



Community Profile

Municipal/County Name	Cardston County	Contact Name	Joe Thomas
Date	December 2023	Email	development@cardstoncounty.ca
		Phone Number	403-653-4977
Give an overview of your region (150-200 words)			
<p>Cardston County, stretching from the U.S. border to a point just south of Lethbridge, epitomizes the Western way of life. The landscape unfolds with vast open ranges, fertile valleys, herds of wandering cattle, and fields of swaying wheat, all harmoniously set against the rugged timberland at the edge of the majestic Rocky Mountains. Home to two towns, two villages, and ten hamlets, there is lots of opportunity to move home. This County is a captivating fusion of diverse demographics. The Kainai Blackfoot reserve, covering 1420 sq. km., is home to 10,000 people from the First Nations community. Additionally, a historically significant Mormon settlement, established in the late 1800s, has become a socially and economically influential presence. Noteworthy are several Hutterite colonies, tracing their roots directly back to the 16th-century Reformation.</p>			
Sectors			
What sectors are you most competitive for and why?			
<ol style="list-style-type: none"> 1) Agriculture- with 45,000 acres of irrigated land, plus pastureland for livestock, the sector is a natural place to produce food. 2) Tourism- with the Rocky Mountains on its doorstep plus Waterton Lakes International Peace Park as its neighbor, the opportunity to experience the western lifestyle and outdoors is immense. 3) Agriculture Manufacturing- with the agricultural sector playing such a vital part in the fabric of the community, it is a natural fit that a strong supporting manufacturing sector is also located in the area. The close proximity to the U.S as well helps boost this sector. 4) Renewables- with large scale wind and solar projects due to the increased transmission line capacity, plus the number of warm and windy days the area has, this has become an emerging sector. 			
What is your value proposition?			
<p>Discover Cardston County, your gateway to a vibrant regional hub nestled close to the majestic Rocky Mountains. Embrace an unparalleled outdoor quality of life, where every day is an opportunity to explore the breathtaking landscapes that surround you.</p> <p>Our community is not just a location; it is a family-oriented haven where diverse demographics come together to create a rich tapestry of traditions and experiences. Cardston County is more than a place to live; it is a place to thrive, with a commitment to providing an environment that caters to families and individuals seeking a balanced and fulfilling lifestyle. As a regional hub, Cardston County offers convenient access to amenities, services, and opportunities. Yet, despite its regional significance, the county retains its intimate, community-driven atmosphere, fostering connections and a sense of belonging.</p>			
Costs of Doing Business			
Tax rates			
Mill Rate: 21.67 mills			
Land Costs per acre (average)			
\$30-50K/acre (Magrath)			
Real estate costs per sq. ft (average)			
\$1200-5,000/acre (farmland)			
Incentives or cost advantages (if any)			
Green Energy Investment: 40% decrease in mill rate over 10 years.			
Campground: 75% decrease in mill rate for 5 years			
Agriculture Value-add: 75% decrease in mill rate for 4 years.			

Other	Commercial/Industrial land available in three years outside of Magrath upon completion of upgraded highway access. See concept map.
Ease of Doing Business	
What supports do you bring for new businesses (try to be specific)?	
Concierge service for business with the staff, access to high quality water, and promotion of the business through the Business Directory.	
Are there major transport access (road, rail, air)	
Road: Highway 5 (E/W) connecting to mountain parks, Highway 2 (N/S) connecting to Calgary Rail: None Airport: Cardston Municipal	
3 Ports of Entries into the U.S to increase efficiency of shipping to the States.	
Describe the business culture in the community	
Cardston County's business culture is a tapestry woven with threads of diversity, innovation, active small enterprises, a strong agricultural foundation, and a deep respect for its rural identity. This unique blend contributes to a thriving community where businesses not only survive but flourish in harmony with the county's distinctive character.	
How do you make new businesses feel welcomed? Feel supported?	
Businesses are welcomed by being promoted through the municipality's communication channels. There are also numerous Chamber of Commerce's they can join to help promote their business and advocate on their behalf. Multiple opportunities through community events in the villages, hamlets, and towns are offered to help engage the business community.	
Who is the point of contact for inquiries?	
Joe Thomas	
Speed of Doing Business	
What are the permitting & zoning timelines?	
Permitted: < 1 week Discretionary: 3 weeks	
Is the point of contact for inquiries familiar with land use planning, development approvals and the building process?	
Very familiar and will help connect to resources and supports.	
Talent	
What does your talent pipeline look like? How do you attract talent? What is the affordability look like (e.g., Average housing costs)	
With a strong presence of large families, the pipeline for talent is grown from the ground up. With a younger demographic and the ability to pull labour from the villages, hamlets, and towns within the County as well as the Blood Tribe Reserve, there is an ample labour supply.	
Is there access to post-secondary or training programs offered?	
Lethbridge provides a University and College as well as there is Red Crow College on the Blood Tribe reserve.	
What are the stats about the local workforce?	
Alberta Regional Dashboard: 1,700 in the workforce with 68% participation rate, 4% unemployment, an increasing trend in apprenticeships, and a couple's median income of \$122,000. Stats Canada Census 2021: 55.3% of the population is between ages 15-64 with an average age of 37.7	
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?	
Cardston County excels at retaining talent by offering a lifestyle that caters to those who appreciate the outdoors, a slower pace of life, ample room to breathe, easy access to amenities, and the added advantage of being close to the U.S. This thoughtful combination creates an environment where residents not only find professional opportunities but also build a fulfilling and balanced life in sync with the unique offerings of Cardston County. With a strong region of schools, robust healthcare facilities, and a myriad of ways to engage in the community through volunteerism and events, people are quick to become immersed in the community and call it home.	
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>Cardston County has focused on increasing its incorporation of renewable energy including installation of EV chargers. Water conservation initiatives have also included irrigation conversion from open canals to pipelines, fencing waterways to protect them, and active wetland management. The council is focused on ensuring transparency through broadcast of meetings and recordings available on YouTube for citizens.</p>
<p>What are the DEI initiatives in your community?</p> <p>With a longstanding neighbor of the Blood Tribe, the ability to be an inclusive and diverse community has underpinned the municipality for years. Truth and reconciliation work is underway as well as diversity training for staff to help encourage further inclusion has been undertaken.</p>
<p>Other</p>
<p>Are there any other aspects that make your community unique?</p> <p>In Cardston County, we value the importance of community, nature, and a life well-lived. Join us in experiencing a unique blend of regional connectivity, family-friendly environments, and the unparalleled beauty of the Rocky Mountains – because life is meant to be lived to the fullest, and Cardston County is the place where that journey begins.</p>
<p>Include any relevant maps or photos of investment ready sites</p>

Future Commercial/Industrial- outside of Magrath

