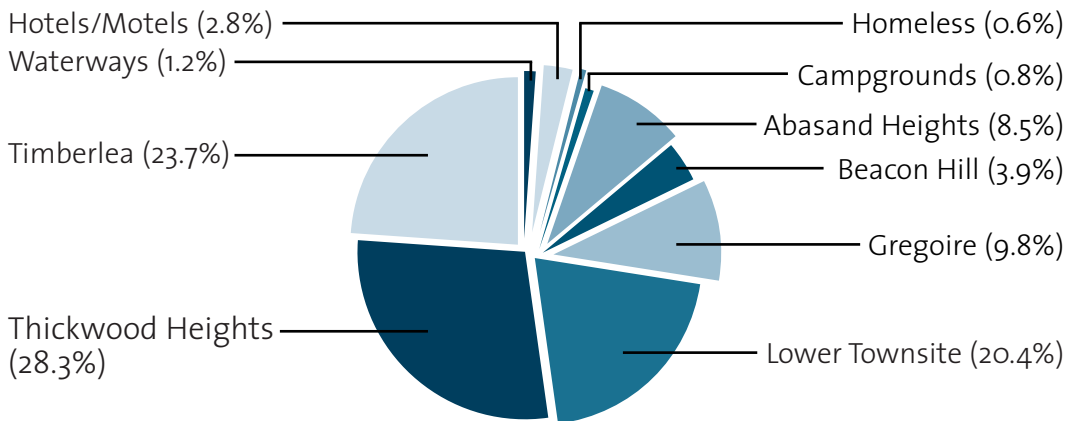
1.3 Table: Population in Fort McMurray by Area from 1999 to 2006

Area	1999	2000	2002	2004	2005	2006
Abasand Heights	3,942	4,649	4,061	4,442	5,860	5,501
Beacon Hill	2,253	2,336	2,480	2,604	2,461	2,487
Gregoire	2,859	3,188	3,856	4,117	4,358	6,287
Lower Townsite	8,191	9,561	11,831	13,652	12,260	13,172
Thickwood Heights	14,307	15,995	17,015	18,229	18,087	18,247
Timberlea	4,292	5,748	7,336	11,605	14,406	15,296
Waterways	608	679	661	472	718	745
Homeless ⁵					232	405
Shadow Population ⁶						
– Hotels/Motels		444	517	990	2,024	1,778
– Campgrounds					577	523
Total	36,452	42,156	47,240	56,111	60,983	64,441

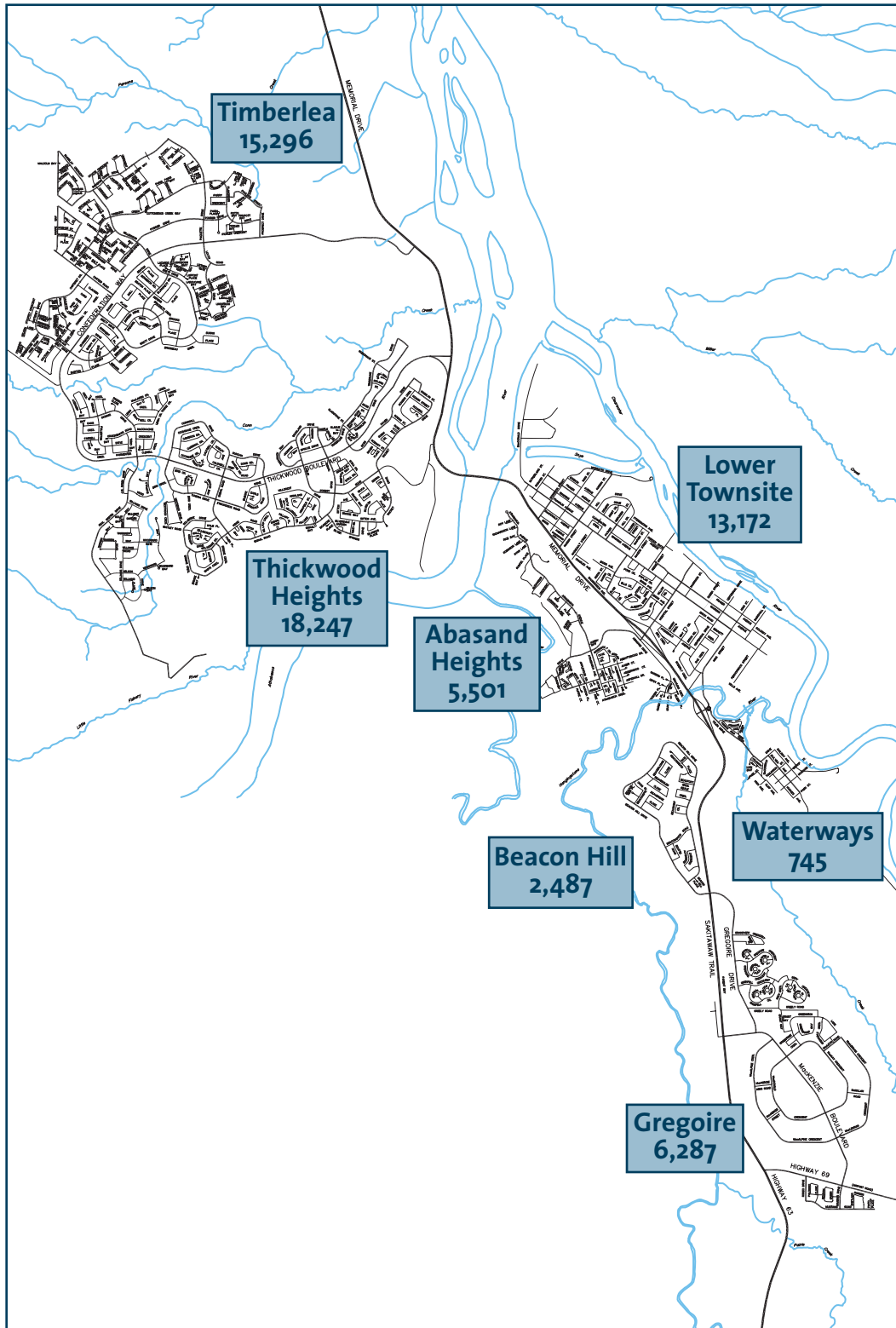
5 Source: Community Services Department, RMWB.

6 For definition of Shadow Population refer to glossary of terms on page 56.

1.4 Chart: Percentage Population in Fort McMurray by Area



1.5 Map: Population Distribution in Fort McMurray



1.6 Table: Per Cent Population in the Regional Municipality of Wood Buffalo by Area and Gender

Area	Male	Female
Fort McMurray	55.2	44.8
Anzac	52.9	47.1
Conklin	56.9	43.1
Draper	51.9	48.1
Fort Chipewyan	50.6	49.4
Fort MacKay	58.2	41.8
Gregoire Lake Estates	51.7	48.3
Mariana Lake	33.3	66.7
Janvier	55.8	44.2
Saprae Creek	53.4	46.6
Average	55.0	45.0

1.7 Table: Comparison of Per Cent Population in the Regional Municipality of Wood Buffalo by Area and Gender from 2000 to 2006

Area	2000		2002		2004		2005		2006	
	M	F	M	F	M	F	M	F	M	F
Fort McMurray	53.6	46.4	54.5	45.5	56.8	43.2	55.8	44.2	55.2	44.8
Anzac	53.7	46.3	54.3	45.7	54.3	45.7	52.2	47.8	52.9	47.1
Conklin	49.5	50.5	-	-	51.9	48.1	55.7	44.3	56.9	43.1
Draper	53.3	46.7	-	-	48.6	51.4	53.3	46.7	51.9	48.1
Fort Chipewyan	51.3	48.7	49.5	50.5	50.9	49.1	51.6	48.4	50.6	49.4
Fort MacKay	50.9	49.1	50.7	49.3	54.3	45.7	53.3	46.7	58.2	41.8
Gregoire Lake Estates	54.3	45.7	53.8	46.2	56.8	43.2	54.2	45.8	51.7	48.3
Janvier	53.1	46.9	55.1	44.9	59.8	40.2	53.4	46.6	55.8	44.2
Saprae Creek	51.9	48.1	51.7	48.3	54.2	45.8	54.9	45.1	53.4	46.6
Average	53.6	46.4	53.7	46.3	54.9	45.1	53.8	46.2	55.0	45.0

M = Male **F** = Female

1.8 Table: Per Cent Population in Fort McMurray by Area and Gender

Area	Male	Female
Abasand Heights	55.7	44.3
Beacon Hill	52.2	47.8
Gregoire	55.0	45.0
Lower Townsite	57.9	42.1
Thickwood Heights	55.2	44.8
Timberlea	53.7	46.3
Waterways	60.5	39.5
Average	55.2	44.8

1.9 Table: Comparison of Per Cent Population in Fort McMurray by Area and Gender from 2000 to 2006

Area	2000		2002		2004		2005		2006	
	M	F	M	F	M	F	M	F	M	F
Abasand Heights	53.9	46.1	55.5	44.5	59.5	40.5	57.1	42.9	55.7	44.3
Beacon Hill	51.7	48.3	53.4	46.6	60.4	39.6	54.2	45.8	52.2	47.8
Gregoire	53.5	46.5	57.6	42.4	57.2	42.8	55.2	44.8	55.0	45.0
Lower Townsite	57.9	42.1	59.1	40.9	53.3	46.7	59.2	40.8	57.9	42.1
Thickwood Heights	51.8	48.2	52.3	47.7	54.7	45.3	55.4	44.6	55.2	44.8
Timberlea	51.8	48.2	52.1	47.9	53.8	46.2	53.9	46.1	53.7	46.3
Waterways	56.7	43.3	59.0	41.0	59.1	40.9	60.9	39.1	60.5	39.5
Average	53.6	46.4	54.5	45.5	56.8	43.2	55.8	44.2	55.2	44.8

