

## Community Profile

Municipal/County Name	Bow Island	Contact Name	Theresa Hardiker
Date	December 2023	Email	thardiker@verge-ed.ca
		Phone Number	403.952.6014
Give an overview of your region (150-200 words)			
<p>Welcome to Bow Island, the proud "Bean Capital of the West," where agriculture thrives in the heart of Alberta. Nestled amidst 110,000 acres of meticulously irrigated farmland in the Southeast corner of Alberta, this charming town basks in an abundance of sunshine, offering residents and visitors an above-average number of sunny days each year. Beyond its agricultural prowess, Bow Island boasts a diverse array of recreational opportunities, providing a well-rounded lifestyle for its residents.</p> <p>Not only is Bow Island deeply connected to its agricultural roots, but it also extends its reach through essential rail connectivity with the USA and East/West routes, facilitating seamless trade and transportation. As part of Highway 3, the town proudly stands as a premier food corridor, highlighting the rich agricultural bounty of the region. Join us in Bow Island, where the legacy of beans meets the brilliance of sunshine, creating a vibrant and connected community.</p>			
Sectors			
What sectors are you most competitive for and why?			
<ol style="list-style-type: none"> <li><b>Agriculture:</b> Boasting 110,000 irrigated acres and expansive dryland, our community experiences continual growth in agriculture. Specialized crops and value-added processing underscore the evolution of this sector.</li> <li><b>Health Care:</b> Catering to a rural population, the provision of health care services stands as a cornerstone, ensuring an elevated quality of life for residents.</li> <li><b>Construction:</b> Fueled by the expanding agriculture and value-added processing domain, the demand for construction, both in commercial realms such as potato storages and residential sectors, is soaring. The current supply shortage presents a promising opportunity for those in the construction industry.</li> <li><b>Retail Trade:</b> The regional retail trade sector thrives on supporting the industries with necessary inputs, presenting ample room for additional growth.</li> <li><b>Educational Services:</b> In a landscape increasingly defined by technological advancements across sectors, the demand for educational services rises, establishing a trajectory of continuous growth in response to evolving industry needs.</li> </ol>			
What is your value proposition?			
<p>Bow Island beckons with a compelling value proposition built on vast expanses of available land and abundant natural resources, including ample water and sunshine. Our community thrives on the hardworking spirit of its people, creating an ideal environment for those seeking opportunities in agriculture, industry, and beyond. For veterinary and professional service providers, Bow Island offers a promising landscape to establish roots and contribute to the well-being of our community. Join us in Bow Island, where the combination of abundant resources, dedicated individuals, and opportunities for professional growth converge to create a unique and thriving community.</p>			
Costs of Doing Business			
Tax rates			
Residential: 10.0717 Non-residential: 12.9253 M & E: 11.5475			
Land Costs per acre (average)			
Please contact Town for information.			
Real estate costs per sq. ft (average)			
\$1.67/bare lot and \$18.59 for commercial building. Average housing price YTD: \$187K (www.realtor.ca)			
Incentives or cost advantages (if any)			
While no formal programs exist, municipality is open to dialogue to attract business.			
Other	Lots of land ready to go- Airport Industrial Lots Brownfield- Greenhouse Available		

