



TOWN OF LANGHAM

BUSINESS INVESTMENT PACKAGE

Updated: January 2021

Developed by [SREDA](#) (with information from Townfolio & municipal sources)

TOWN OF LANGHAM QUICK FACTS

Province, Country	<u>Saskatchewan, Canada</u>
Total Population	<u>1,740</u>
Unemployment Rate	<u>7.3%</u>
Distance to Saskatoon	<u>31 km</u>
Main Highway	<u>Highway 16</u>
Rail Access	<u>Canadian National Railway</u>
Water Provider	<u>Town of Langham</u>
Wastewater Provider	<u>Town of Langham</u>
Electricity Provider	<u>SaskPower</u>
Natural Gas Provider	<u>SaskEnergy</u>
Land Use Map	<u>Link (pg. 52)</u>
Development Incentive	<u>Tax Exemption</u>
Business License	<u>\$100</u>



COMMUNITY INFO

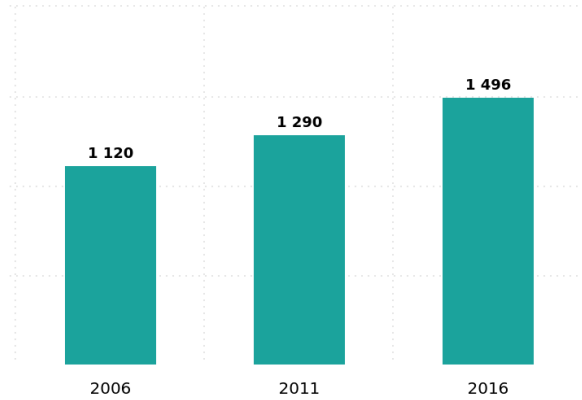
Website	http://langham.ca/
Phone Number	306-283-4842
Email	assist@langham.ca
Street Address	230 Main Street E, Langham, SK
Mailing Address	Box 289, Langham, SK
Postal Code	S0K 2L0

INVESTMENT / BUSINESS ASSISTANCE

Company	SREDA
Contact Name	Kristen Johannesson
Title	Manager, Regional Economic Development & Planning
Email	kjohannesson@sreda.com
Phone Number	(306) 664-0727
Street Address	103 - 202 4 th Ave N, Saskatoon, SK
Postal Code	S7K 0K1

DEMOGRAPHICS

Total Population (2020 Estimate):	1,740
Median Age	35
Distribution by Age Group (%)	
0-14 years	23%
15-64 years	63%
65 + years	15%



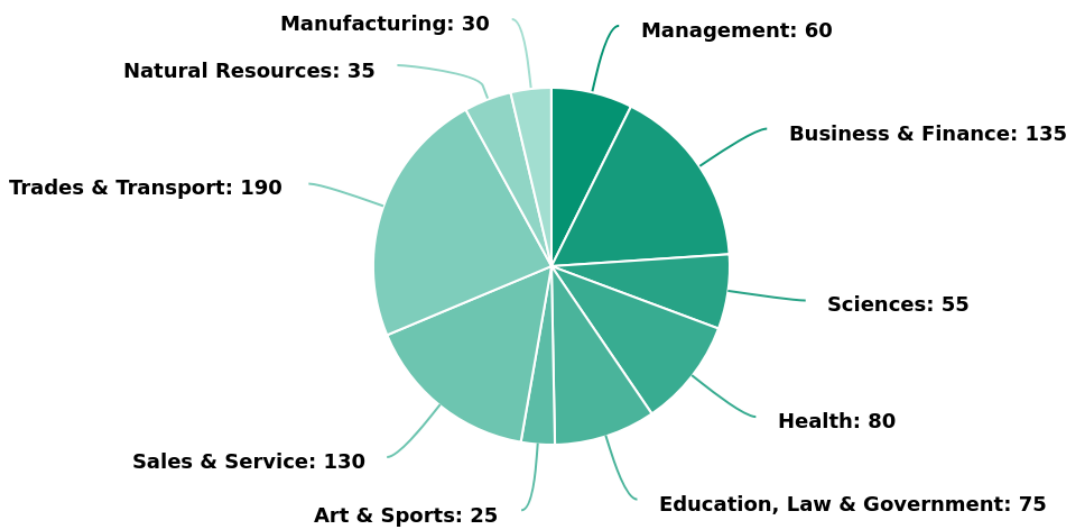
LABOUR

Employable Population	1,260
Unemployment Rate	7.3%

MAJOR EMPLOYERS

Business Name	Sector	Number of Employees
Unknown	Unknown	Unknown
Unknown	Unknown	Unknown
Unknown	Unknown	Unknown
Unknown	Unknown	Unknown

