

# Labour Market Bulletin

Alberta

June 2019



This Labour Market Bulletin provides an analysis of Labour Force Survey results for the province of Alberta, including the regions of Calgary, Edmonton, Central Alberta and Mountain Parks, Southern Alberta, and Northern Alberta.

## **OVERVIEW**

Labour market conditions in Alberta picked up considerably during the second quarter (April, May, June) of 2019. Employment growth came in at plus 1.0%, compared to a 0.7% decline during Q1-2019.

At 2.35 million, employment in the province is now 97,000 above Q2-2016, the low point for employment during the 2015 to 2016 provincial recession. In Q2-2019, full-time employment increased by 15,200 on the year (+0.8%), while the number of people working part-time hours advanced by 10,100 (+2.5%).

Average weekly hours (for hourly paid employees) were down 1.3% in April 2019 compared to the same month the previous year (April the most recent data available). At 31.0 hours, working hours in Alberta remain well above the current national average (30.1). Average earnings declined in Alberta on the year (-0.6%), the only province in which this occurred. Still, at \$1,144 per week, average earnings in Alberta are still the highest among provinces.<sup>2</sup>

Turning to category of worker, private-sector employment was up 1.0% (+15,300) compared to Q1-2019. Public-sector employment also increased on the quarter, up 9,600 (+2.2%). On the quarter, the ranks of the self-employed declined by 0.4% (-1,400).

At 167,000, unemployment is down by over 48,000 from Q4-2016, the all-time high point for unemployment in Alberta. However, after falling to 162,300 in Q2-2018, it has since crept back up (+4,800). Accordingly, the provincial unemployment rate, which fell to 6.5% in Q2-2018, has since increased, sitting at 6.6% in Q2-2019.

Between April 2018 and April 2019 (the most recent data available), the number of regular EI recipients in Alberta fell by 10% compared to a decline of 7% nationwide. Male beneficiaries in the province declined by 7%, while female beneficiaries declined by 15%.<sup>4</sup> These gender differences are consistent with a labour market in which services producing industries (e.g. retail trade) are outperforming goods-producing industries (e.g. construction).

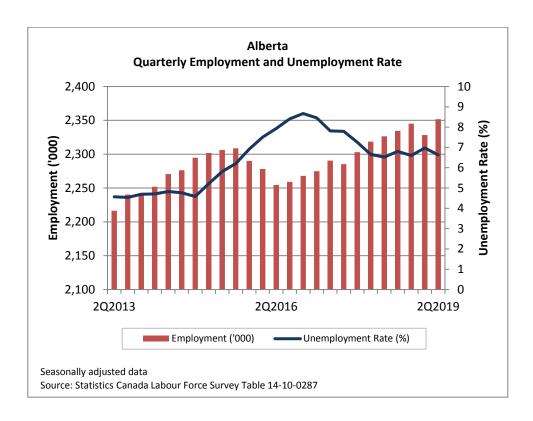


## **Alberta Quarterly Labour Force Statistics**

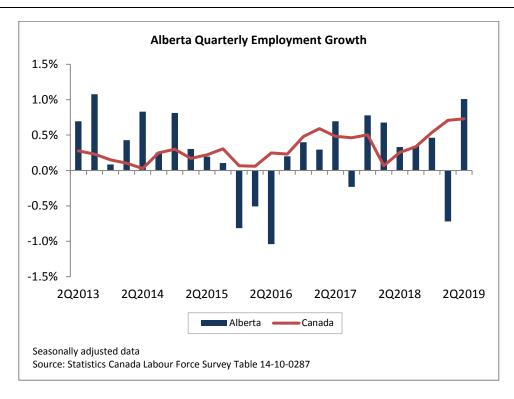
Seasonally adjusted data	2nd Quarter	1st Quarter	2nd Quarter	Quarterly \	/ariation	Yearly Variation		
	2019	2019	2018	Number	%	Number	%	
Population 15 + ('000)	3,516.3	3,501.9	3,463.4	14.4	0.4	52.9	1.5	
Labour Force ('000)	2,518.9	2,502.9	2,488.7	16.0	0.6	30.2	1.2	
Employment ('000)	2,351.8	2,328.3	2,326.4	23.5	1.0	25.4	1.1	
Full-Time ('000)	1,931.2	1,911.7	1,916.0	19.5	1.0	15.2	0.8	
Part-Time ('000)	420.5	416.6	410.4	3.9	0.9	10.1	2.5	
Unemployment ('000)	167.1	174.6	162.3	-7.5	-4.3	4.8	3.0	
Unemployment Rate (%)	6.6	7.0	6.5	-0.4	-	0.1	-	
Participation Rate (%)	71.6	71.5	71.9	0.1	-	-0.3	-	
Employment Rate (%)	66.9	66.5	67.2	0.4	-	-0.3	-	

