

Community Profile

Municipal/County Name	Milk River	Contact Name	Kelly Lloyd
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Date	June 2024	Phone Number	403-647-3773

About your community

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

1. Agriculture- due to being surrounded by farmland, this town is a regional hub for the sector in providing support and services.
2. Transportation- due to being located on Highway 4 (Canamex corridor), it makes sense for businesses that are transporting goods between Canada and the U.S to use this as a home base.
3. Tourism- being the first and last town before heading to or coming from the U.S, this gives a prime advantage for tourism offerings. Snowbirds flock to the area in the spring and fall as well as international visitors throughout the year.

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

Hospital/Sandstone Motel and Restaurant/Riverside Market/UFA/South Country Tire

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

Road: Highway 4 (CANAMEX corridor) connecting N/S and Highway 501 connecting E/W
 Rail: CPKC spur line Airport: Municipal airport (CEW5)

Speed of Doing Business

What are the permitting & zoning timelines?

Permitted: < 1 week Discretionary: < 1 month

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

Website Bylaw postings

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

Chief Administrative Officer

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

Only through 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.)

It all depends on the land use zoning

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.)

With a population that is typically between ages 40-60, the talent pool is drawn from the larger rural area. This includes commuters to Lethbridge and farm families. Milk River also participates in the Rural Renewal Program to help recruit foreign workers to the town.

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

Closest is Lethbridge

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

Alberta Regional Dashboard: 315 people in the labour force with a participation rate of 48% and unemployment rate of 9%. Apprenticeship is popular and the couple's average income is \$109,000. 165 commuters and the K-9 enrolment is increasing.
 Stats Canada 2021 Census: 49.4% of the population is between the ages of 15-64 with an average age of 52.

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?

Milk River is at the beginning stages of its ESG journey with a commitment to LED lighting to reduce light pollution, installation of EV chargers including a Tesla station, and are exploring solar. They continue to engage in proactive wetland management in their parks and golf course.

What are the DEI initiatives in your community?

Diversity is being encouraged through the addition of the Rural Renewal program, which will continue to bring different ethnicities and cultures into the community. Equity has naturally occurred with a large percentage of council and administration being female. Inclusivity is also being worked on through increasing accessibility to structures.

Investment Opportunities and Other

Are there any other aspects that make your community unique?

Milk River's uniqueness lies in its strategic positioning as a vital transportation corridor and the distinguished gateway to Alberta Southeast. Nestled within the town is a charming blend of a small-town feel coupled with big-city amenities, creating an environment that is both intimate and rich in offerings.

As a key player in the transportation network, Milk River serves as a crucial link, facilitating seamless movement and connectivity. Beyond its role as a gateway, the town provides residents with the comforting ambiance of a small community while offering access to amenities typically found in larger cities. What sets Milk River apart is its ability to offer the best of both worlds: the tranquility of a small town and the convenience of being a gateway with easy access to the U.S., making it a uniquely positioned and truly special place.

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



Town Of

Milk River

Town of Milk River - Municipal Property Listing

212-4th Ave NW

Price: \$25,000

Zoning: Commercial
Area (Sq. FT): 14122