1.10 Table: Comparison of Per Cent Population in the Regional Municipality of Wood Buffalo by Age from 2000 to 2006

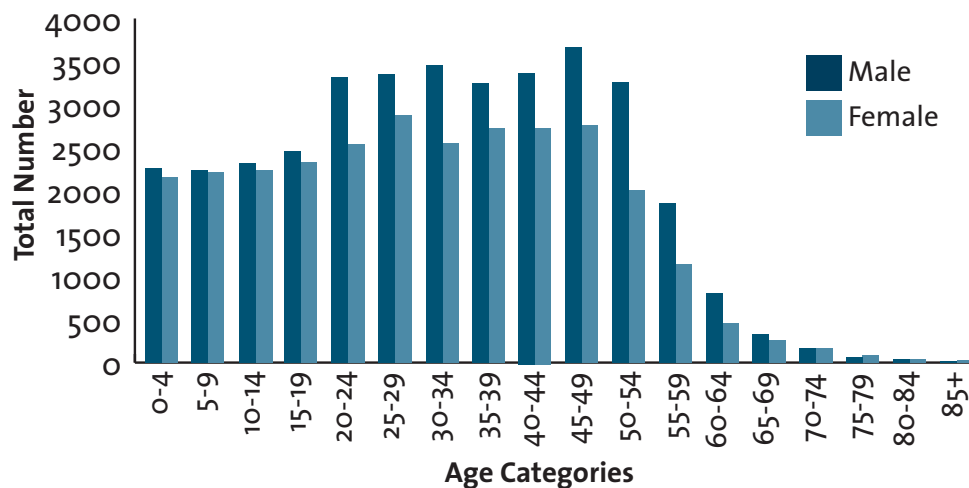
Age*	2000	2002	2004	2005	2006
0-4	7.3	7.1	7.4	7.1	6.8
5-9	8.8	7.8	7.5	7.3	6.8
10-14	9.3	8.6	8.6	7.2	7.0
15-19	9.2	8.3	8.2	7.6	7.4
20-24	7.3	8.5	7.9	8.3	9.0
25-29	7.8	8.7	8.3	9.0	9.5
30-34	8.4	8.8	8.3	9.1	9.1
35-39	9.8	9.0	8.9	8.6	9.0
40-44	10.4	10.2	10.1	9.6	9.3
45-49	8.6	9.1	9.5	9.9	9.8
50-54	6.6	6.9	7.5	8.0	8.0
55-59	3.3	3.8	4.3	4.7	4.6
60-64	1.5	1.6	1.7	1.9	2.0
65-69	0.8	0.8	0.8	0.9	0.9
70-74	0.5	0.4	0.5	0.4	0.5
75-79	0.2	0.3	0.2	0.2	0.2
80-84	0.1	0.2	0.1	0.1	0.1
85+	0.1	0.1	0.1	0.1	0.1

* Work camps, hotels/motels, homeless, campgrounds, First Nations Reserves, Fort Fitzgerald, and Hinterland populations are not included as there was no gender data collected. This is applicable to all table and graphs reporting age and gender data within the report.

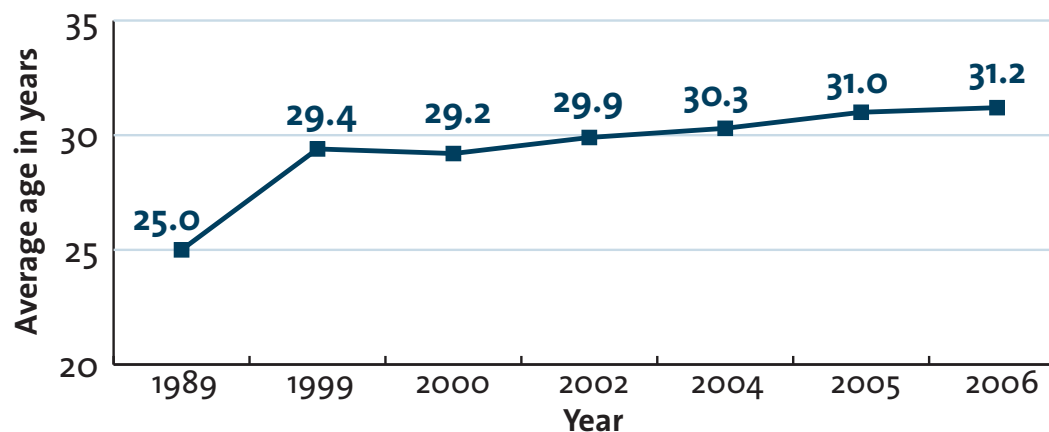
1.11 Table: Population in the Regional Municipality of Wood Buffalo by Age and Gender

Age	Male	Female
0-4	2,265	2,159
5-9	2,236	2,210
10-14	2,323	2,237
15-19	2,454	2,332
20-24	3,324	2,545
25-29	3,359	3,872
30-34	3,458	2,557
35-39	3,245	2,721
40-44	3,390	2,747
45-49	3,667	2,762
50-54	3,256	2,005
55-59	1,853	1,149
60-64	812	459
65-69	334	257
70-74	163	172
75-79	61	86
80-84	40	37
85+	12	34
Total	36,252	29,341

1.12 Graph: Population in the Regional Municipality of Wood Buffalo by Age and Gender



1.13 Graph: Average Age of Residents in the Regional Municipality of Wood Buffalo from 1989 to 2006

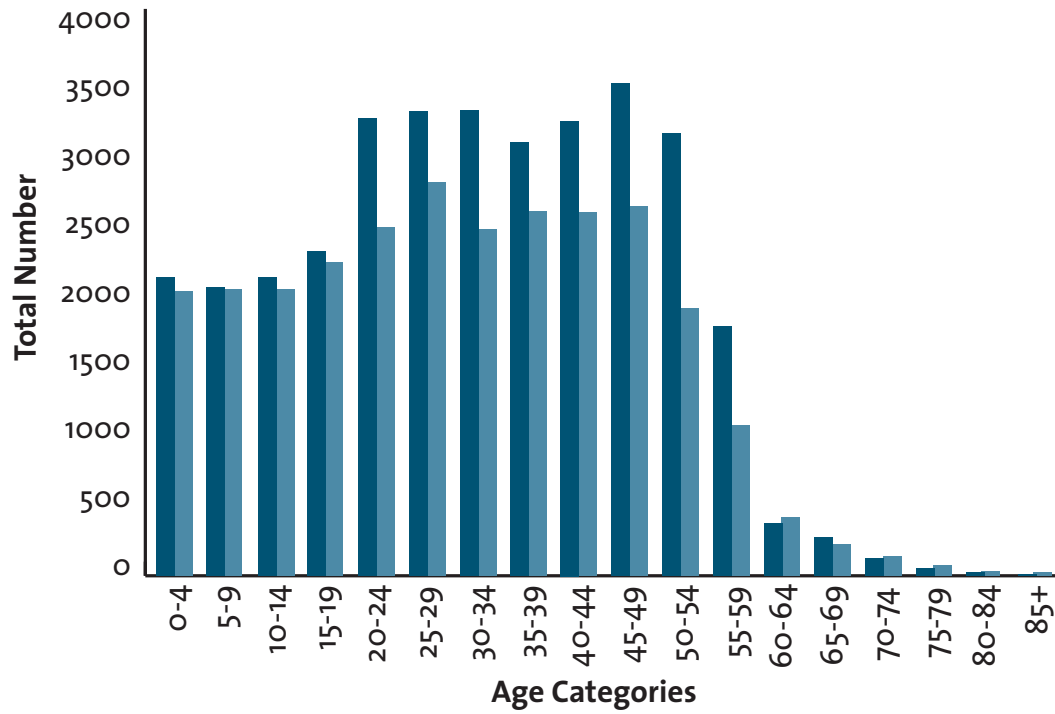


1.14 Table: Population in Fort McMurray by Age and Gender

Age	Male	Female
0-4	2,108	2,008
5-9	2,039	2,024
10-14	2,108	2,023
15-19	2,287	2,213
20-24	2,229	2,461
25-29	3,278	2,780
30-34	3,287	2,448
35-39	3,061	2,571
40-44	3,211	2,564
45-49	3,475	2,609
50-54	3,120	1,886
55-59	1,761	1,059
60-64	737	415
65-69	270	222
70-74	125	135
75-79	52	74
80-84	27	33
85+	10	25
Total*	34,186	27,549

* Hotels/motels, homeless and campground populations are not included as there was no gender data collected. This is applicable to all table and graphs reporting age and gender data within the report.

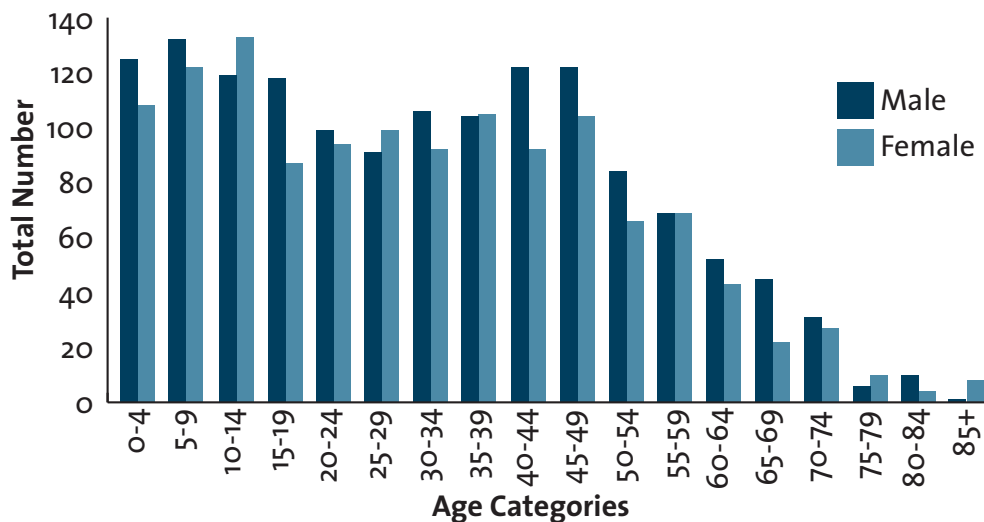
1.15 Graph: Total Number of Males and Females in Fort McMurray by Age



1.16 Table: Population in Anzac, Conklin, Fort Chipewyan, Fort MacKay, and Janvier by Age and Gender

Age	Male	Female
0-4	125	108
5-9	132	122
10-14	119	133
15-19	118	87
20-24	99	94
25-29	91	99
30-34	106	92
35-39	104	105
40-44	122	92
45-49	122	104
50-54	84	66
55-59	69	69
60-64	52	43
65-69	45	22
70-74	31	27
75-79	6	10
80-84	10	4
85+	1	8
Total	1,433	1,285

1.17 Graph: Population in Anzac, Conklin, Fort Chipewyan, Fort MacKay, and Janvier by Age and Gender



1.18 Table Comparison of Population in Fort McMurray versus Rural Communities by Age and Gender

Age	Fort McMurray		Rural Communities	
	Male	Female	Male	Female
0-4	2,108	2,008	125	108
5-9	2,039	2,024	132	122
10-14	2,108	2,023	119	133
15-19	2,287	2,213	118	87
20-24	3,229	2,461	99	94
25-29	3,278	2,780	91	99
30-34	3,287	2,448	106	92
35-39	3,061	2,571	104	105
40-44	3,211	2,564	122	92
45-49	3,475	2,609	122	104
50-54	3,120	1,886	84	66
55-59	1,761	1,059	69	69
60-64	737	415	52	43
65-69	270	222	45	22
70-74	125	135	31	27
75-79	52	74	6	10
80-84	27	33	10	4
85+	10	25	1	8
Total	34,186	27,549	1,433	1,285

2. Aboriginal Heritage

Purpose of Data Collection

The purpose of determining the Aboriginal ancestry of respondents is to gain an accurate count for special programs funding. Knowing what proportion of our regional population is Aboriginal and where they are located makes it possible to tailor services to meet the needs of these distinct populations.