LABOUR FORCE (BY OCCUPATION)



TRANSPORT

ROAD

Major Highway	<u>Highway 16</u>
Secondary Highway	<u>Highway 305</u>
Highway Clearance Corridor	<u>No</u>

RAIL

Company	<u>CN</u>
Distance to Rail Track	<u>In municipality</u>
Distance to Switching Yard	<u>In municipality</u>

Source: <https://rac.jmaponline.net/canadianrailatlas/>

AIR

Airport	<u>Saskatoon International Airport</u>	
Distance to Airport	<u>33 km</u>	
Major Carriers	<u>Delta, West Jet, Air Canada, Flair Airlines, Transwest Air</u>	
Largest Cities Serving	Canada	International
	<ul style="list-style-type: none"> - Toronto, - Vancouver - Ottawa - Edmonton - Calgary - Winnipeg 	<ul style="list-style-type: none"> - Phoenix - Orlando - Las Vegas - Minneapolis - Cancun - Puerto Vallarta

DISTANCE TO MAJOR CENTRES

Saskatoon	<u>31 km</u>
Regina	<u>292 km</u>
Calgary	<u>626 km</u>
Edmonton	<u>492 km</u>
Winnipeg	<u>815 km</u>
USA Border	<u>444 km</u>

DEVELOPMENT PERMITS

	Cost	Approval Time	Form
Building Permit	\$5/\$1000*	Unknown	Link
Development Permit	\$50	Unknown	Link
Discretionary Use			Link
P4G Approval			Link
Subdivision			Link
Rezoning			Link

*Per \$1,000 value of construction

PLANNING DOCUMENTS

Zoning Bylaw



Official Community Plan



Land Use Map (pg. 52)



DEVELOPMENT INCENTIVE

Incentive Offered	Tax Exemption	Policy Document	Application Form
Incentive Length	Unknown	N/A	N/A
New or Existing Businesses	Unknown		

BUSINESS LICENSE

Business Type	Annual Fee
Home-based	\$50
Store-Front	\$100
Contractor	\$225 - \$400
Direct Seller (door to door)	\$125
Transient Trader	\$125

POTABLE WATER

Provider	<u>Town of Langham</u>
Current Capacity	<u>Unknown</u>
Average Daily Demand	<u>Unknown</u>
Peak Demand	<u>Unknown</u>

	Residential	Commercial
Basic Monthly Charge	\$19.80	Unknown
Consumption Charge	\$9.63/1,000 Gallons	Unknown
Overage Charge	Unknown	Unknown
Connection Fee	Unknown	Unknown
Infrastructure Fee	Unknown	Unknown

**mgd = millions of gallons per day*

WASTEWATER

Provider	<u>Town of Langham</u>
Current Capacity	<u>Unknown</u>
Average Daily Demand	<u>Unknown</u>
Peak Demand	<u>Unknown</u>

	Residential	Commercial
Basic Monthly Charge	\$23.55	\$30 - \$60
Consumption Charge	Unknown	Unknown
Overage Charge	Unknown	Unknown
Connection Fee	Unknown	Unknown
Infrastructure Fee	\$48.15	\$48.15

**mgd = millions of gallons per day*

ELECTRICITY

Provider	<u>SaskPower</u>
Connection Fee	<u>\$35.00</u>

RESIDENTIAL

Basic Monthly Charge	<u>\$22.79</u>
Energy Charge (\$/kWh)	<u>\$0.14228</u>
Federal Carbon Charge (\$/kWh)	<u>\$0.005744</u>

COMMERCIAL / INDUSTRIAL

	Small (0 to 75 kVa)	Large (<75 to 3,000 kVa)
Basic Monthly Charge	\$31.34	\$57.94
Demand Charge		
First 50 kVa/month	\$0.00	\$0.00
Balance (\$/kVa)	\$15.148	\$15.60
Energy Charge		
First block kWh/month	14,500	16,750
First block (\$/kWh)	\$0.13669	\$0.11987
Balance (\$/kWh)	\$0.07218	\$0.07674
Federal Carbon Charge	\$0.005728	\$0.005728

