

Community Profile

Municipal/County Name	Coalhurst	Contact Name	Shawn Patience
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Date	December 2023	Phone Number	403-320-5418
Give an overview of your region (150-200 words)			
<p>Coalhurst is a diverse and growing town that is at the backdoor of the City of Lethbridge. With over 3,100 people, this community has seen substantial growth over the past several years with a very strong movement to live in Coalhurst and work in Lethbridge and the surrounding area. This growth is prompting a variety of business opportunities to provide services to the community members that return home every night, work remotely, or are employed in the town in the light industrial, residential construction and home occupation sector.</p>			
Sectors			
What sectors are you most competitive for and why?			
<p>-Residential Construction- due to the proximity to the City of Lethbridge, specifically the North and West side (which are seeing huge growth), as well as land availability and lot prices, home construction is strong.</p> <p>-Light Manufacturing- with the growth in residential construction and proximity to the City, manufacturing of items for that industry is strong with products and services such as cabinets, exterior materials, cedar products and trades to provide services.</p>			
What is your value proposition?			
<p>With access to a large labor force, upscale amenities, and affordable land, Coalhurst positions itself as more than just a bedroom community. It has the potential to be an expansion of the city where businesses can locate and still have the benefits of the city while living and/or working in a smaller town that retains the charm and close-knit feeling of community. Plans for the expansion of land options for business and light industrial development are currently underway. There are significant opportunities for businesses to make a difference in the lives of the people living in Coalhurst by supporting the all-day needs of residents and between 4pm-9am the needs of those that commute. In addition, strong internet connectivity can support an ever-growing home-based business sector.</p>			
Costs of Doing Business			
Tax rates			
7.4952 Residential 9.684 Non-Residential			
Land Costs per acre (average)			
There are numerous residential lots available but not always advertised.			
Real estate costs per sq. ft (average)			
Wide variety of \$170-403/square foot.			
Incentives or cost advantages (if any)			
No Formal programs but Council is currently exploring options and is open to conversations from business.			
Other			
Ease of Doing Business			
What supports do you bring for new businesses (try to be specific)?			
<p>The town understands the importance of Economic Development and has struck up a Business Engagement and Retention Committee to help welcome and support new business. Due to the proximity to Lethbridge, businesses could join the Lethbridge Chamber of Commerce. Coalhurst is also a partner in a regional reciprocal business license program with Raymond, Nobleford, Magrath, Barons, Picture Butte, and Stirling.</p>			
Are there major transport access (road, rail, air)			
<p>Highway 3 provides access for businesses looking to head East or West. In addition, Highway 25 provides access on the East side of the town to Lethbridge and further North to the agriculture communities which have numerous feedlots and crop operations. A major CPKC rail line lies on the west end of the community along with a spur line on the north end, both of which connect to a major rail yard just north of Coalhurst.</p>			

Describe the business culture in the community
Opportunistic, innovative, and stable are words that describe the culture as the entrepreneurs understand the special nature of the Town and its residents due to the proximity to Lethbridge. They are seizing the opportunity to provide products and services to the city while working and living in the smaller town and capitalizing on those advantages.
How do you make new businesses feel welcomed? Feel supported?
While there are no formal programs in place, this small-town community is supportive of local businesses, and it should be anticipated that a visit from Mayor and Council as well as locals stopping in would occur.
Who is the point of contact for inquiries?
CAO, Shawn Patience
Speed of Doing Business
What are the permitting & zoning timelines?
The Town follows the MGA Standards and does their best to make decisions prior to those deadlines.
Is the point of contact for inquiries familiar with land use planning, development approvals and the building process?
Yes, the front-end staff will act as a concierge for businesses by connecting them to resources or supports they may need.

Talent
What does your talent pipeline look like? How do you attract talent? What is the affordability look like (e.g., Average housing costs)
The pipeline for talent is large for Coalhurst as it is not limited to the citizen base. It can recruit from the City of Lethbridge as well as many nearby small towns, hamlets and the surrounding farms and ranches. In addition, within close proximity to Canada's largest First Nation Reserve, the Blood Reserve, there is opportunity to recruit labor from that growing labor force as well. With multiple developers working in the town, there is a variety of housing options for individuals to consider. The average assessed residential property value is \$268,485.
Is there access to post-secondary or training programs offered?
The town promotes the University of Lethbridge (10-minute drive) and Lethbridge College (15-minute drive) for post-secondary opportunities as well as the many other training options locally and within the City of Lethbridge. Strong internet connectivity also allows for online options for learning.
What are the stats about the local workforce?
According to the 2020 Stats Can Census there is a large population of professionals and people aged 25-40. The average age is 34.1 and 64.2% of the populations is between 15-64 with an average family income of \$103,000.
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?
The ability to live in a small town with the feeling of being part of the community is one of the best ways for residents to feel welcome. Add to that schooling for K-12 students, a variety of community facilities (community center, sports fields, and spray park) and you have access to what you need for amenities. Multiple community events are hosted every year to help newcomers become acquainted with the Town and there is an elevated level of volunteer engagement that encourages an exceptional quality of life. Plus, if a resident wants more, numerous amenities are only 10-15 minutes away in the City of Lethbridge.
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?
Recently introduced amendments to the Town's Land Use Bylaw have reduced red tape associated with solar panel installations and the council is investigating additional options of how they can become a greener community.
What are the DEI initiatives in your community?

This has been listed as a priority in the community profile of the Town and they are working to ensure they are building inclusivity for all. This is evident in the number of different ethnicities they have living in the community and how they engage with them to appreciate their culture and background.

Other

Are there any other aspects that make your community unique?

Coalhurst has the unique position of being able to offer small town benefits like large lots and low taxes with access to luxury amenities in the adjacent urban center of Lethbridge only 2-3 kilometers away.

Include any relevant maps or photos of investment ready sites