



Community Profile

Municipal/County Name	Fort Macleod, Alberta	Contact Name	Anthony Burdett, CAO
Date	November 30, 2023	Email	cao@fortmacleod.com
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Give an overview of your region (150-200 words)			
<p>Engaged, growing, and progressive is how you describe this bustling community of 3,300 people at the crossroads of Hwy 2 & 3. The community has a “can-do” attitude with a wide variety of ages calling this town home. A vibrant downtown with specialty stores, cafes, and professional services provides support to a strong manufacturing and agriculture industry in the area as well as the town. With an unemployment rate of 6%, strong apprenticeship uptake and enrollment in schools plus a healthy median income for families living in the town, there is a lot of opportunity in Fort Macleod. As a smaller urban center that is only 30 minutes from Lethbridge and 1.5 hours from Calgary, potential for expansion in wrap around services supporting the agriculture and manufacturing industry is strong as well as for remote work.</p>			
Sectors			
What sectors are you most competitive for and why?			
<p>-Manufacturing for the construction, transportation, and agriculture industries is strong due to proximity to those sectors as well as the transportation advantages the town offers.</p> <p>-Tourism is another sector that is thriving in the town due to the history of the NWMP and the highway access to the Rocky Mountains, plus there is a vibrant arts and culture scene in the town itself that brings in people from all over Southern Alberta. It is also close to campgrounds that need services.</p> <p>-Agriculture Services is another sector with input suppliers and professional services locating in the community due to rail access and proximity to primary producers.</p>			
What is your value proposition?			
<p>Join a progressive community that is entrepreneurial in nature which is supported by a pro-business council and administration. Fort Macleod prides itself on “getting out of the way of business” by ensuring policies and processes are as efficient and common sense as possible. The approach to business attraction is “why not, versus why” when questions are asked which increases the speed for conducting business and helps focus on overcoming any challenges that a business may encounter. With strong incentives for investment attraction, growth and retention running parallel to a focus of being a safe community with a variety of housing options, diversity in recreational and entertainment opportunities, educational resources, and a strong community spirit, the town positions itself to being attractive for investment.</p>			
Costs of Doing Business			
Tax rates			
Industrial: 11.260962 Residential: 5.809002 Both of these have been stable for the last few years.			
Land Costs per acre (average)			
Fully Serviced Commercial: \$350K/Acre Industrial Non-Serviced: \$9K/acre			
Real estate costs per sq. ft (average)			
Residential: \$309,965 \$1.52-\$2.55/sq. foot (commercial and industrial lots)			
Incentives or cost advantages (if any)			
<p>Tax Incentive Programs apply to any new or existing businesses with an increased assessment value of at least \$50,000. Tax Fees waived 100% year 1, 75% year 2, 50% year 3.</p> <p>Four Year Tax Incentive program- applies to the construction of any new multi-family residential units. Tax fees waived 100%- year 1, 75%- year 2, 50%- year 3, and 25% year 4.</p>			
Other	A new subdivision, Macleod Landing, coming on in 2024 and includes commercial lots, residential and multi-family lots. 160 acres are also available that are non-serviced. It is anticipated that another sixty acres may come onstream in the next 2-3 years. There are some brownfield sites in the SW corner of the town that are ready for redevelopment.		
Ease of Doing Business			
What supports do you bring for new businesses (try to be specific)?			
The tax incentives noted above, a strong local Chamber of Commerce, interest free loans available through Community Futures, an online business directory, and the attitude within council and administration to be common sense and get out of the way of business lends itself to a strong attraction			

