

Project Background - Oyen Rail Yard and Logistics Park

Background

- Study undertaken by Palliser Economic Partnership to determine if a rail based transportation / logistics opportunity exists in the Oyen / Special Areas / MD of Acadia.
- Initial economic viability of the project is determined to be positive.
- Based on potential users and annual rail car volume CN Rail requests proponents to provide preliminary concept designs for the rail yard and logistics parks.
- Special Areas and Town of Oyen have committed \$2.1 million to initiate rehabilitation and redevelopment of the Oyen Rail Yard and have secured lease lands from CN Rail.
- Private sector commitments in the project will come from the establishment of new operations / facilities which are estimated at \$10 million over the next three years.

Benefits to Special Areas, Town of Oyen & MD of Acadia

- Oyen Rail Yard (approximately 35 acres) and Logistics Park (120 acres) are *economic enablers* that will serve to attract industry that is rail-focused resulting in the creation of new direct and indirect jobs and local services.
- Positions the region as an intermediate transportation hub in Alberta and Western Canada.
- Future revenue stream(s) for Special Areas and Town of Oyen via property taxes, sale or lease of subdivided lots, and business services for tenants.
- Fits with provincial strategy to create new regional transportation hubs to facilitate goods movement outside the Calgary-Edmonton Corridor.

Conclusion – Why Now??

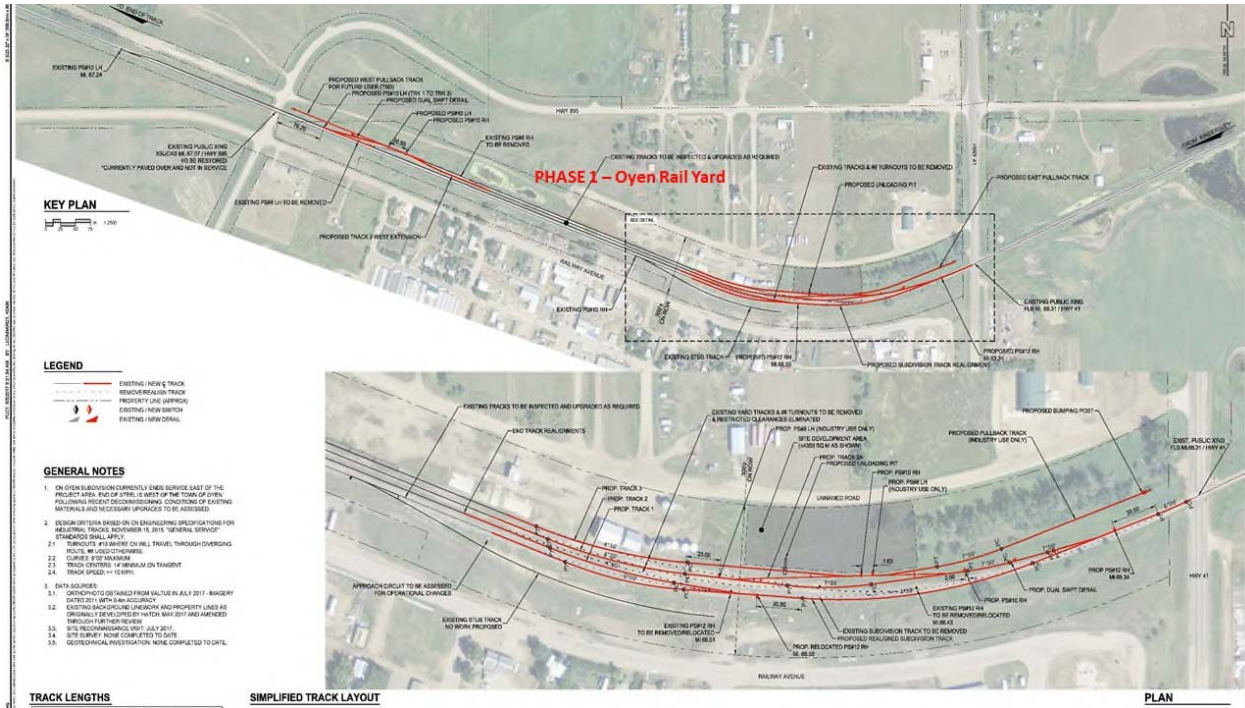
- CN Rail is supportive of the site and proposed project.
- The Project is economically viable and will attract new business and investment.
- Prospective tenants have been identified and these businesses will create new jobs.
- Project will benefit from lower construction costs given current economic conditions.

Potential Tenants

- Frac sand service companies – Rail imports, Outbound truck shipments.
- Pipeline and Tubular companies – Rail imports, Outbound truck shipments.
- Specialty grains and pulse crops – Inbound trucks, Added Value Processing, Outbound Rail Exports.
- Renewable Energy – Wind Turbine and Solar Panel Staging - Rail imports, Outbound truck shipments.
- Crude Oil Trans load – Inbound trucks; Outbound Rail Exports.
- Module Fabricators – Inbound process units by Rail – Outbound shipments by truck via Highways 9 and 36 (high load corridor to oil sand regions).



Phase I – Oyen Rail Yard



Phase 2 – Special Areas Logistics Park