Recognized Aboriginal Peoples

The Canadian Constitution recognizes three groups of Aboriginal peoples: First Nations (Status, Non-Status and Treaty First Nations), Métis, and Inuit. The term Métis is used broadly to describe people with mixed First Nation and European ancestry who identify themselves as Métis, distinct from First Nation people, Inuit or non-Aboriginal people.



Regional Aboriginal Groups

The region encompasses the reserves and traditional lands of five Treaty 8 First Nations and six Métis locals. The Athabasca Tribal Council represents the interests of the five First Nations located in northeastern Alberta which are comprised of native Cree and Chipewyan individuals. These include:

- The Athabasca Chipewyan First Nation #463 reserve located in the hamlet of Fort Chipewyan.
- The Chipewyan Prairie First Nation #470 reserve to be found in the community of Janvier/Chard.
- The Fort McKay First Nation #467 has reserves at Fort MacKay, Namur Lake and Gardiner Lake.
- The Fort McMurray First Nation #468 consists of four reserves. Three are located near Anzac on Gregoire Lake while the fourth is located about 20 kilometers east of Fort McMurray.
- The Mikesew Cree First Nation #461 is based out of the hamlet of Fort Chipewyan and has nine reserves throughout northeastern Alberta. These are: Devil's Gate; Old Fort; Allison Bay; Sandy Point; Collin Lake; Cornwall Lake; Charles Lake; Dog Head; and Peace Point.

The Métis Nation of Alberta has adopted a model of governance which assumes full responsibility for the representation of the Métis people within the province of Alberta. Métis residing in the Regional Municipality of Wood Buffalo are represented by the Métis Nation of Alberta's Region 1 located in Lac La Biche. These locals include:



- The Métis Fort Chipewyan Local #123 situated in the hamlet of Fort Chipewyan.
- The Willow Lake Métis Local #780 to be found in the Anzac and Gregoire Lake communities.
- The Métis Conklin Local #193 located in the community of Conklin.
- The Métis Fort MacKay Local #63 and #122 in the community of Fort MacKay.
- The Métis Fort McMurray Local #1935 to be found in the urban community of Fort McMurray.
- The Métis Janvier Local #214 located in the community of Janvier/Chard.

Regional Aboriginal Groups

For census statistical data collection, respondents are asked to self-identify themselves as either Aboriginal or non-Aboriginal. For the municipal census, distinction is not made between respondents' First Nation, Métis, or Inuit Aboriginal heritage. It is important to note that individuals residing within reserves are not counted during the municipal enumeration process.



Statistical population data provided within this report regarding First Nations Reserves is provided by Indian and Northern Affairs Canada.

Aboriginal Population

The population of Aboriginal people in the region is visible and significant as a proportion of the total population. Examination of current enumeration data indicates that 12 per cent of respondents within the Regional Municipality of Wood Buffalo are of Aboriginal ancestry. A greater number of Aboriginal respondents resided in the Fort McMurray urban service area (5,987 or 74 per cent) as compared to the rural communities (2,135 or 26 per cent).



In general, those communities that were historically of Aboriginal origin had a much greater percentage of people with Aboriginal heritage. The highest proportion of Aboriginal residents (55 per cent) can be found in the region's rural communities as compared to Fort McMurray (10 per cent). The hamlet of Fort Chipewyan had the largest number of Aboriginal respondents (822) amongst the rural communities. It should be noted that in the rural communities and outlying areas, data was provided by secondary sources and, as a result, Aboriginal ancestry was not reported for individuals residing in work camps, on First Nations Reserves, and in the hinterland. In Fort McMurray, the Aboriginal heritage of residents

staying in hotels or motels, at campgrounds, and those who were homeless was also not reported for similar reasons.

The per cent of males as compared to females for individuals of Aboriginal ancestry within the region was 52 per cent and 48 per cent respectively. These figures are similar for both Fort McMurray (52 per cent males versus 48 per cent females) and regional rural communities (53 per cent males versus 47 per cent females). When compared with the findings for all residents within the region, again, the outcomes are very similar: 55 per cent males versus 45 per cent females.

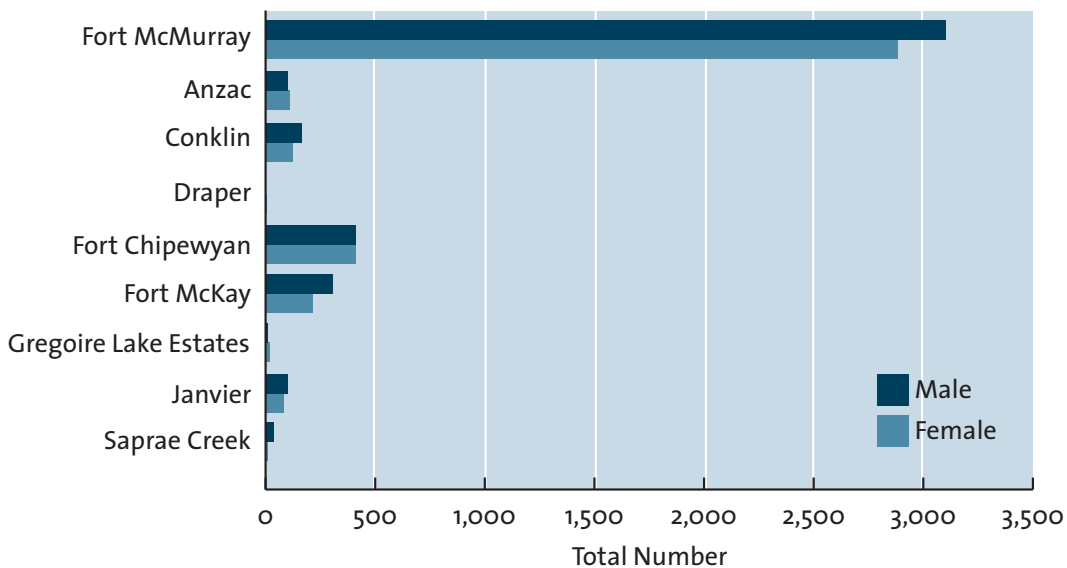


2.1 Table: Population in the Regional Municipality of Wood Buffalo with Aboriginal Heritage by Area and Gender

Area	Male	Female	Total
Fort McMurray	3,101	2,886	5,987
Anzac	101	109	210
Conklin	166	125	291
Draper	2	4	6
Fort Chipewyan	410	412	822
Fort MacKay	309	216	525
Gregoire Lake Estates	12	20	32
Janvier	104	85	190
Saprae Creek	36	23	59
Total*	4,242	3,880	8,122

* Work camps, hotels/motels, homeless, campgrounds, First Nations Reserves, Fort Fitzgerald, and Hinterland populations are not included as there was no gender data collected. This is applicable to all table and graphs reporting age and gender data within the report.

2.2 Graph: Population in the Regional Municipality of Wood Buffalo with Aboriginal Heritage by Area and Gender

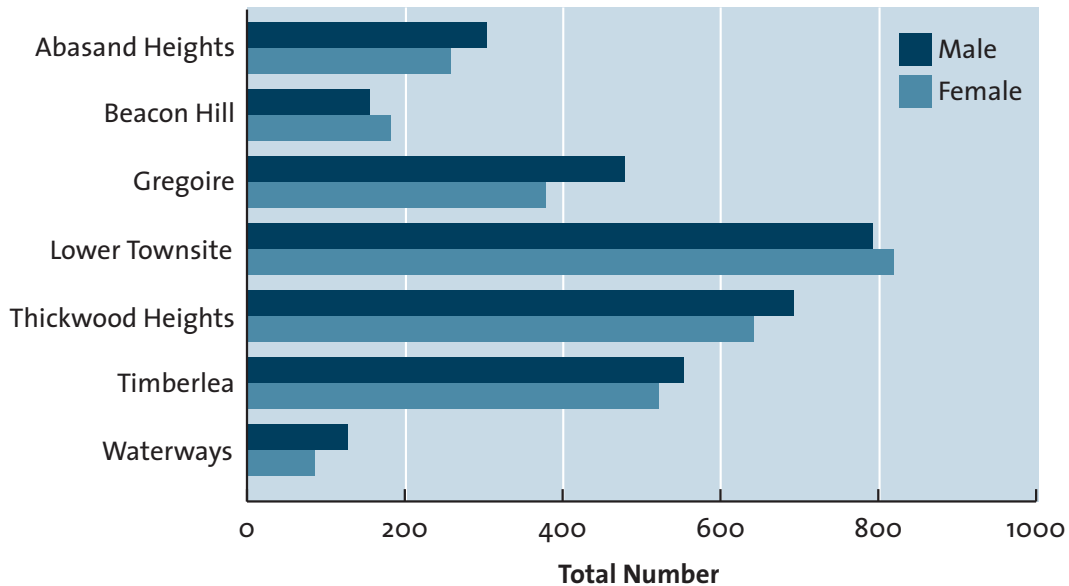


2.3 Table: Population in Fort McMurray with Aboriginal Heritage by Area and Gender

Area	Male	Female	Total
Abasand Heights	303	258	561
Beacon Hill	155	182	336
Gregoire	479	378	857
Lower Townsite	793	819	1,611
Thickwood Heights	692	642	1,334
Timberlea	553	522	1,075
Waterways	127	85	212
Total*	3,101	2,886	5,987

* Campground, homeless, and hotels/motels data are not included as there was no Aboriginal Heritage data collected from these populations. This is applicable to all table and graphs reporting age and gender data within the report.