Note: Totals may not add due to rounding

Source: Statistics Canada Labour Force Survey – Table 14-10-0287, formerly CANSIM 282-0087







### **Unemployment by major demographic groupings**

Looking at unemployment rates for youth (15 to 24 years of age) and for workers in the 25 years and over age group, older men and women saw increased unemployment rates compared to Q2-2018. On the period, younger men and women saw their unemployment rates decline – although for completely different reasons. Among young women, unemployment plummeted (-23%) and employment soared (+4.8%). By contrast, young men saw both unemployment (-7.0%) and employment (-3.0%) decline on the year – with roughly 6,000 of them exiting the labour market.

Alberta Quarterly Unemployment Rates, by Gender and Age

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Seasonally adjusted data	2nd Quarter 2019 (%)	1st Quarter 2019 (%)	2nd Quarter 2018 (%)	Quarterly Variation (% points)	Yearly Variation (% points)
Total	6.6	7.0	6.5	-0.4	0.1
25 years and over	6.1	6.3	5.7	-0.2	0.4
Men - 25 years and over	6.4	6.7	5.7	-0.3	0.7
Women - 25 years and over	5.7	5.8	5.7	-0.1	0.0
15 to 24 years	10.5	11.4	12.1	-0.9	-1.6
Men - 15 to 24 years	12.0	12.2	12.5	-0.2	-0.5
Women - 15 to 24 years	9.0	10.7	11.7	-1.7	-2.7

Note: Totals may not add due to rounding

Source: Statistics Canada Labour Force Survey – Table 14-10-0287, formerly CANSIM 282-0087



#### **Labour Market Indicators for Indigenous People**

In the second quarter of 2019, the total population aged 15+ in Alberta was 3.5 million. The Indigenous population living off-reserve accounted for 4.9% of that, or 172,400 people. Employment among Indigenous people in Alberta stood at 104,600, representing an increase of 3,100 (+3.1%) from a year earlier (Q2 2018). The increase was driven primarily by a growth in part-time positions (+2,100 or +12.8%) supported by a growth in full-time employment (+1,000 or +1.2%).

The unemployment rate among the Indigenous population was 12.2% in Q2 2019, representing an increase of 2.2 percentage points (pp) from the previous year. The unemployment rate for the non-Indigenous population stood at 6.4%, unchanged from the year prior. Between Q2 2018 and Q2 2019, the participation rate among the Indigenous population increased to 69.1% (+3.2pp), while among the non-Indigenous population it edged down to 72.1% (-0.3pp). The employment rate of the Indigenous population increased year-over-year to 60.7% (+1.3pp) while that of the non-Indigenous population edged down to 67.5% (-0.3pp).

Alberta - Labour Market Indicators for Indigenous People

3-month moving averages Seasonally unadjusted data	Indigenous		Yearly variation (Indigenous)		Non-Indigenous		Yearly variation (non- Indigenous)	
<del>Seasonany u</del> naujusteu uata	Q2 2019	Q2 2018	number	%	Q2 2019	Q2 2018	number	%
Population 15 + ('000)	172.4	171.0	1.4	0.8	3,343.9	3,292.5	51.4	1.6
Labour Force ('000)	119.2	112.8	6.4	5.7	2,409.8	2,383.1	26.7	1.1
Employment ('000)	104.6	101.5	3.1	3.1	2,256.0	2,231.0	25.0	1.1
Full-Time ('000)	86.1	85.1	1.0	1.2	1,857.7	1,839.5	18.2	1.0
Part-Time ('000)	18.5	16.4	2.1	12.8	398.2	391.5	6.7	1.7
Unemployment ('000)	14.5	11.2	3.3	29.5	153.8	152.1	1.7	1.1
Unemployment Rate (%)	12.2	10.0	2.2	-	6.4	6.4	0.0	-
Participation Rate (%)	69.1	65.9	3.2	-	72.1	72.4	-0.3	-
Employment Rate (%)	60.7	59.4	1.3	-	67.5	67.8	-0.3	-

Notes: The Labour Force Survey excludes those living on-reserve.