Ease of Doing Business
What supports do you bring for new businesses (try to be specific)?
The municipality collaborates with VERGE, serving as an economic developer that functions as a concierge and a comprehensive hub for businesses seeking connections with various supports and resources. Additionally, businesses can benefit from inclusion in an online business directory, enhancing visibility. The robust Chamber of Commerce further strengthens the support system available to businesses, fostering an environment conducive to growth and prosperity.
Are there major transport access (road, rail, air)
Road: Highway 3- major E/W corridor and known as the Premier Food Corridor Rail: CPR main line Municipal Airport: Bow Island
Describe the business culture in the community
Bow Island's business culture is deeply rooted in the rich soil of agriculture, embodying a dynamic blend of small businesses, farming, and ranching. The town's progressive spirit is evident in the adaptive approaches that have sustained these enterprises across generations. The community's commitment to preserving its agricultural heritage while embracing modern advancements reflects a harmonious balance between tradition and innovation.
How do you make new businesses feel welcomed? Feel supported?
A local community feeling of the own helps welcome business. It is not uncommon for the mayor and council to drop by to welcome the business to the community as well as the residents of the community.
Who is the point of contact for inquiries?
Theresa Hardiker
Speed of Doing Business
What are the permitting & zoning timelines?
Permitted: < 2 days Discretionary: < 2 weeks
Is the point of contact for inquiries familiar with land use planning, development approvals and the building process?
Yes.
Talent
What does your talent pipeline look like? How do you attract talent? What is the affordability look like (e.g., Average housing costs)
Boasting a population exceeding 2000 residents, coupled with robust school enrollment and a surge in apprenticeship participation, Bow Island enjoys a thriving and young talent pipeline. Talent acquisition extends not only within Bow Island but also reaches into the broader rural trading region, encompassing areas like Burdett and potentially extending to Medicine Hat. A strong immigration from Mexico with the Mennonite community has also benefitted the community and continues to grow. With highly affordable housing options and available residential lots, complemented by abundant sunshine and a warm climate, Bow Island emerges as an exceptional locale to both reside and pursue professional endeavors.
Is there access to post-secondary or training programs offered?
There are numerous post-secondary options available within an hour's drive. Medicine Hat College is only thirty minutes east and the University of Lethbridge and Lethbridge College are only an hour west. Each of those cities also offers multiple training programs through a variety of vocational options.
What are the stats about the local workforce?
Alberta Regional Dashboard: 875 people are in the labour force with a participation rate of 63%, unemployment rate of 3.4, and a couple families income of \$94,000. Leading sector employment is in trades/transportation, natural resources, sales/service, health, business/finance, and education, ban, and government. Stats Canada Census 2021: 57.5% of the population is aged 15-64 with an average of 34.9.
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?
Bow Island excels in retaining talent by offering a myriad of amenities that contribute to a well-rounded and healthy lifestyle. Residents enjoy access to a diverse array of facilities, including a well-equipped arena, a refreshing pool, a multiplex for various recreational activities, a golf club for enthusiasts, and convenient grocery stores. The town is also home to reputable schools, specialty stores, a vibrant theatre, and, notably, it provides seamless access to an enriching outdoor lifestyle.

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?

While no formal strategy is in place, the town has taken on several initiatives including recycling and composting for the residents. With so much sunshine, the town is also exploring more use of solar energy.

What are the DEI initiatives in your community?

Bow Island has equity organically occurring with a strong female presence on council with four out of 7 councilors being female. Due to the number of Mexican Mennonites, diversity within the community has expanded and specialty stores have been opened to support the various cultures and ethnicities.

Other

Are there any other aspects that make your community unique?

Bow Island's uniqueness is rooted in its proud agricultural heritage, earning it the title of the "Bean Capital of the West." The community seamlessly blends generational farming traditions with a spirit of innovation, creating an environment where both the past and future coexist harmoniously. Beyond its agricultural roots, Bow Island stands out for offering an affordable and cost-effective living, making it an attractive haven for those seeking a balanced lifestyle. The town's charm lies in its ability to provide a rural living experience without compromising on the convenience of big city amenities. In Bow Island, residents can enjoy the tranquility of a tight-knit community while having easy access to diverse recreational opportunities and modern comforts.

Include any relevant maps or photos of investment ready sites

## Business Opportunities: Greenhouse

**\$648,800**

711 8 Avenue E  
Bow Island, Alberta T0K0G0  
MLS® Number: A1225229



### Listing Description

Family operated greenhouse with a residence, consisting of 6.52 acres. Included are 2 - 30' x 96' greenhouses, two Mobile homes, one used for the main residence, the second is used for a commercial kitchen and storage, a 16' X 28' shop, and a rare historic train station. New poly was completed on October 1, 2022 There are many options to expand the current business, owners have previously hosted weddings, family reunions, perfect location for a campground, the options are endless on this beautifully landscaped property. Call today to book a showing. (25720295)

### Property Summary

Property Type	Square Footage	Land Size	Built in
Business	5760 sqft	26369 m2 5 - 9.99 acres	2005
Annual Property Taxes	Time on REALTOR.ca		
\$3,200	552 days		