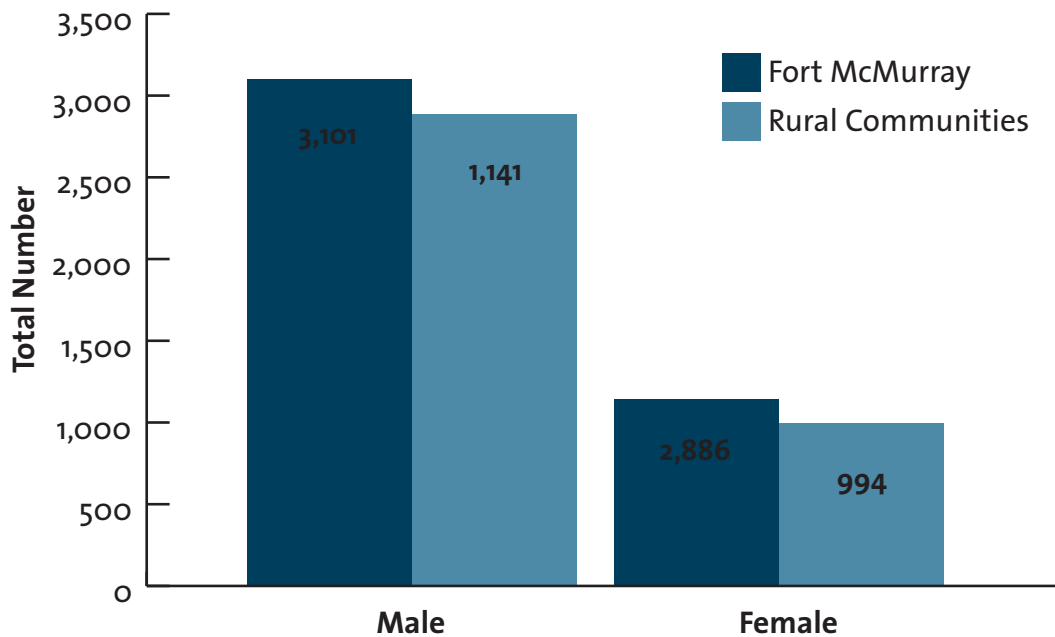
2.4 Graph: Population in Fort McMurray with Aboriginal Heritage by Area and Gender



2.5 Table: Total Number of Males and Females with Aboriginal Heritage in Fort McMurray versus Rural Communities

Area	Male	Female	Total
Fort McMurray	3,101	2,886	5,987
Rural Communities	1,141	994	2,135
Total	4,242	3,880	8,122

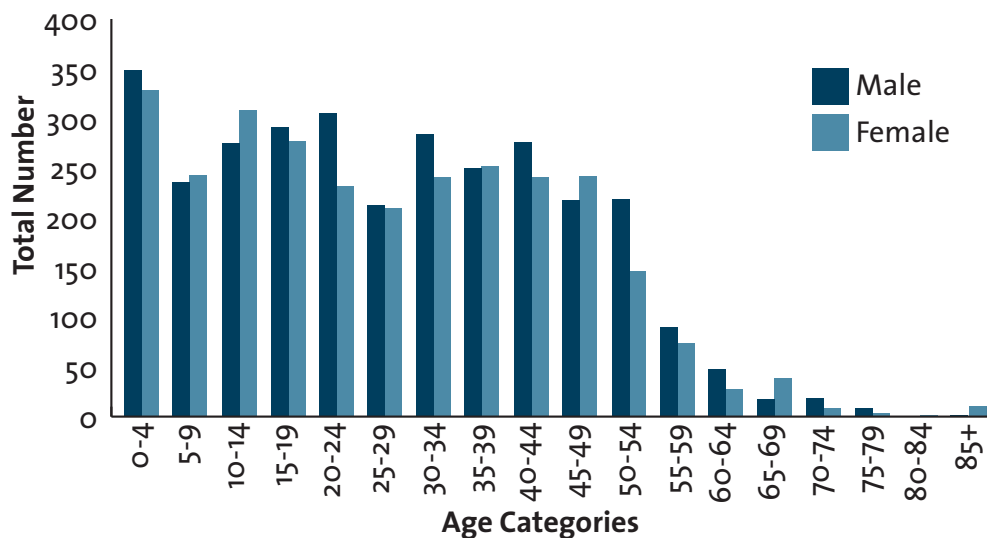
2.6 Graph: Total Number of Males and Females with Aboriginal Heritage in Fort McMurray versus Rural Communities



2.7 Table: Population in Fort McMurray with Aboriginal Heritage by Age and Gender

Age	Male	Female	Total
0-4	349	328	677
5-9	236	243	479
10-14	275	308	583
15-19	291	277	568
20-24	305	232	537
25-29	213	210	423
30-34	284	241	525
35-39	250	252	502
40-44	276	241	517
45-49	218	242	460
50-54	219	146	365
55-59	90	74	164
60-64	48	28	76
65-69	18	39	56
70-74	19	9	28
75-79	9	4	12
80-84	0	2	2
85+	2	11	12
Total	3,101	2,886	5,987

2.8 Graph: Population in Fort McMurray with Aboriginal Heritage by Age and Gender



3. Housing

Housing Trends

Strong employment and population growth in the Regional Municipality of Wood Buffalo, coupled with land availability constraints and low rental vacancy rates, has made housing within the urban service area of Fort McMurray one of the most expensive in the province. Despite prohibitive housing costs, the majority of residents within the region own their home (82 per cent) as compared to those renting or leasing (18 per cent). Since 1999, the general tenancy trend has been one of increasing home ownership as compared to renting or leasing.

Provincial Comparisons

In terms of average dwelling price, Fort McMurray has experienced an increase of 27 per cent between March, 2005 and March, 2006. This was the highest increase in the province as compared to other high-growth communities such as Calgary and Grande Prairie. An overall price increase from \$333,855 in 2005 to a forecasted price of \$390,000 in 2006 (17 per cent increase) is predicted by Canada Mortgage and Housing Corporation (CMHC) for the average dwelling price in the region.



Single Detached Dwellings

In Fort McMurray the average single-detached home price has doubled within the past five-years. According to CMHC, in March, 2006 the average single-detached home sold for \$435,000 as compared to approximately \$210,000 in 2001. Similar information from the Fort McMurray Real Estate Board indicates that the average single-detached home price was \$441,924 in May as compared to \$429,250 in January, 2006 (an increase of \$12,674 or three per cent over a five-month period).



CMHC reported that newly constructed single-detached homes sold, on average, for \$503,000 in March, 2006. In 2005 a total of 667 new single-detached homes were built in the region. A total of 800 are forecasted for 2006. The construction of additional new single-detached homes to meet the housing requirements within the region is severely limited by lot availability, builder capacity, and labour availability.

Multi-Family Dwellings

In response to the generally high single-detached home prices and the low rental availability in the region, the multi-family dwelling has become a more affordable alternative. Multi-family dwellings include semi-detached units, row housing, apartments and condominiums. According to CMHC, in 2005 a total of 796 new multi-family dwellings were built in the region. A total of 1,000 are forecasted for 2006. The region leads Alberta in terms of its per capita proportion of newly-constructed, multi-family dwellings as compared to single-detached homes. Overall, the region leads in the total number of construction starts per capita (starts per 1,000 population) within the province.



Fort McMurray Sales Volumes

In terms of overall number of units sold within the region, the Fort McMurray Real Estate Board reports that year-to-date (May, 2006) a total of 757 housing units were sold within the urban service area. This is a 17 per cent increase over the same period in 2005. The total value of housing sales year-to-date (May, 2006) is \$271.6 million (36 per cent increase over 2005).

Rental Accommodations

In 2005, the average apartment vacancy rate remained well below one per cent (0.3 per cent) and is projected to remain the same during 2006. An outcome of sparse vacant units available has resulted in rental rate increases. According to CMHC, in 2005 the average cost of a two-bedroom apartment was \$1,478 per month with 2006 projected estimates of \$1,580 per month (seven per cent increase).

In June 2006, the Fort McMurray Landlord and Tenant Advisory Board reported that the cost of a two-bedroom apartment ranged from \$1,250 to \$2,000. During the month of June, a total of twelve apartments were available for rent within Fort McMurray (vacancy rate of 0.4 per cent). Since February 2006, the average rental rate for a two-bedroom apartment increased nine per cent by June. The majority of rental property owners have indicated that this rental price increase will continue.



Rental Affordability

In terms of measuring the rental affordability in Fort McMurray, average market rents can be measured by comparing apartment rents for a particular unit size to household incomes. For comparative purposes, both high end and average annual income and hourly wage needed are shown below:

Unit Size	High End		Average	
	Annual Income	Hourly Wage	Annual Income	Hourly Wage
Bachelor Suite	\$48,000	\$21.15	\$40,560	\$18.98
1 Bedroom	\$71,560	\$30.77	\$50,480	\$23.58
2 Bedrooms	\$80,000	\$36.54	\$60,720	\$26.67
3 Bedrooms	\$80,000	\$36.54	\$66,280	\$30.63
4 Bedrooms	\$86,000	\$33.65	\$78,000	\$33.65

⁷ Detailed information on rental affordability measures can be found in the glossary of terms on page 56.

The Fort McMurray Landlord and Tenant Advisory Board indicates that the trend by property owners converting unfurnished units to furnished units is emerging in Fort McMurray. The rental range for these units is between \$2,300 and \$2,700 per month, with most being occupied by industry shift workers.

Work Camps

Another form of accommodation featured within the region is the work camp. Within the region there are a total of 56 work camps which range in size from 15 to 2,184.