Estimates are based on three-month moving averages.

Totals may not add due to rounding.

Totals may be different from other tables due to adjustments done to indigenous statistics in the Labour Force Survey.

Source: Statistics Canada Labour Force Survey – ESDC custom table

#### **EMPLOYMENT BY INDUSTRY**

Year over year, employment gains in Alberta's services-producing sector (+35,500) more than offset job losses in the goods producing sector (-10,100). Typically, Alberta's goods-producing sector represents a far larger share of the economy than it does in other provinces. Despite the job losses, this sector's outsized share still accounted for more than one-quarter of total employment in the province, 4.5 percentage points above the national average.



#### Alberta Quarterly Labour Force Statistics, by Industry

Seasonally adjusted data ('000)	2nd Quarter			Quarterly Variation		Yearly Variation	
, , , , , , , , , , , , , , , , , , , ,	2019	2019	2018	Number	%	Number	%
Total employed, all industries	2,351.8	2,328.3	2,326.4	23.5	1.0	25.4	1.1
Goods-producing sector	597.4	593.3	607.5	4.1	0.7	-10.1	-1.7
Agriculture	49.3	45.9	50.2	3.4	7.4	-0.9	-1.8
Forestry, fishing, mining, quarrying, oil and gas	152.5	151.2	155.3	1.3	0.9	-2.8	-1.8
Utilities	23.5	22.6	23.4	0.9	4.0	0.1	0.4
Construction	234.9	236.5	248.2	-1.6	-0.7	-13.3	-5.4
Manufacturing	137.2	137.1	130.4	0.1	0.1	6.8	5.2
Services-producing sector	1,754.4	1,735.0	1,718.9	19.4	1.1	35.5	2.1
Trade	342.4	332.0	333.2	10.4	3.1	9.2	2.8
Transportation and warehousing	139.9	134.5	138.0	5.4	4.0	1.9	1.4
Finance, insurance, real estate and leasing	104.6	104.1	105.2	0.5	0.5	-0.6	-0.6
Professional, scientific and technical services	181.2	177.8	182.3	3.4	1.9	-1.1	-0.6
Business, building and other support services	86.7	92.5	82.2	-5.8	-6.3	4.5	5.5
Educational services	153.7	153.0	161.0	0.7	0.5	-7.3	-4.5
Health care and social assistance	289.9	284.5	274.6	5.4	1.9	15.3	5.6
Information, culture and recreation	73.0	74.7	78.4	-1.7	-2.3	-5.4	-6.9
Accommodation and food services	144.4	146.7	145.7	-2.3	-1.6	-1.3	-0.9
Other services	120.8	118.0	109.8	2.8	2.4	11.0	10.0
Public administration	117.7	117.4	108.5	0.3	0.3	9.2	8.5

Note: Totals may not add due to rounding

Source: Statistics Canada Labour Force Survey – Table T14-10-0355, formerly CANSIM 282-0088

Alberta's resource extraction industry (forestry, fishing, mining, quarrying, oil and gas) lost an estimated 2,800 positions compared to Q2-2018. Employment in the overall industry, which peaked at 182,000 in Q3-2014, remains about 16% below that level.

#### Oil and gas

Increasingly, Alberta's oil and gas firms struggle to remain competitive with their U.S. counterparts, particularly with respect to attracting investment capital.<sup>5</sup> Consolidation within the industry continues, as Canadian Natural Resources Ltd. (CNRL) signed a deal to buy the Canadian operations of Devon Energy Corp. for \$3.8 billion in May. CNRL is expected to retain about 735 new employees from Devon, including both field and head office personnel.

