

## Community Profile

Municipal/County Name	Cardston	Contact Name	Nolan Card
		Email	nolan@cardston.ca
Date	June 2024	Phone Number	403-653-3366

### About your community

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

1. Tourism and Hospitality: the Town's natural attractions, historical sites, or cultural events can be competitive in the tourism and hospitality sector.
2. Healthcare and Social Services: The healthcare sector, including medical facilities, elder care is essential for any community, and it can provide stable employment opportunities.
3. Retail and Small Businesses: Local retail businesses and small enterprises can contribute to the economic competitiveness of the town. These could include stores, restaurants, and service providers.
4. Agriculture: Surrounded by agriculture land that helps grow heritage crops and livestock, the town provides support services to the sector including professional services and input suppliers.

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

School, Health care, Church, Extra foods

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

The town of Cardston is connected by three major highways: Highway 2, Highway 5, and Highway 501. Highway 2 runs north south through the town, linking it to Lethbridge and Fort Macleod in the north, and the U.S. border and Glacier National Park in the south. Highway 5 runs east-west through the town, linking it to Magrath and Raymond in the east, and Waterton Lakes National Park and Pincher Creek in the west. Highway 501 runs east-west from Highway 2, linking it to Spring Coulee and Stirling in the east, and Mountain View and Glenwood in the west.

### Speed of Doing Business

What are the permitting & zoning timelines?

Permitted Use: < 10 days Discretionary: <6weeks Subdivision: <60 days

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

Not very often, Town of Cardston website

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

Development Officer

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

You can always ask for a variance through the Subdivision & Development Authority

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

Yes, height, size,

## 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.)

Local Workforce: Cardston draws their talent from the local community, County, Blood Tribe, and surrounding municipalities. In addition, the Town has recently been designated for the AAIP – To bring in foreign workers in town to help in the retention of employees.

Quality of Life: Town of Cardston attracts individuals seeking a high quality of life, which includes a peaceful and close-knit community, clean environment, and access to natural amenities. Cardston's appeal for talent might include a better work-life balance, with less congestion and shorter commutes. A wonderful place for remote workers who may want some peace and quiet.

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

Nearest are in Lethbridge at the Lethbridge College and University of Lethbridge

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

Labour force activity – employed 60.6%, Unemployed 1.4%, not in the labour force 38.3% according to Alberta Regional Dashboard.

2021 Stats Canada Census: 50.6% of the population is between the ages of 15-64 years with an average age of 41.9 years. Average employment income for full year full time workers (2020): \$68,800. Couples Families Income is \$118,000.

**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?

Energy Efficiency: micro-generation project – All Municipal facilities are connected to solar project to lower greenhouse gas emissions. For project details <https://www.cardston.ca/news/post/town-of-cardston-solar-farm-media-release>

What are the DEI initiatives in your community?

Due to the proximity to the largest Indigenous community in Western Canada, the Blood Tribe, diversity, and inclusion has always been a priority for the municipality as they rely on each other.

1. Cultural Awareness and Education: Offering cultural awareness and diversity training programs to increase understanding and respect for diverse cultures and backgrounds. Done during Heritage Day week.
2. Community policing and Public Safety: Promoting community policing models that build trust between law enforcement and residents and ensuring that public safety services are equitable and just.

#### Investment Opportunities and Other

Are there any other aspects that make your community unique?

Cardston is characterized by a strong presence of The Church of Jesus Christ of Latter-day Saints (LDS), shaping the community with its values and traditions. With a deep emphasis on community values, Cardston exudes a sense of unity and shared purpose, where residents are bound by a collective commitment to their faith and one another. Beyond its religious identity, Cardston embraces the charm of a small town, offering a close-knit community where genuine connections and a slower pace of life contribute to its unique and inviting atmosphere.

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

Residential

ADDRESS	SIZE	COST
383 2A Ave West	66' x 109.5'	\$38,720.00
851 2A St West	60' x 109'	\$38,920.74
861 2A St West	61' x 102'	\$38,473.55
881 2A St West	36' x Irregular	\$51,416.37
890 2A St West	39' x Irregular	\$55,066.38
870 2A St West	46' x Irregular	\$40,754.23
850 2A St West	56' x 121'	\$40,078.47
830 2A St West	56' x 121'	\$40,078.47
772 Main Street	70' x 121.5'	Call for price

Commercial, Industrial, Public, and Institutional

(call for pricing for all lots)

Address	Size	Zoning
849 Main Street	171' x 135'	Drive-in/Highway Commercial
15 9 Ave West	121' x 135' irregular	Drive-in/Highway Commercial
37 9 Ave West	150' x 235'	Drive-in/Highway Commercial
111 2 St East	123' x 100'	Commercial
781 7 St East	474' x 384'	Industrial
Plan 8210662, Block 1, Lot 3	3.91 acres	Industrial
Plan 8210662, Block 1, Lot 4	4.18 acres	Industrial