opportunity and culture.
Are there major transport access (road, rail, air)
At the crossroads of Hwy 2 (running N-S) and Hwy 3 (running E-W), the access to BC, the U.S, and to Calgary is easy. Add to that the rail access that is offered as well as the municipal airport, transportation is not a challenge for this community.
Describe the business culture in the community
Young, progressive, and collaborative are the keyways to describe this community. Growth has happened organically due to the nature of the business owners in the community who are looking to be innovative and expand their operations. The ability to make it happen is strong.
How do you make new businesses feel welcomed? Feel supported?
This small town is supportive of their local businesses as they understand the importance and impact they have. This resonates with pop-ins from those locals as well as the local Chamber welcoming them and lending help to get the word out about the offerings new businesses can provide. The Mayor and Council will also drop in to welcome the business to town.
Who is the point of contact for inquiries?
Anthony Burdett, CAO
Speed of Doing Business
What are the permitting & zoning timelines?
Due to the attitude of the administration and council, expediency and efficiency is key. If the business is a permitted use approvals can take < 3 days, if it is discretionary than it can take <4 weeks (not with appeal period).
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 to connect the business with any resources they may need to succeed.
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 location of the town lends itself to recruitment from the town, the surrounding rural farms, the adjacent First Nations reserve, as well as the City of Lethbridge. (It is only a 30-minute commute on a double lane highway). The demographics of the community are young with families as well as seniors, so there is a healthy mix of potential workers. This is due to the affordability of housing and variety of housing that exists within the community with both single and multi-family options available.
Is there access to post-secondary or training programs offered?
A University and College are only 30 minutes away in Lethbridge. To help encourage education, a trades program is offered at the local high school to engage youth.
What are the stats about the local workforce?
A strong presence of 20–24-year-olds exists as well as 58% of the population is of the working age of 15-64 (Stats Can Census 2021), there is potential for recruitment. Average income as of 2020 Stats Can Census for a full-time worker is \$59,300. Due to the sectors, there are a lot of tradespeople and low skilled workers in the manufacturing side. Immigration is strong and the town is growing at a stable rate of 2-3% annually.
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?
Quality of life is high in this town as it has lots of recreation opportunities (golf, ice arena, pool, walking paths, equestrian arena), a strong education system (K-12), vibrant arts community (Empress Theatre), and engaged citizens that support a multitude of service groups and volunteer opportunities. In addition, there are lots of town events for socializing and becoming part of the community including the well known “Santa Claus” Parade. Several grocery stores, specialty shops, restaurants, and a distillery provide lots of options for night life.
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.

<p>What are the environmental, sustainability or emission reduction initiatives in your community?</p> <p>Ensuring a quality of life for future generations is important to the town. Initiatives like reducing emissions through use of solar, better insulation on buildings, and finding efficiency are key priorities. Plus planting more trees and exploring how to further reduce GHG emissions are all on the radar of council and administration. Plus, the community pulls together annually to conduct an annual clean up to reduce waste. The town also has multiple EV Chargers to help offset emissions while providing a service to visitors.</p>
<p>What are the DEI initiatives in your community?</p> <p>Fort Macleod has a long history with the adjacent First Nations reserves of the Kainai and Piikani nations. Through this history, they have a commitment to truth and reconciliation. To expand that even further, they have struck an “Inclusion and Diversity” committee to build further inclusivity as a community. An example of work they are undertaking is a community accessibility review to ensure that people with impairments can access services and businesses.</p>
<p>Other</p>
<p>Are there any other aspects that make your community unique?</p> <p>The investment and business environment in this town is rich and ready for further development and expansion. Land is available now with more coming on in the future to facilitate growth and innovation. Include any relevant maps or photos of investment ready sites</p>

MACLEOD LANDING

PHASE 1

This new subdivision is located on the east side of Fort Macleod, nestled between 27th Street and 8A Avenue. This area will feature a mix of commercial, residential, and multi-unit living opportunities and recreational green space. Which will continue to expand our vibrant community.

PRESALE

Coming soon

Features

- 8 Residential Lots
- 4 Commercial Lots
- 4 Multi-Unit Residential Lots


Contact Us

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and open space and complimented by commercial development. pedestrian accessibility are integral to the enjoyment and quality