Oil production in the province expanded sharply last year, due in large part to the completion of Suncor Energy's huge new Fort Hills oilsands mine. As a result, 2018 was officially the year in which oil production in Alberta exceeded pipeline take away capacity. While oil is extracted in every corner of the province, the oilsands region produces by far the largest share, 83% in May 2019.<sup>6</sup>



By the end of last year, a perfect storm of pipeline constraints, refinery closures, and falling international oil prices meant a calamitous Q4-2018 for the provincial energy sector. In November, the price of Western Canada Select (WCS), Alberta's benchmark bitumen crude, averaged just \$18 USD per barrel for the entire month.

Between a rock and a hard place, the Government of Alberta placed an overall cap (curtailment) on oil production, effective January 2019. The curtailment has been wildly successful in raising the price of WCS, which averaged \$46.50 USD per barrel through the first five months of the year.

Despite the price hike, the curtailment policy is very unpopular with three of the province's largest oil producers. That is because large integrated firms with their own refineries can still make money when crude prices are low.

Ending curtailment may be easier said than done, however. Industry is pinning its hopes on the completion of any two of the three export pipeline projects currently in advanced stages: Trans Mountain Expansion (TMX); Keystone XL; and the Line 3 replacement project. Of these, Line 3 is still likely to be first, although it may again be delayed due to court challenges in Minnesota. While both industry and the provincial government had been expecting the replacement-pipeline to be operational later this year, the Government of Minnesota appealed the project in early 2019, delaying its in-service date to late 2020 at best.

However, there was some good news for the energy sector in June, as the federal cabinet re-approved the Trans Mountain Expansion, following an earlier green light from the National Energy Board. The project would twin an aging pipeline from Alberta to tidewater in Burnaby B.C., almost tripling capacity from 300,000 barrels per day (bpd) to 890,000 bpd.<sup>7</sup>

According to the Government of Alberta, provincial oil production in May 2019 was up 0.3% compared to May  $2018.^8$ 

#### Other goods-producing industries

Looking at Alberta's other goods-producing industries, year over year employment losses were seen across the board, except in utilities (+900), and manufacturing (+6,800). **Construction** employment saw the steepest decline, down 13,300 jobs compared to Q2-2018. In April, municipalities in Alberta issued about \$935 million worth of building permits, down 9% from the same month last year. While non-residential permit values were up (+14%), residential permit values dropped by over 20%. The decline in housing investment was hardly surprising given the strong evidence of residential overbuilding. In May, recently completed but unsold (*unabsorbed*) new housing units in Alberta's two major centres of Calgary and Edmonton accounted for more than one-third (36%) of Canada's entire stock of unabsorbed housing. <sup>10</sup>

Alberta's **agriculture** industry had hoped for a bounce-back year 2019. However, starting in March, China systematically revoked all licences to ship Canadian canola into that country. More recently, China halted the importation of all Canadian meat products, following the discovery of counterfeit Canadian veterinary certificates. At the time of writing, all Canadian agricultural exports to China will likely remain at risk until political tensions between the two countries subside. On top of all that, dry conditions are prevailing across the province this year, so dryland crop production may again suffer, in a repeat of 2018.



While low energy prices are a huge negative for the resource extraction sector, they are a significant plus for the province's booming petrochemical **manufacturing** industry. Inter Pipeline is currently building a \$3.5 billion petrochemical complex in Alberta's Industrial Heartland, just outside the Edmonton city limits. Earlier this year, Calgary's Pembina Pipeline Corporation announced that its \$4.5 billion joint venture with Kuwait's national petrochemical company is to be located nearby.

#### **Services-producing industries**

Turning to the services-producing sector, at 1.754 million, overall employment was up on both a quarterly and year over year basis. **Wholesale and retail trade**, Alberta's largest industry by employee count, enjoyed strong job gains, up 9,400 on the quarter.