3.1 Table: Average Number of People per Dwelling Type in the Regional Municipality of Wood Buffalo

Area	Single Family Dwelling	Townhouse	Apartment	Manu-factured Home	Duplex	Semi-detached
Fort McMurray	3.3	2.8	2.3	2.9	2.7	3.0
Anzac	3.1	-	-	3.3	-	-
Conklin	3.8	-	-	3.2	-	-
Draper	2.8	-	-	2.6	-	-
Fort Chipewyan	3.0	1.0	-	3.0	2.4	-
Fort MacKay	3.9	-	-	3.2	-	-
Gregoire Lake Estates	3.2	-	-	2.7	-	-
Janvier	3.3	-	-	2.4	-	-
Saprae Creek	3.6	-	-	3.1	-	-
Average	3.3	1.9	2.3	2.9	2.5	3.0

3.2 Table: Average Number of People per Dwelling Type in Fort McMurray

Area	Single Family Dwelling	Townhouse	Apartment	Manu-factured Home	Duplex	Semi-detached
Abasand Heights	3.5	3.1	3.3	-	2.5	3.2
Beacon Hill	3.4	2.9	-	3.3	2.0	3.3
Gregoire	2.8	2.1	1.8	3.1	-	-
Lower Townsite	3.3	3.0	2.1	2.8	2.0	3.2
Thickwood Heights	3.5	3.0	2.2	2.8	2.5	3.0
Timberlea	3.5	2.9	2.1	3.0	2.6	3.2
Waterways	3.2	-	-	2.3	4.5	-
Average	3.3	2.8	2.3	2.9	2.7	3.2

3.3 Table: Per Cent Tenancy Distribution in the Regional Municipality of Wood Buffalo

Area	Own	Rent/Lease
Fort McMurray	76.3	23.7
Anzac	82.8	17.2
Conklin	70.6	29.4
Draper	95.0	5.0
Fort Chipewyan	51.3	48.7
Fort MacKay	83.3	16.7
Gregoire Lake Estates	97.5	2.5
Janvier	80.7	19.3
Saprae Creek	98.8	1.2
Average	81.8	18.2

3.4 Table: Comparison of Per Cent Tenancy Distribution in the Regional Municipality of Wood Buffalo from 1999 – 2006

Area	1999		2000		2002		2004		2005		2006	
	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent
Fort McMurray	64.1	35.9	62.7	37.3	75.5	24.5	76.2	23.8	76.2	23.8	76.3	23.7
Anzac	82.3	17.7	74.1	25.9	82.9	17.1	64.2	35.8	64.2	35.8	82.8	17.2
Conklin	66.7	33.3	81.5	18.5	-	-	81.0	19.0	67.8	32.2	70.6	29.4
Draper	66.7	33.3	90.5	9.5	-	-	96.0	4.0	72.7	27.3	95.0	5.0
Fort Chipewyan	65.1	34.9	64.6	35.4	60.2	39.8	93.5	6.5	59.9	40.1	51.3	48.7
Fort MacKay	58.5	41.5	66.7	33.3	48.8	51.2	94.9	5.1	84.6	15.4	83.3	16.7
Gregoire Lake Estates	98.2	1.8	97.3	2.7	95.4	4.6	85.5	14.5	95.0	5.0	97.5	2.5
Janvier	77.4	22.6	63.3	36.7	71.4	28.6	80.6	19.4	86.8	13.2	80.7	19.3
Saprae Creek	100.0	0.0	100.0	0.0	98.8	1.2	90.2	9.8	100.0	0.0	98.8	1.2
Average	64.8	35.2	63.7	37.3	77.4	22.6	76.9	23.1	70.9	29.1	81.8	18.2

3.5 Table: Per Cent Tenancy Distribution in Fort McMurray

Area	Own	Rent/Lease
Abasand Heights	67.5	32.5
Beacon Hill	88.0	12.0
Gregoire	90.6	9.4
Lower Townsite	38.8	61.2
Thickwood Heights	80.3	19.7
Timberlea	81.5	18.5
Waterways	87.7	12.3
Average	76.3	23.7

3.6 Table: Comparison of Per Cent Tenancy Distribution in Fort McMurray from 1999 – 2006

Area	1999		2000		2002		2004		2005		2006	
	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent
Abasand Heights	51.7	48.3	48.9	51.1	67.4	32.6	67.6	32.4	69.9	30.1	67.5	32.5
Beacon Hill	86.7	13.3	90.5	9.5	88.2	11.8	90.7	9.3	89.1	10.9	88.0	12.0
Gregoire	85.5	14.5	94.6	5.4	94.0	6.0	76.8	23.2	87.7	12.2	90.6	9.4
Lower Townsite	30.3	69.7	24.9	75.1	37.8	62.2	89.1	10.9	36.6	63.4	38.8	61.2
Thickwood Heights	75.9	24.1	77.3	22.7	81.9	18.1	83.9	16.1	78.4	21.6	80.3	19.7
Timberlea	97.6	2.4	96.9	3.1	97.2	2.8	89.1	10.9	79.8	20.2	81.5	18.5
Waterways	85.7	14.3	86.2	13.8	85.2	14.8	84.8	15.2	86.6	13.2	87.7	12.3
Average	64.1	35.9	67.2	37.3	75.5	24.5	76.2	23.8	70.3	29.7	76.3	23.7

4. Migration

Migration Trends

Examination of the length of residency data reveals a greater proportion of long-time residents in the regional rural communities as compared to the Fort McMurray urban service area. In the rural service areas, 58 per cent of respondents indicated that they had not moved in over 11 years as compared to only 35 per cent of Fort McMurray respondents. With the majority of growth within the region

in Fort McMurray, this finding is understandable when historical population data is taken into account.



Migration patterns of residents in the Regional Municipality of Wood Buffalo over the last 12 months indicate that, apart from Alberta, new residents moving to the region are from across Canada. The majority of urban and rural residents reported that they either did not move (78 per cent urban and 89 per cent rural) or only moved within the region (seven per cent urban and five per cent rural) in the last 12 months.

Aboriginal Peoples

The changing distribution of Aboriginal people in the region contributes to the increasing diversity of the Fort McMurray urban service area as individuals migrate between reserves, rural areas, and the urban service area. According to data from both Statistics Canada and Indian and Northern Affairs Canada, Aboriginal people are considerably more mobile than non-Aboriginal people. Interestingly, the general

pattern of migration is not always one of the depletion of the reserves and rural areas as populations move to urban areas.

Instead, there is circulation between reserves and/or rural and urban areas conceivably because reserves represent the stability and support of extended family, kinship networks, cultural and other benefits that are not available in the city. Therefore, it is to be expected that local reserves and rural communities will be a primary destination of out-migrants from the urban area – particularly as industrial oilsands projects in the communities of Anzac, Conklin and Janvier move forward.

The economic and social well-being of the region's initiatives also benefits from the integration of new immigrants into the labour market as well as access to social services, language training and education. Newcomers to the region bring with them diversity in skills, linguistic abilities, personal experience, and cultural and religious backgrounds that enrich our region. In 2006, a very small proportion of individuals reported migration from a country other than Canada in the last 12 months (one per cent in Fort McMurray and 0.2 per cent in the rural communities).

New Immigrants

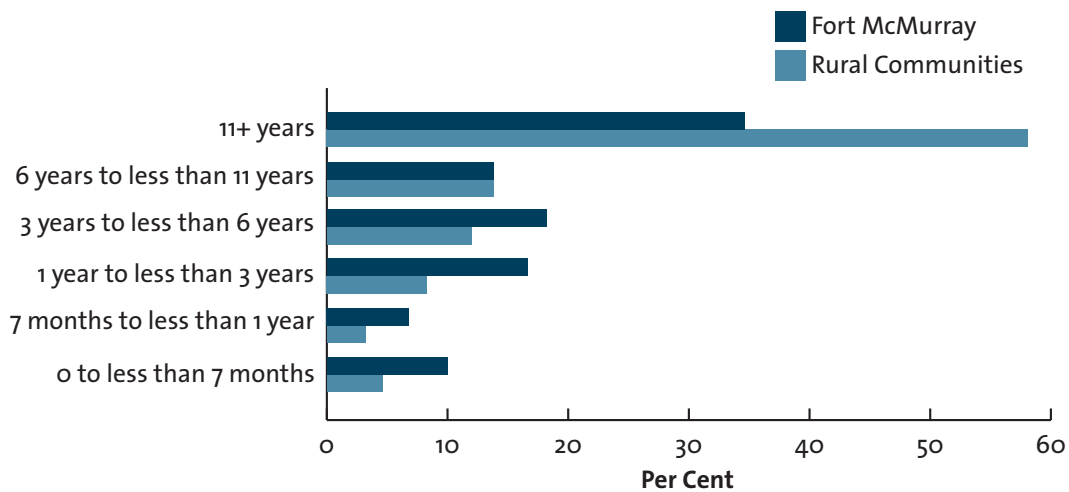
Increased cultural diversity flowing from regional economic prosperity, quite literally, brings individuals from various locales to the region for employment opportunities. This influx of individuals to the region – from within Alberta, other Canadian provinces and other countries – presents both challenges and opportunities for the Regional Municipality of Wood Buffalo.



