

## Community Profile

<b>Municipal/County Name</b>	Cardston County	<b>Contact Name</b>	Joe Thomas
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<b>Date</b>	June 2024	<b>Phone Number</b>	403-653-4977

### About your community

What specific sectors are you most competitive for and why? (Please provide examples)

1) Agriculture- with 45,000 acres of irrigated land, plus pastureland for livestock, the sector is a natural place to produce food.  
 2) Tourism- with the Rocky Mountains on its doorstep plus Waterton Lakes International Peace Park as its neighbour, the opportunity to experience the western lifestyle and outdoors is immense.  
 3) Agriculture Manufacturing- with the agricultural sector playing such a vital part in the fabric of the community, it is a natural fit that a strong supporting manufacturing sector is also located in the area. The close proximity to the U.S as well helps boost this sector.  
 4) Renewables- with large scale wind and solar projects due to the increased transmission line capacity, plus the number of warm and windy days the area has, this has become an emerging sector.

Who are the major employers in your region? (Top 3-5 major companies/employers)

Government, School Division, Agriculture

Are there major transport access (road, rail, air) in and around your area?

Road: Highway 5 (E/W) connecting to mountain parks, Highway 2 (N/S) connecting to Calgary  
 Rail: None  
 Airport: Cardston Municipal  
 3 Ports of Entries into the U.S to increase efficiency of shipping to the States.

### Speed of Doing Business

What are the permitting & zoning timelines?

Permitted: < 1 week Discretionary: 3 weeks

How often are zoning laws or permitting regulations updated, and how would we stay informed about any changes?

When needed, and reviewed every 4 years. Website

Who is the best person to contact for updates on pending permits?

Joe Thomas

Are there any special permits or variances available for projects that don't fully comply with zoning regulations?

Yes

Are there any restrictions on the type or size of the project based on zoning laws? (i.e, building height, power, water, etc.)

Some, depending on services. But they would not be restriction of not doing, maybe just some extra development

## Talent

What does your talent pipeline look like? How do you attract and retain talent? (in your community or from within the region/neighbouring municipalities etc.)

With a strong presence of large families, the pipeline for talent is grown from the ground up. With a younger demographic and the ability to pull labour from the villages, hamlets, and towns within the County as well as the Blood Tribe Reserve, there is an ample labour supply.

Is there access to post-secondary or training programs offered? (either in or around your region?)

Lethbridge provides a University and College as well as there is Red Crow College on the Blood Tribe reserve.

What are some notable stats about the local/regional workforce?

Alberta Regional Dashboard: 1,700 in the workforce with 68% participation rate, 4% unemployment, an increasing trend in apprenticeships, and a couple's median income of \$122,000.  
Stats Canada Census 2021: 55.3% of the population is between ages 15-64 with an average age of 37.7

**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?

Cardston County has focused on increasing its incorporation of renewable energy including installation of EV chargers. Water conservation initiatives have also included irrigation conversion from open canals to pipelines, fencing waterways to protect them, and active wetland management. The council is focused on ensuring transparency through broadcast of meetings and recordings available on YouTube for citizens.

What are the DEI initiatives in your community?

With a longstanding neighbour of the Blood Tribe, the ability to be an inclusive and diverse community has underpinned the municipality for years. Truth and reconciliation work is underway as well as diversity training for staff to help encourage further inclusion has been undertaken.

#### Investment Opportunities and Other

Are there any other aspects that make your community unique?

In Cardston County, we value the importance of community, nature, and a life well-lived. Join us in experiencing a unique blend of regional connectivity, family-friendly environments, and the unparalleled beauty of the Rocky Mountains – because life is meant to be lived to the fullest, and Cardston County is the place where that journey begins.

Are there any investment opportunities in your region? Projects, Sites etc. (Include any maps or attachment of files, or links to websites etc.)

# Future Commercial/Industrial- outside of Magrath