In April (the latest available data), total retail sales in Alberta increased for a third consecutive month (+1.6%), with the majority of the gain stemming from higher sales at motor vehicle and parts dealers.<sup>13</sup> Wholesale sales rose for the second straight month (+5.9%).<sup>14</sup>

Still, wholesale and retail trade has been one of the service industries deeply hurt by the prolonged slump in the provincial energy sector. For example, over the five-year period from April 2014 to April 2019, the total value of retail sales in Alberta increased by just 9% – compared to 22% Canada-wide. Wholesale trade fared even worse, up 4.5% after five years, compared to a national gain of over one-quarter (+27%).

**Health care and social assistance**, Alberta's second largest industry by employee count, also posted job growth in Q2-2019 (+5,400). Health care, along with educational services, and public administration, are **public sector** industries. In general, public sector job growth tends to be driven by population increase, somewhat independent of economic conditions. As such, these industries have been less affected by the oil and gas downturn than have private sector industries such as trade.

Employment in public administration was virtually unchanged on the quarter (+300) while still up (+9,200) compared to Q2-2018.

#### **REGIONAL ANALYSIS**

Compared to Q2-2018, year over year employment increased in three economic regions while declining in the remaining four. Job gains were highest in the heavily urban economic regions of Calgary (4.3%) and Edmonton (2.0%) and slightly less in Wood Buffalo-Cold Lake (1.4%).



Alberta Quarterly Labour Force Statistics, by Economic Region

		Employment		Unemployment Rate			
Seasonally unadjusted data	2nd Quarter 2019 ('000)	2nd Quarter 2018 ('000)	Yearly Variation (%)	2nd Quarter 2019 (%)	2nd Quarter 2018 (%)	Yearly Variation (% points)	
Alberta	2,363.6	2,336.1	1.2	6.6	6.5	0.1	
Economic Regions							
Lethbridge - Medicine Hat	143.9	146.2	-1.6	6.2	4.9	1.3	
Camrose - Drumheller	92.4	106.5	-13.2	7.2	4.4	2.8	
Calgary	934.3	895.7	4.3	6.5	7.1	-0.6	
Banff-Jasper-Rocky Mountain House and Athabasca-Grand Prairie-Peace River	188.0	191.2	-1.7	5.7	6.7	-1.0	
Red Deer	109.6	118.2	-7.3	7.1	5.4	1.7	
Edmonton	810.0	794.1	2.0	7.0	6.6	0.4	
Wood Buffalo - Cold Lake	85.4	84.2	1.4	5.8	6.5	-0.7	

Note: Totals may not add due to rounding

Source: Statistics Canada Labour Force Survey – Table 14-10-0293, formerly CANSIM 282-0122

In **Lethbridge-Medicine Hat**, employment dropped by 1.6% compared to Q2-2018. At the same time, the unemployment rate climbed to 6.2%. The goods-producing sector, particularly the construction and resource extraction industries (forestry, fishing, mining, quarrying and oil and gas) were the primary contributors to the drop in employment, as both recorded significant employment losses since Q2-2018.

Renewable energy projects, particularly wind projects, continue to figure prominently in the region, suggesting a more positive outlook for job prospects in the construction field. TransAlta's \$175 million Windrise project in Fort Macleod is expected to support 300 jobs when it begins construction in June 2020. Nearby, Suncor Energy is proceeding with its plan to erect 115 wind turbines as part of its Forty Mile Granlea Wind Project near Bow Island. Meanwhile, the Desjardins Group is set to acquire a 40.5% ownership stake in EDF Renewables' Cypress Wind Project southeast of Dunmore once the wind farm is build in mid 2020. The 48-turbine project will employ 250 workers during construction.<sup>17</sup>

Year over year, **Camrose-Drumheller** saw employment plummet by 13.2% and the number of local unemployed rise by 2,300. Job losses occurred in both the goods-producing and the services-producing sectors. In a region which continues to hold the province's highest unemployment rate at 7.2%, job opportunities look most promising in the construction sector. A new mechanical wastewater treatment facility is being built in Lloydminster alongside its existing lagoons to maximize capacity for the growing city and communities downstream. The Governments of Canada, Alberta and Saskatchewan, along with the City of Lloydminster are jointly providing more than \$81.4 million towards the project. Work has already started on AltaLink's \$41 million project to upgrade an electrical substation near Provost and construct 32 km of new transmission lines and related infrastructure. The company has identified May 1, 2020 as their in-service target date. <sup>19</sup>

