

Community Profile

Municipal/County Name	MD of Taber	Contact Name	Bryce Surina
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Date	June 2024	Phone Number	403-223-3541

About your community

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

1. Agriculture- the abundant land (971,084 acres) and water along with strong research and the perfect combination of heat and soil make growing conditions ideal for the 70 plus crops which call this municipality home.
 2. Renewable Energy- due to the prevalent sunshine and wind in the area, the municipality can embrace clean technology. Currently is home to four facilities providing 181.4 megawatt to the grid.
 3. Agriculture Processing- major players have located in the region due to the farmland and guaranteed source of inputs.

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

Lamb Weston, Prairie Gold Potatoes (PGP), Lantic Rogers Sugar, McCain's, Frito Lay, Gouw Quality Onions

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

Roads: Highway 3 (premier food corridor running East/West), Highway 36 (running North/South) the ability to connect to Alberta, Saskatchewan, British Columbia, and the U.S is quite easy.
 Rail: CPR mainline runs through the municipality with opportunities to connect.
 Air: two municipal airports are located within the region outside of Taber and Vauxhall.

Speed of Doing Business

What are the permitting & zoning timelines?

Permitted Use: < 2 weeks Discretionary: 4-6 weeks,

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

2024 Land Use Bylaw Update (Full Refresh), Amendments made throughout the years as approved

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

Development Officer Contact Administration Office 403- 223-23541

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

Municipal Planning Commission is responsible for approving variances to the Land Use Bylaw through application

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

Refer to the Land Use Bylaw for Land Use Zoning details.

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.)

Talent is recruited from the neighboring hamlets, villages, Town of Taber, and even the City of Lethbridge. Due to the affordability of the land in the smaller hamlets and large size lots, people are drawn to build their dream home. Average housing costs are \$1,380/month and rent are \$944/month.

Commuting time of under 23 minutes means people can make a good wage (\$80.9K median household income) and have enough disposable income to take advantage of the facilities and amenities that are in the municipality.

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

Nearest post-secondary is in Lethbridge or Medicine Hat. A micro-credential college for the ag sector is opening in 2024 in Taber.

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

63.8% participation rate, 7.5K population with an unemployment rate of 4.4%. Over 148K are employed in the region with the majority of workers employed in the agriculture sector. Median household income is \$80.9K. For up-to-date stats, click on this link. <https://mdtaber.ab.ca/p/community-profile>

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?

The municipality places a high priority on ensuring they play a strong role in climate change mitigation.

There are several projects underway that emphasize this.

- Renuwell Project- converting abandoned oil well sites to solar. Click here for more info.
- <https://mdtaber.ab.ca/p/renuwell-project>
- Wetland management and restoration- includes the addition of wetlands at the Horsefly Regional Emergency spillway Project and Taber Lake
- Shelterbelt program to reduce soil erosion and increase tree planting for greenhouse gas emission reductions.
- Commitment to renewable energy as evidenced by the four projects that are currently operating within the municipality and investigating additional opportunities.

What are the DEI initiatives in your community?

With a large population of Mexican Mennonites, diversity is naturally occurring as they move to the municipality. Translation of key materials in Low-German is done to help. A number of females hold Council and Leadership positions within the municipality which has been naturally occurring.

Investment Opportunities and Other

Are there any other aspects that make your community unique?

The MD of Taber is unique in its status of being an agricultural powerhouse and the irrigation infrastructure that exists. It provides a staggering amount of economic growth opportunities due to its wealth of natural assets, strategic location, and commitment to sustainability. In addition, the sense of community cohesion and a commitment to build those communities in a strategic and balanced manner provides a quality of life that resounds with its citizens both present and future.

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

The Town of Vauxhall as well as the Village of Hays has commercial and industrial lots for sale. Please contact MD for sales information

Town of Vauxhall

Municipal District of Taber Vauxhall East Commercial Lots for Sale

Lot Sale Information:

-- Lot Price is \$104,000.00 + GST (Only 1 Lot Per Development)

SW11 13-16-4



**** Please Take Note ALL Offers To Purchase Must Be Accompanied By A Completed Development Permit Application**

Offers to purchase can be made in person at the M.D. of Taber, by fax or by internet at www.mdtaber.ab.ca

**M.D. of Taber Main Office Address:
4900B - 50th Street, Taber, Alberta, T1G 1T2,
Phone : (403) 223-3541 Fax : (403) 223-1799
All faxes should be followed by a phone call.**

HIGHWAY 36

PIPELINE ROW (291 1834)



Municipal District of Taber

Hamlet of Hays Municipal Industrial & Commercial Lots For Sale

Lot Sale Information:

Please contact the MD of Taber Office for all Lot Prices industrial and Commercial

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- Lots for Sale (Zoning)
- Commercial
 - Industrial
 - Residential

1-1578M Civic Address