4.1 Table: Length of Residency in the Regional Municipality of Wood Buffalo

Length of Time	Fort McMurray	Rural Communities
0 to less than 7 months	10.0	4.6
7 months to less than 1 year	6.8	3.2
1 year to less than 3 years	16.6	8.3
3 years to less than 6 years	18.2	12.0
6 years to less than 11 years	13.8	13.8
11+ years	34.6	58.1

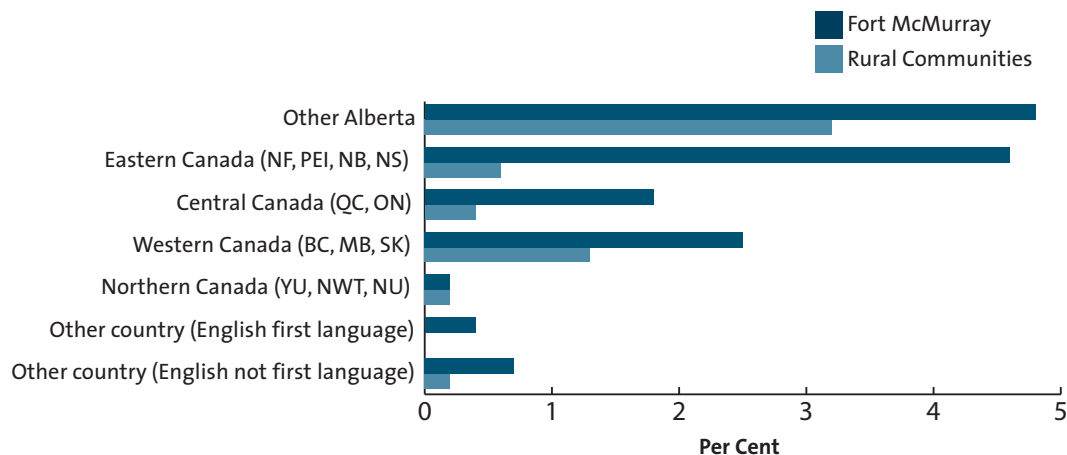
4.2 Graph: Length of Residency in the Regional Municipality of Wood Buffalo



4.3 Table: Migration Patterns of Residents in the Regional Municipality of Wood Buffalo (Last 12 Months)

Migration in last 12 months	Fort McMurray	Rural Communities
Other Alberta	4.8	3.2
Eastern Canada (NF, PEI, NB, NS)	4.6	0.6
Central Canada (QC, ON)	1.8	0.4
Western Canada (BC, MB, SK)	2.5	1.3
Northern Canada (YU, NWT, NU)	0.2	0.2
Other Country (English first language)	0.4	0.0
Other Country (English not first language)	0.7	0.2
Total	15.0	3.0

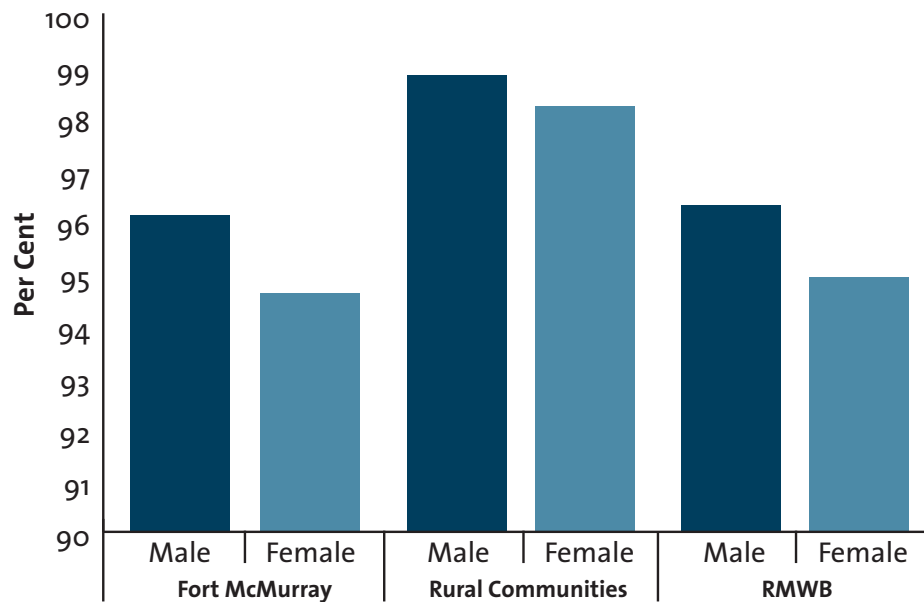
4.4 Graph: Migration Patterns of Residents in the Regional Municipality of Wood Buffalo (Last 12 Months)



4.5 Table: Per Cent Population in the Regional Municipality of Wood Buffalo with Canadian Citizenship by Gender

Citizenship	Fort McMurray		Rural Communities		RMWB	
	Male	Female	Male	Female	Male	Female
Canadian	96.1	94.6	98.8	98.2	96.3	94.9
Non-Canadian	3.9	5.4	1.2	1.8	3.7	5.1

4.6 Graph: Per Cent Population in the Regional Municipality of Wood Buffalo with Canadian Citizenship by Gender





Fort McMurray Airport



A region on the move! Moving trucks lined up at their depot in Fort McMurray.

5. Education

Education Outcomes

The region has a higher percentage of persons with trades certification than Edmonton and Alberta as a whole and a lower percentage of persons with university credentials. This finding is consistent with the region's oilsands industry jobs which require technical and highly-trained, skilled workers. The local post-secondary institution, Keyano College, teaches many of these skills and works closely with industry through partnerships to provide skills upgrading for oilsands and other industry workers as technology and processes advance.



Examination of the education outcomes reveals that, on average, Fort McMurray residents have achieved higher levels of education than residents in the rural communities. Regionally, 49 per cent of Fort McMurray respondents and 27 per cent of rural respondents have completed some form of education beyond a high school diploma (e.g. trades, college, and university accreditations).

Primary and Secondary Education

Primary and secondary school enrollments have historically followed population growth, placing the school system in Fort McMurray in a challenging situation. Access to new school funding from Alberta Infrastructure and Transportation relies heavily on historical capacity usage; yet a fast growing and relatively young population in the region ensures that enrollment will increase dramatically in the next five years.

The Fort McMurray Public School Board reports a total of 4,647 students enrolled during the 2004-05 academic year between their two high schools and their nine primary schools in Fort McMurray. Construction of a new school, Ecole McTavish Junior High School, is planned pending government approval and project funding to alleviate overcrowding in several existing schools. Additionally, the Board has proposed the construction of three kindergarten to Grade 6 schools in the Timberlea area over the next few years in response to Fort McMurray's anticipated population growth.



The Fort McMurray Catholic Board of Education serves 4,178 students in eight schools in Fort McMurray. These include seven primary schools (kindergarten to grade eight) and one high school, Father Patrick Mercredi High School. A new primary school, St. Martha's School, serving students for early entry and kindergarten to Grade eight in the Timberlea area is scheduled to open in September, 2006.

Future Needs

Positioning for future growth is necessary to the capital development plans of the primary, secondary and post-secondary educational institutions in Fort McMurray. Sustaining a supply of good-quality local schools and programs is crucial to meeting the needs of existing and incoming families and to developing future employees for the region.

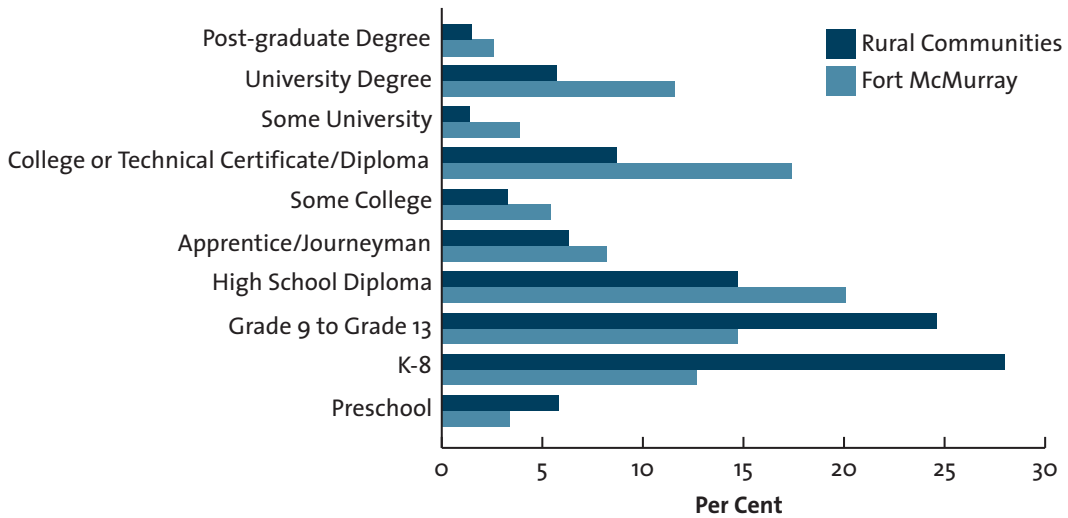


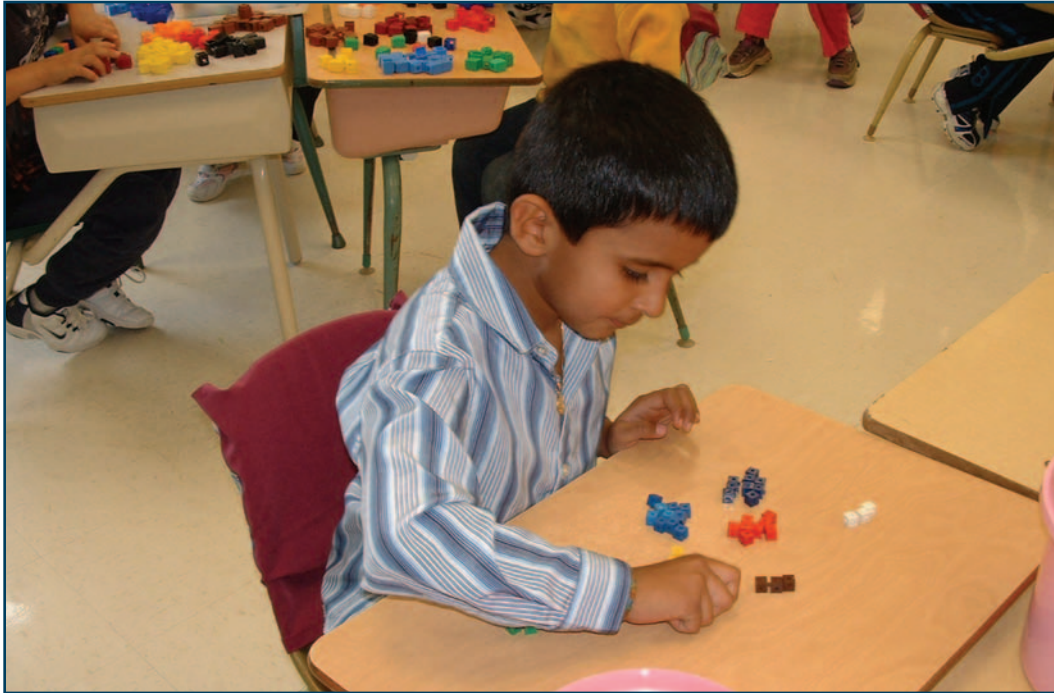
The Syncrude Technology Centre at Keyano College, Fort McMurray

5.1 Table: Education Levels in the Regional Municipality of Wood Buffalo

Schooling	Fort McMurray	Rural Communities
Preschool	3.4	5.8
K-8	12.7	28.0
Grade 9 to Grade 13	14.7	24.6
High School Diploma	20.1	14.7
Apprentice / Journeyman	8.2	6.3
Some College	5.4	3.3
College or Technical Certificate/Diploma	17.4	8.7
Some University	3.9	1.4
University Degree	11.6	5.7
Post-graduate Degree	2.6	1.5
Total	100.0	100.0

5.2 Graph: Education Levels in the Regional Municipality of Wood Buffalo





Sorting blocks in math class at Dr. Clark School.