Employment retracted slightly in **Banff-Jasper-Rocky Mountain House** and **Athabasca-Grand Prairie-Peace River** in Q2-2019 (-1.7%). The region enjoys the province's lowest unemployment rate at 5.7%, well below the provincial average of 6.6%. The region's resource extraction industries (forestry, fishing, mining, quarrying, and oil and gas)



continue to be taxed by both natural and economic factors. At their peak, wildfires in the north have forced the evacuation of more than 9,000 people, the closure of local businesses and the suspension of forestry, mining, oil and gas operations. Improved conditions have permitted most areas to return to normal, however for at least one company, market factors have contributed to its permanent closure. Teck Coal Ltd recently confirmed that it would conclude operations at its Cardinal River Mine site near Hinton. The closure is expected to happen in the second half of 2020. The mine currently has about 400 employees.<sup>20</sup> To the south, the tourism and hospitality sectors are ramping up hiring in anticipation of the busy summer season.

In **Red Deer**, employment pulled back 7.3% compared to Q2-2018. The rise in unemployment was reflected in a corresponding jump in the unemployment rate (+1.7 pp). The majority of services-producing industries recorded employment losses, with sizeable drops seen in the educational services, public administration and finance, insurance, real estate, rental and leasing industries. On the goods-producing side, drastic job losses in the agriculture (-3,200) over past year were barely offset by gains in the construction, manufacturing and resource extraction industries. The Red Deer region continues to be challenged by trade uncertainties, including China's ongoing bans of Canadian meat and canola seed imports and the growing use of non-tariff barriers in the agricultural industry. On a positive note, Athabasca Minerals Inc. has signed a 10-year agreement with Montana First Nation to process and sell sand and gravel materials from MFN's Colchester property near Ponoka. The company is committed to providing meaningful employment to members of the First Nation.<sup>21</sup>

To the northeast, **Wood Buffalo-Cold Lake**'s Fort McMurray functions as the services hub for Alberta's oil sands region. In Q2-2019, employment in the region stood at 85,400, an increase of 1,200 since Q2-2018. The region also enjoyed the province's second lowest unemployment rate (5.8%). The Wood Buffalo-Cold Lake region is home to over 80% of all oil production in Alberta, making it susceptible to any fluctuations in the oil and gas industry. Looking to the future, the federal government's decision to re- approve the Trans Mountain pipeline expansion could generate renewed long-term investments in the region.

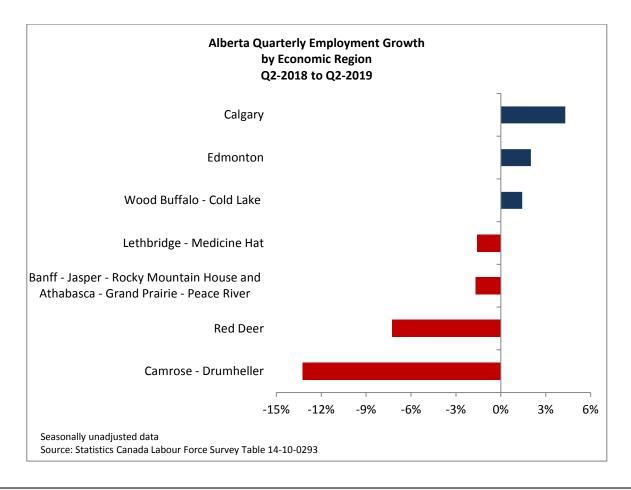
Employment increased sharply in **Calgary** year over year, lead by job gains in the services-producing sector. Overall, the regional labour market added 38,600 jobs, up 4.3% on the year. Employment gains were largest in the public administration and other services industries. At 6.5%, the regional unemployment rate was slightly below the provincial rate (6.6%).

