

Community Profile

Municipal/County Name	Warner	Contact Name	Kelly Lloyd
		Email	cao@warner.ca
Date	December 2023	Phone Number	403-642-3877
Give an overview of your region (150-200 words)			
<p>Warner, Alberta, stands as a central jewel within the county, embodying a unique blend of community, culture, and growth. Nestled at the heart of the county, Warner boasts a big rink culture, where hockey and other winter sports are deeply ingrained in the community's identity. This close-knit town thrives on a strong sense of community, fostering connections that create a welcoming atmosphere.</p> <p>As Warner continues to grow, it remains true to its roots, preserving the warmth and camaraderie that define its character. The town is becoming increasingly recognized for its burgeoning tourism, with the Devil's Coulee Dinosaur Heritage Museum standing as a captivating attraction. Visitors are drawn to the museum's rich exhibits, offering a glimpse into the prehistoric wonders that once roamed the area.</p>			
Sectors			
What sectors are you most competitive for and why?			
<ol style="list-style-type: none"> Agriculture- due to the surrounding farmland and the large elevator with Canola plant, the village lends itself to supporting the sector. Tourism- its central location along a major corridor lends itself to recreational tourism, add to that the high-quality sports facility and sports tourism comes into play. 			
What is your value proposition?			
<p>Discover the exceptional value of Warner, Alberta, where affordability meets strategic centrality. Positioned at the heart of the county, Warner offers an affordable lifestyle without compromising on quality. Its central location ensures easy access to surrounding areas, making it a hub for both residents and businesses alike. With access to water and rail, Warner provides the infrastructure necessary for diverse economic activities and transportation needs, fostering growth and connectivity. Residents benefit from low utility rates, enhancing the overall affordability of living in this vibrant community. Choose Warner for an unparalleled value proposition – an affordable haven centrally located with vital access points, making it a town where quality living and economic opportunities converge seamlessly.</p>			
Costs of Doing Business			
Tax rates			
Residential: 14.5 Commercial/Industrial: 18.5			
Land Costs per acre (average)			
Two commercial lots available: \$8363 for 6248-6429 square feet			
Real estate costs per sq. ft (average)			
\$152,000 average house price YTD (www.realtor.ca) and 9,000 square foot lots are \$18,000			
Incentives or cost advantages (if any)			
No formal program but open to conversation			
Other	No Business Licenses Power + program: lower utility rates		
Ease of Doing Business			
What supports do you bring for new businesses (try to be specific)?			
<p>With the Power + program, businesses can take advantage of lower utility rates. Access to quality water is stable, and promotion of the business is done through a listing on the website in the business directory.</p>			
Are there major transport access (road, rail, air)			
Road: Highway 4 (CANAMEX) N/S connection and Highway 36 N/S connection			
Rail: CPKC main line			
Airport: Warner Airstrip			
Describe the business culture in the community			
<p>With twenty-eight businesses in the village of which 96% are small businesses, the culture is supportive, welcoming, and encouraging. There is a mix of home-grown business owners with people that have moved to the community. A deep understanding of connection runs through the community with several</p>			

business owners banding together to purchase the bar so that citizens have a place to socialize and connect.
How do you make new businesses feel welcomed? Feel supported?
There is a large number of service groups, so the ability to become engaged and connect is one of the ways in which businesses can feel supported. A council committed to growth underpins policy and decision making to ensure that resources and support are in place for success.
Who is the point of contact for inquiries?
Kelly Lloyd
Speed of Doing Business
What are the permitting & zoning timelines?
Permitted: < 2 weeks Discretionary: < 1 month
Is the point of contact for inquiries familiar with land use planning, development approvals and the building process?
Yes, and will function as a concierge
Talent
What does your talent pipeline look like? How do you attract talent? What is the affordability look like (e.g., Average housing costs)
With a small population of 372 people, the talent pool relies on drawing from the other communities in the area including the City of Lethbridge. There is an increase in apprenticeship and K-9 enrollment giving promise for future. Known as a commuter community, it is easy for employees to get to Warner as Highway 4 is a double lane highway and major corridor.
Is there access to post-secondary or training programs offered?
Closest is in Lethbridge.
What are the stats about the local workforce?
Alberta Regional Dashboard: 110 people in the labour force with 43% participation rate, 12% unemployment rate, and a couples family income of \$109,000.
Stats Canada Census: 45.2% are between the ages of 15-64 with an average age of 48.7
How do you retain talent? What is the quality of life like in your community? (schools, recreation etc.) How do you ensure new residents feel welcome?
Warner excels in retaining talent by fostering a community atmosphere that prioritizes the well-being and fulfillment of its residents. The town's emphasis on a close-knit environment creates a sense of belonging, making individuals and families feel connected and valued within the community. Warner's recreational offerings, especially the local rink and athletic center, provide not only a hub for sports and activities but also a gathering place for the community, enhancing the town's family-focused appeal. Service clubs play a vital role in Warner, providing a platform for residents to connect, collaborate, and contribute to the betterment of the community.
ESG (Environmental, Social and Governance) + DEI (Diversity, Equity & Inclusion) ESG compliance and disclosure are top drivers of investor trust as there is a growing awareness that communities, companies, government etc. have the responsibility and resources to accomplish positive climate action and build a more sustainable and resilient future.
What are the environmental, sustainability or emission reduction initiatives in your community?
With a large number of solar initiatives to power municipality buildings plus the installation of EV chargers, Warner is looking to play a role in mitigating climate change.
What are the DEI initiatives in your community?
The municipality is reviewing the accessibility of all buildings and improving on them. There is a large population of women that are engaged in civic duty including volunteering with many service clubs, so equity has been naturally occurring.
Other
Are there any other aspects that make your community unique?
Warner's allure lies not only in its central location but also in its commitment to preserving its cultural heritage while embracing growth and tourism. As a hub of community spirit, sports culture, and historical fascination, Warner invites residents and visitors alike to experience the charm of a town that seamlessly balances tradition with progress.

Include any relevant maps or photos of investment ready sites

Commercial/Industrial