TELECOMMUNICATIONS

	Availability	Providers
Wireless	Yes	SaskTel, Access Communications
4G	Yes	SaskTel, Rogers, Telus
5G	No	N/A

Source: <https://www.saskpower.com/Accounts/Power-Rates/Power-Supply-Rates>

NATURAL GAS

Provider	<u>SaskEnergy</u>
Connection Fee	<u>Unknown</u>

RESIDENTIAL

Basic Monthly Charge	<u>\$23.20</u>
Delivery Charge (\$/m ³)	<u>\$0.0993</u>
Commodity Rate (\$/m ³)	<u>\$0.0998</u>
Federal Carbon Charge (\$/m ³)	<u>\$0.0783</u>

COMMERCIAL

	Small Commercial (0 to 100,000 m³/year)	Large Commercial (100,000 to 660,000 m³/year)
Basic Monthly Charge	<u>\$38.50</u>	<u>\$137.40</u>
Delivery Charge (\$/m ³)	<u>\$0.0811</u>	<u>\$0.0684</u>
Commodity Rate (\$/m ³)	<u>\$0.0998</u>	<u>\$0.0998</u>
Federal Carbon Charge (\$/m ³)	<u>\$0.0783</u>	<u>\$0.0783</u>

SMALL INDUSTRIAL (660,000 to 1,320,000 m³/year)

Basic Monthly Charge	<u>\$216.00</u>
Delivery Charge (\$/m ³)	
First 40,000 (m ³ /month)	<u>\$0.0442</u>
All remaining volumes	<u>\$0.0381</u>
Commodity Rate (\$/m ³)	<u>\$0.0998</u>
Federal Carbon Charge (\$/m ³)	<u>\$0.0783</u>

Source: https://www.saskenergy.com/business/comrates_curr.asp
Source: https://www.saskenergy.com/residential/resrates_curr.asp

WASTE MANAGEMENT

	Residential	Commercial
Provider	Loraas	Loraas
Garbage Monthly Fee	Unknown	Unknown
Recycling Monthly Fee	Unknown	Unknown

Landfill / Transfer Station	Langham Transfer Station
Owned By	Town of Langham
Distance To	1.9 km
Entry Fee	\$0
Tipping Fee (\$/tonne)	\$5 - \$105

TAXES

Municipal Mill Rate 3.55

	Residential	Commercial
Library Mill Rate	0.00	0.00
Education Mill Rate	4.12	6.27
Other Levies	N/A	N/A

	Residential	Commercial
Mill Rate Factor	1.00	2.50
Base Tax	\$1,455	\$785
Minimum Tax	N/A	N/A

Provincial Sales Tax (PST) 6%

Federal Sales Tax (GST) 5%

WAGESMinimum Wage (\$/hour) \$11.45

Occupation	Low	Median	High
Biologist	\$27.50	\$35.58	\$62.48
Chemical Engineer	\$20.00	\$38.46	\$68.75
Civil Engineer	\$40.87	\$55.67	\$81.73
Computer Programmer / Developer	\$23.08	\$53.25	\$72.12
Geoscientist	\$25.00	\$37.95	\$72.12
Heavy Equipment Operator	\$20.00	\$27.00	\$40.00
Industrial / Manufacturing Engineer	\$32.69	\$33.65	\$57.69
Industrial Electrician	\$32.93	\$45.00	\$49.40
Industrial Mechanic	\$20.00	\$38.78	\$49.32
Power Engineer / Operator	\$24.68	\$38.90	\$58.00
Software Engineer	\$20.00	\$36.06	\$59.63
Welder	\$19.42	\$29.00	\$44.00

GOVERNMENT

LOCAL

Structure	<u>Mayor & Council</u>
Number of Elected Officials	<u>7</u>
Administrator	<u>Jamie Paik</u>
Phone Number	<u>306-283-4842</u>
Email	<u>admin@langham.ca</u>

PROVINCIAL

Constituency	<u>Biggar-Sask Valley</u>
Political Party	<u>Saskatchewan Party</u>
Representative Name	<u>Randy Weekes</u>
Phone Number	<u>306-948-4880</u>
Email	<u>randyweekes.mla@accesscomm.ca</u>

FEDERAL

Constituency	<u>Carlton Trail—Eagle Creek</u>
Political Party	<u>Conservative</u>
Representative Name	<u>Kelly Block</u>
Phone Number	<u>306-975-4004</u>
Email	<u>Kelly.Block@parl.gc.ca</u>