Recently announced projects in the commercial construction industry suggest prospects may improve over the short term. In addition to major projects ramping up in the Stampede Park area, including a \$503.7 M expansion of the BMO Convention and Trade Centre and a \$60 million overhaul of the Stampede CTrain station, new projects are slated to begin later this year. Anthem United is developing 325 hectares in the Calgary area into four new residential communities that will provide housing for over 18,000 people. Meanwhile, Rocky View County is moving ahead with a flood mitigation project along the Elbow River, with construction slated to start in September. The county received \$32.8M in funding from the provincial and federal governments towards the project.<sup>22</sup>

In Q2-2018, employment in the **Edmonton** region increased 2.0% year over year (+15,900) as job gains in the services-producing sector outpaced hiring among goods-producing industries. Noteworthy in the provincial capital, employment in the public sector industries of health care, education and public administration combined for a substantially smaller increase (+4,200) than one year earlier. In the same quarter in 2018, public sector gains (+28,200) more than doubled losses in all other sectors (-13,800).



Recent announcements suggest the region may continue the trend away from its dependence on public sector service industries. Amazon is increasing its staff from 100 to 250 workers as it enters the final construction phase on its fulfillment centre in Leduc County. The company anticipates employing 600 workers when the centre opens in spring 2020. Nearby, Fort Worth-based Ulterra Drilling Technologies, one of the world's fastest growing suppliers of PDC drill bits for the oil and gas industry, has expanded their manufacturing facility in Leduc.<sup>23</sup> They will be joined by Apollo Machine and Welding Ltd. who recently received more than \$447,000 in federal funding to expand its large-scale aluminum and steel laser 3D printing capacity.



**Note:** In preparing this document, the authors have taken care to provide clients with labour market information that is timely and accurate at the time of publication. Since labour market conditions are dynamic, some of the information presented here may have changed since this document was published. Users are encouraged to also refer to other sources for additional information on the local economy and labour market. Information contained in this document does not necessarily reflect official policies of Employment and Social Development Canada.

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<sup>1</sup> Statistics Canada, Table 14-10-0222-01 Employment, average hourly and weekly earnings (including overtime), and average weekly hours for the industrial aggregate excluding unclassified businesses, monthly, seasonally adjusted. Accessed January 4, 2019 https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1410022201

- <sup>3</sup> Statistics Canada, Table 14-10-0288-01 Employment by class of worker, monthly, seasonally adjusted and unadjusted, last 5 months (x 1,000); Accessed Jan 4, 2019 https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1410028801
- <sup>4</sup> Statistics Canada, Table 14-10-0011-01 Employment insurance beneficiaries (regular benefits) by province and territory, monthly, seasonally adjusted; Accessed Jan 4, 2019 <a href="https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1410001101">https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1410001101</a>
- <sup>5</sup> Arc Energy Research Institute, Issues That Are Weighing on Oil and Gas Investment; March 5, 2019. Accessed June 11, 2019 https://www.arcenergyinstitute.com/issues-that-are-weighing-on-oil-and-gas-investment/
- <sup>6</sup> The Government of Alberta's Economic Dashboard, Oil production as of May 2019. Published July 5, 2019. Accessed July 8, 2019. <a href="https://economicdashboard.alberta.ca/OilProduction">https://economicdashboard.alberta.ca/OilProduction</a>
- <sup>7</sup> Edmonton Journal, Delay to Line 3 will keep oilpatch spending stagnant; March 7, 2019. Accessed March 8, 2019 <a href="https://edmontonjournal.com/business/energy/varcoe-line-3-delay-will-keep-oilpatch-spending-stagnant/wcm/15bcf3b3-0feb-4194-a156-f205abbdec6d">https://edmontonjournal.com/business/energy/varcoe-line-3-delay-will-keep-oilpatch-spending-stagnant/wcm/15bcf3b3-0feb-4194-a156-f205abbdec6d</a>
- <sup>8</sup> Government of Alberta, ibid
- <sup>9</sup> Statistics Canada, Table 34-10-0066-01 Building permits, by type of structure and type of work; Accessed July 8,2019 https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3410006601
- <sup>10</sup> Statistics Canada, Table 34-10-0149-01 Canada Mortgage and Housing Corporation, absorptions and unabsorbed inventory, newly completed dwellings, by type of dwelling unit in census metropolitan areas; May 2019. Accessed July 8, 2019 <a href="https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3410014901">https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3410014901</a>
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