

Community Profile

Municipal/County Name	Vulcan County	Contact Name	Anne Erickson
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Date	June 2024	Phone Number	403-485-3132

About your community

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

1. Agriculture- due to the topography of the municipality, it naturally lends itself to the western way of life in both crop and livestock production.
2. Oil and Gas- there is still a presence here of this industry with opportunity to expand.
3. Tourism- at the gateway to some great outdoor recreation like Lake McGregor where people from the city come to play, this provides opportunity.
4. Renewable Energy & Support Services- due to the landscape and the large presence of renewables, there is a lot of potential for support services to be further expanded. There are multiple large solar and wind projects operating in the area.

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

- 1) Alberta Health Services 2) Aspen Crossing 3) Schooten & Sons Feedyards 4) Travers Solar

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

Located centrally between Calgary and Lethbridge provides opportunities for major highways 23 & 24 to help connect the community. Major rail lines also traverse across the region giving opportunities for spur lines to be installed.

Speed of Doing Business

What are the permitting & zoning timelines?

Permitted Use: < 8 days. Discretionary: < 4 weeks Subdivision: 7 weeks

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

The Land Use Bylaw and associated plans are living documents and are updated as required. LUB received total re-write in March 2021. Our website is the best tool to stay informed on these changes.

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

Anne Erickson - Manager of Development Services: development@vulcancounty.ab.ca

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

Applicants can request a variance be granted by the Municipal Planning Commission.

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

Yes. Dependent on the project and land use district where the project is contemplated.

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.)

Being able to draw from a large surrounding area which includes skilled labor and unskilled, there is ample opportunity for recruitment. The County can draw from all its villages and hamlets plus larger centres like Calgary and Lethbridge if transportation is provided are all options. A commitment to the Registered Apprenticeship Program in area schools helps drive skilled tradespeople for jobs. The area has a large population of Mexican Mennonites which are known to be hard working and excel in areas like agriculture and manufacturing. The large lakeshore lots and lifestyle attract professionals that do not wish to live in the city or can work remotely.

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

Closest post-secondary is in Lethbridge and Calgary

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

According to the 2021 Stats Canada Census, the County has 61% of their populations between the ages of 15-64. The average income for a full-time individual is \$55,500 and the average family income is \$99,000 which is strong for a rural area.

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?

Vulcan County has been very open to renewable energy development and currently hosts two of the largest producers in the province in this regard. Vulcan County has also instituted a performance measure dashboard which shows how their financial position compares with other municipalities in Alberta. Vulcan County has also received numerous awards for their Financial and Budget reporting

What are the DEI initiatives in your community?

A strong relationship exists between Vulcan County and the Siksika nation as they are neighbours and work continue to foster growth, development, and inclusion within the municipality with the indigenous community.

Investment Opportunities and Other

Are there any other aspects that make your community unique?

Vulcan County is focused on continuing to remain competitive by evaluating opportunities, having low taxes, and providing value to not only business but its citizens. With its rich agricultural heritage, diverseness in communities, having ample recreational opportunities and a dash of intergalactic charm, it provides a lifestyle that harmonizes tradition with innovation.

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

Vulcan County INDUSTRIAL PARK



Serviced Industrial Land For Sale

- Lot sizes available from 1.4 acres to 20+ acres
- Industrial Park zoning
- Strategic location just off Hwy 23 & Hwy 534
- Tax incentives and Rebate programs
- Centered between Lethbridge and Calgary

Vulcan
COUNTY
403.485.2241

For information please contact:

Anne Erickson

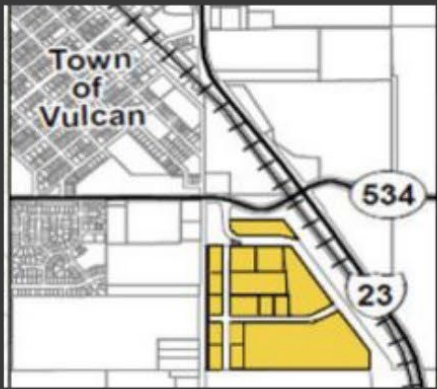
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CONVENIENTLY LOCATED:

- 60 KM Southeast of High River
(42 Min Drive)
- 94 KM North of Lethbridge
(57 Min Drive)
- 120 KM South of Calgary
(61 Min Drive)
- Directly South of Vulcan



AT THE VULCAN COUNTY INDUSTRIAL PARK YOU WILL ENJOY:

- Lower Utility Costs: No municipal franchise fee on power and gas.
- Good Land Value
- Tax Savings of:
17.44% Compared to Provincial City Average
21.60% Compared to Provincial Town Average
21.23% Compared to Provincial MD/County Average

FOR MORE INFORMATION
CONTACT US

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SERVICED
INDUSTRIAL LAND
FOR SALE



IT PAYS TO GROW
YOUR BUSINESS IN
VULCAN COUNTY

TAX SAVINGS
&
GENEROUS
INCENTIVES

SEE INSIDE FOR
MORE DETAILS...



403-485-2241

VARIOUS LOT SIZES AVAILABLE



ASK US ABOUT AVAILABILITY

SIGNIFICANT TAX SAVINGS:

With \$200,000 or more of Capital Improvements, Vulcan County will offer a Tax Incentive Program on your Municipal Taxes.

70% Off 1st Year

50% Off 2nd Year

30% Off 3rd Year

REBATE:

If improvements of \$300,000 or more are made within 24 months of purchase, Vulcan County will provide cash back of **\$20,000 Per Acre.**

Terms & Conditions Apply

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