Greely Road Public School, Fort McMurray.

6. Employment

Regional Economy

Known as Alberta's Northern Light, Fort McMurray is the major commercial, cultural and recreational centre for the Athabasca oilsands region. The oilsands activity dominates the local economy, providing employment to industrial plant workers and construction trades workers, and spin-off activity to local contractors and suppliers. Within the region there is also a growing focus on the areas of forestry, natural gas, small business manufacturing and tourism industries.

Industry Expansion Projects

With forecasted investment in the oilsands approaching \$100 billion, industry expansion projects have increased employment and contracting opportunities that stretch well beyond the regional level to the provincial and national levels as well. The Athabasca oilsands are one of the largest oil deposits in the world with total established reserves over 300 billion barrels. In terms of oilsands investment in the Regional Municipality of Wood Buffalo, construction projects currently underway are valued at \$14.6 billion, plus an additional \$9.4 billion in projects approved for future development, and another \$29.7 billion in projects proposed awaiting approval. All of these projects are scheduled for construction within the next ten years.



This sustained energy boom has created more than 12,000 construction and operations jobs in the Regional Municipality of Wood Buffalo and has produced more than 170,000 direct, indirect and induced jobs across Canada since 1996. Compared with all other provinces, energy-rich Alberta had the strongest economic performance in 2005, growing 4.5 per cent, compared to the Canadian average of 2.9 per cent.

Employment Trends

Across Canada, 1.2 per cent of workers were employed in mining and oil and gas extraction industries in 2005. Within the Regional Municipality of Wood Buffalo, 43 per cent respondents were employed by the oilsands industry (27 per cent directly and 16 per cent as contracted labour for an oilsands company) in 2006.

Given the current economic climate, it is not surprising that the Regional Municipality of Wood Buffalo has higher labour force participation and employment rates, and a lower unemployment rate, compared to both national and provincial findings as of May, 2006.

	Labour Force Participation Rate	Unemployment Rate	Employment Rate
Regional Municipality of Wood Buffalo	82.3	2.8	79.5
Fort McMurray	82.4	2.7	79.7
Rural Communities	79.5	4.0	75.5
Alberta	74.8	3.4	72.3
Canada	68.0	6.1	63.8

8 For definition of Labour Force Participation Rate, Unemployment Rate and Employment Rate refer to glossary of terms on page 56.

The region is considered to be at full employment in statistical terms; however, skilled worker shortages show throughout the region and, to a lesser extent, throughout Alberta. Sources of more workers for construction include off-shore recruiting, accelerated immigration approvals and net in-migration from other Canadian provinces.



Standards of Living

The employment and earning opportunities available to those directly employed through oilsands industries within the region are substantial as compared to other sectors. For those workers who choose the mining and oil industry fields, the Canadian average weekly pay of \$1,310 in 2005 was 80 per cent higher than the overall industrial average for all other sectors combined. In addition to competitive salaries, local oilsands employers also offer a myriad of other incentives such as cost of living allowances, signing bonuses, and living out allowances to persuade workers to reside in accommodations other than work camps in the area.

Comparison of provincial standards of living by income per person shows that Alberta residents earned on average 56 per cent more in 2005 than their fellow Canadians. Albertans had on average \$66,397 per person (an increase of 14 per cent from the previous year) as compared to the Canadian average of \$42,464. Regional and provincial growth continues to influence the standard of living for individuals residing in the Regional Municipality of Wood Buffalo and Alberta.

Employment Challenges

The lure of amenities offered in larger urban centres like Edmonton and Calgary located to the south, expensive and limited local housing and rental accommodation, and the region's remote geography create challenges for both attracting and retaining employees to the region. These impacts are acute for smaller local businesses and industries, the hospitality and service sector, and public sector employers. In an effort to attract and retain skilled employees, many of these employers have also included both financial and non-monetary incentives for employees.

Industry Partnerships

Local businesses and industries have formed productive partnerships with Keyano College to provide the necessary skills and training to help bridge the gap between the need for skilled workers and the regional demand for these individuals. For Aboriginal people, several initiatives are underway to enhance employment opportunities, including company-specific commitments to hire Aboriginal people and company-specific and co-operative initiatives to support the education and training of Aboriginal people.



Aboriginal Employment

Aboriginal people within the region contribute significantly to the labour force development that is central to the success of the Regional Municipality of Wood Buffalo and local industries. Examination of the employment sectors in which Aboriginal residents work reveals that there is high variability amongst each of the communities. In the Fort McMurray urban service centre, the majority of Aboriginal respondents reported that they were: 1) employed by an oilsands or gas company (31 per cent); 2) taking part in other activities such as being a student (20 per cent); 3) employed by the service or retail sector (18 per cent); and, 4) employed by a contractor providing services to the oil or gas sectors (15 per cent).

Future Employment Growth

The economic growth for 2006 in the Regional Municipality of Wood Buffalo is forecast at more than 50 per cent greater than the rest of Canada. Recruitment and retention of skilled workers will continue to present challenges within the region, hand-in-hand with the economic opportunities that continue to unfold.

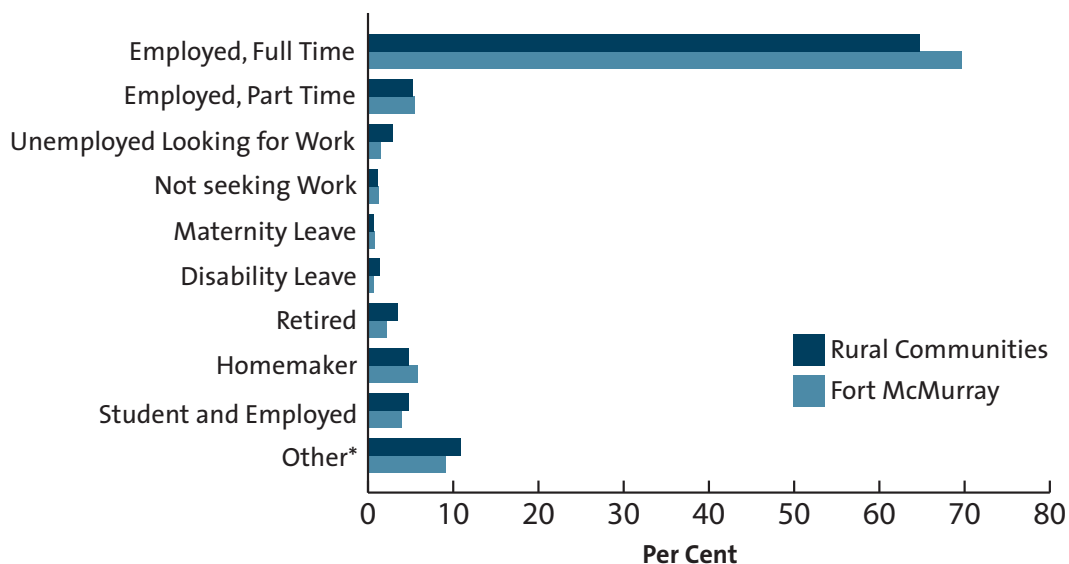


6.1 Table: Employment Trends in the Regional Municipality of Wood Buffalo

Employment Status	Fort McMurray	Rural Communities
Employed, Full Time	69.6	64.7
Employed, Part-time	5.4	5.2
Unemployed looking for work	1.5	2.9
Not Seeking Work	1.2	1.1
Maternity Leave	0.8	0.6
Disability Leave	0.6	1.3
Retired	2.2	3.5
Homemaker	5.8	4.8
Student and Employed	3.9	4.8
Other*	9.1	10.9
Total	100.0	100.0

* Means responses that did not fit pre-defined categories.

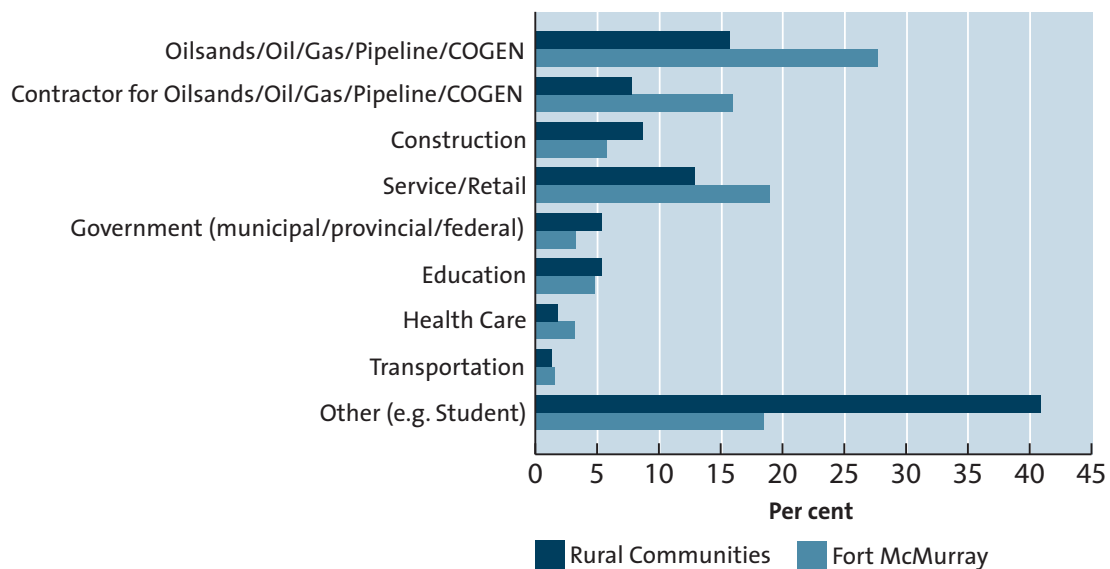
6.2 Graph: Employment Trends in the Regional Municipality of Wood Buffalo



