Community Profile

Municipal/County Name	Warner County	Contact Name	Shawn Hathaway
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Date	June 2024	Phone Number	403-642-3635

About your community

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

1. Agriculture- due to the farmland in the county that provides staple crops for food production, this is a core sector of the region.
2. Oil and Gas- historically, this has played a substantial role in the community and still provides additional investment opportunity for expansion into areas like biofuels that tie into the agriculture sector above.
3. Renewables- with the wind and sunshine along with the large tracts of agriculture land, there is opportunity for expansion.
4. Tourism- with key attractions like Writing on Stone, Devil's Coulee Museum, the outdoor lifestyle that includes camping, fishing, abound in this area and can be expanded on as well as cultural tourism.

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

Major employment sectors: Agriculture, Construction, Health care and social assistance (we do not have the data to name specific employers)

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

Road: There are numerous major highways intersecting this municipality connecting it North and South. Highway 4 (Canamex) connects to the U.S. Highway 36, & 52 provide further connection East/West and North South.
Rail: The CPKC railway running through the region connecting business to the North and South into the States, there are substantial transportation advantages in this region with the access to this new rail line.

Speed of Doing Business

What are the permitting & zoning timelines?

Permitted Use < 1 week Discretionary: < 6 weeks

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

The Land Use Bylaw may be updated as needed. Notification of upcoming potential changes are made according to Regulations. If changes or updates are made the Land Use Bylaw is consolidated and the most recent version is available online. If there are any questions you can contact the Administration Office.

Who is the best person to contact for updates on pending permits?
Development Officer Ryan Brown
Are there any special permits or variances available for projects that don't fully comply with zoning regulations?
A development may require a discretionary permit according to the Land Use Bylaw. If required it will be brought forward to the Municipal Planning Committee.
Are there any restrictions on the type or size of the project based on zoning laws? (i.e, building height, power, water, etc.)
Restrictions on projects depend on the land use district as determined in the Land Use Bylaw.
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.)
This region draws from the larger agricultural and rural areas as well as the smaller urban centers. The family farms in the area provide youth workers. It is also located close to Lethbridge, so talent can be recruited from the city as well.
Is there access to post-secondary or training programs offered? (either in or around your region?)
The closest is in Lethbridge. However, there are ESL programs offered by Warner.
What are some notable stats about the local/regional workforce?
According to the 2021 Stats Can Census 59.9% of the population is in the working ages between 14-64. Average full-time income for one person is $57,100. The Alberta Regional Dashboard indicates there are 4,068 people living in the community with 1,330 in the labour force with a participation rate of 67% and unemployment rate of 3%. The couples family's income in 2020 was $117,000 showing a higher standard of living.

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 continues to work on a reclamation project on the reservoir and is active in wetland management in the area. Due to the large agriculture community, educational opportunities through courses are provided by the Agricultural Service Board to help implement best management practices.
What are the DEI initiatives in your community?
There is not a formal strategy in place, but the County has seen diversity happen organically due to the business opportunities that exist.
Investment Opportunities and Other
Are there any other aspects that make your community unique?
Warner County has a small town feel throughout the region where you know your neighbours and you can rely on that. It offers a slower pace of life, variety of healthcare facilities, yet is close to larger urban centres for concerts, sporting events, and shopping.
Are there any investment opportunities in your region? Projects, Sites etc. (Include any maps or attachment of files, or links to websites etc.)
www.realtor.ca/ab/warner-county-no-5/land-for-sale

$539,000

000 Hwy 846 Highway, Stirling, Alberta

$128,750

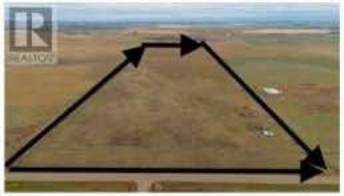
PLAN 1411120 BLOCK 5 LOT 5, Rural Warner No. 5, County of, Alberta

$159,900

Block 1 Lot 2 Plan 071241, Stirling, Alberta

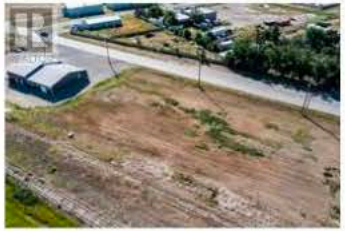
$25,500

208,212,216 Englewood Street, Wrentham, Alberta



$499,000

RR 193 NE 16-6-19 W4 Road, Stirling, Alberta



$50,000

8411100 Block 197A Lot A, Raymond, Alberta