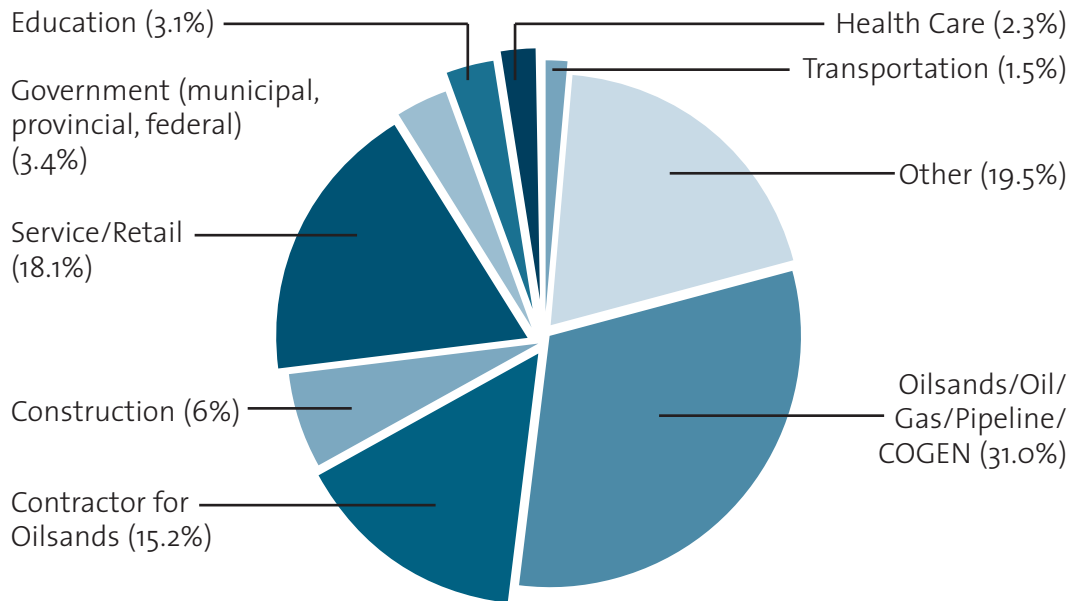
6.3 Table: Per Cent of Workforce Employed by Industry Sector

Employment Sector	Fort McMurray	Rural Communities
Oilsands/Oil/Gas/Pipeline/COGEN	27.7	15.7
Contractor for Oilsands/Oil/Gas/Pipeline/COGEN	16.0	7.8
Construction	5.8	8.7
Service / Retail	19.0	12.9
Government (municipal, provincial, federal)	3.3	5.4
Education	4.8	5.4
Health Care	3.2	1.8
Transportation	1.6	1.3
Other (e.g., Student)	18.5	40.9
Total	100.0	100.0

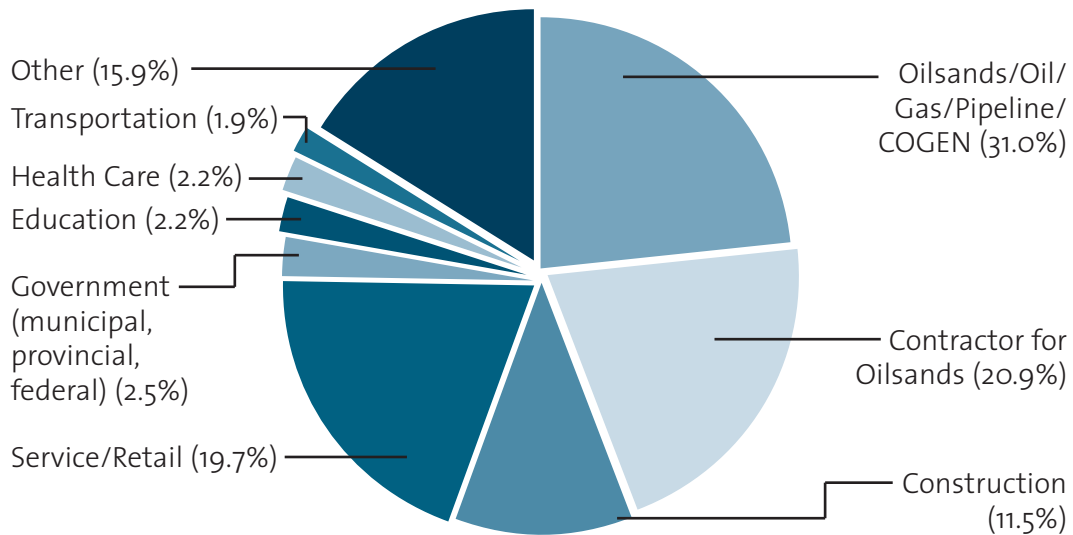
6.4 Graph: Per Cent of Workforce Employed by Industry Sector



6.5 Chart: Per Cent Population in Fort McMurray with Aboriginal Heritage by Industry Sector



6.6 Chart: Distribution of New Residents Across Industry Sectors





The Regional Municipality of Wood Buffalo Building, Fort McMurray.



Businesses in the MacKenzie Industrial Park, Gregoire, Fort McMurray.

Appendices

Glossary of Terms

Aboriginal Heritage - Aboriginal is “a collective name for the original peoples of North America and their descendents. The Canadian Constitution recognizes three groups of Aboriginal peoples – First Nations, Métis, and Inuit. These are three separate peoples with unique heritages, languages, cultural practices and spiritual beliefs.” First Nations includes Status, Non-Status, and Treaty First Nations peoples.

Apartment (multiple dwelling) - A dwelling unit in a building with more than two other dwellings in it is an apartment. Dwellings such as suites/flats above or within a non-residential structure, such as a school or store, are included in this category, and are structurally separate dwellings in a converted house if they number more than two.

Canadian Citizenship - Refers to the legal citizenship status of the respondent. Use of this description refers to individuals who have Canadian Citizenship. Those individuals who meet the citizenship requirements and/or are in the process of obtaining their citizenship are not considered to have Canadian Citizenship.

Duplex (up-down) or Duplex (side-by-side) - A structure designed to contain two separate dwellings, one on top of the other or one beside the other, separated by open space from all other structures. Both dwelling units, upper and lower or both side-by-side units, must have a private entrance (from outside or from a common hallway inside) to be defined as a duplex.

Dwelling - General term used to describe a set of living quarters in which a person or a group of persons resides or could reside. This includes all types of dwelling categories (apartment/multiple dwelling, manufactured home, duplex, single-family, town house or other) used for data collection.

Employment Rate - Refers to the number of persons employed during the enumeration period, expressed as a percentage of the total population 15 years of age and over.

Hinterland - The sparsely populated region outside of the urban and rural service areas, and does not include First Nations Reserves and work camps.

Immigrant - Refers to people who are, or have been, landed immigrants in Canada. A landed immigrant is a person who has been granted the right to live in Canada permanently by immigration authorities.

Labour Force Participation Rate - Refers to the labour force during the enumeration period, expressed as a percentage of the population 15 years of age and over.

Manufactured Home - A moveable dwelling designed and constructed to be transported (by road) on its own chassis to a site and placed on a temporary foundation such as blocks, posts, or prepared pad. It should be capable of being moved to a new location on short notice. Motor homes, travel trailers, and camper trailers, if used as permanent residences, are included under the “Other” reporting category.

Number of People - Includes: (a) all persons who usually live in the region, even if they are temporarily away (such as on business or at school); (b) any persons staying or visiting in the region who have no other usual home; (c) persons who usually live in the region but are now in an institution (such as a hospital, correctional institution), if they have been there for less than six months; (d) persons who have a home elsewhere but stay in a local dwelling most of the week while working; (e) a student who: is in attendance at an educational institution within or outside Alberta;

temporarily rents accommodation for the purpose of attending an educational institution; and has family members who are usually resident in Alberta and with whom the student usually resides when not in attendance at an educational institution is deemed to reside with those family members; (f) infants born before the census date; and, (g) deceased persons who were alive at midnight on the census date.

Occupation or Employment Status - A respondent is considered to be employed full-time if the person works 35 hours per week or more. If the person has more than one job and works full-time, they are also considered to be employed full-time. If the person is a student with a part-time job they are reported as student and employed. Other is used for all other categories.

Other (dwelling) - A collective dwelling, other than medical hospitals, where people stay for long periods of time including: nursing homes, homes for orphans, group homes, the blind, the deaf and mute, the physically or mentally handicapped, student residences, prisons, penitentiaries and reformatories. To be defined as an institution, there must be some custodial function or sharing of group facilities involved. For example, separate apartments for the elderly that have some degree of care or special service. This may also include any form of accommodation not covered by the first five dwelling types (motor homes, basement suites, etc.).

Primary Job - Respondents' primary employment is defined as:

- Category 1 - includes the oilsands related companies (i.e. Syncrude, Suncor, Albian Sands).
- Category 2 - is for companies that contract directly to the companies in Category 1.
- Category 3 - includes all construction companies other than those in Categories 1 or 2 (e.g. a company that builds residential dwellings).
- Category 4 - includes all retail and service companies (i.e. Safeway, real estate agent, etc.).
- Category 5 - includes all public sector government-related jobs.

- Category 6 - includes all schools and school boards such as preschools, elementary schools, high schools, and colleges or universities.
- Category 7 - includes all jobs related to the health-care profession.
- Category 8 - refers to the transportation business.
- Category 9 - includes any job not easily classified into one of the above categories.

Region - This refers to the entire Regional Municipality of Wood Buffalo, including all population centres.

Rental Affordability - Based on rental rates provided by the Fort McMurray Landlord and Tenant Advisory Boards and assuming a 40 hour workweek for 52 weeks a year (173.3 hours/month) to determine the annual income a worker must earn to afford a rental rate without spending more than the norm of 30 per cent typically used to measure housing affordability. Income needed is calculated by multiplying rental rates by 12 (months per year) and divided by 30 per cent. Wage needed is calculated by dividing income needed by 52 (weeks per year) and divided by 40 (hours per week).

Single-Family Dwelling - A structure with one dwelling only, separated by open space from all other structures, except its garage or shed. This is the most common type of house.

Temporary or "Shadow" Population - Any person who is present in the community and has a residence elsewhere may be considered to be a part of the temporary or Shadow Population. This person resides in the community for a minimum 30 days or on a seasonal basis and is employed or has been employed by an industrial or commercial establishment in the municipality.

Townhouse - A dwelling unit in a row of three or more dwellings that share common walls extending from ground to roof and in which there are not other dwellings either above or below.

Unemployment Rate - Refers to the unemployed expressed as a percentage of the labour force during the enumeration period.

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