



Community Profile

Municipal/County Name	Cardston	Contact Name	Nolan Card
		Email	nolan@cardston.ca
Date	December 2023	Phone Number	403-653-3366
Give an overview of your region (150-200 words)			
<p>The Town of Cardston, a picturesque town located in the province of Alberta, Canada, is a vibrant and thriving community known for its unique blend of natural beauty, rich history, and economic opportunities. With a growing population, Cardston offers a welcoming atmosphere that fosters entrepreneurship, innovation, and sustainable growth. Cardston is a town of opportunity, where economic growth is seamlessly intertwined with a deep respect for its history, culture, and environment. With its diverse economic sectors, commitment to innovation, and welcoming community, Cardston is poised to continue flourishing as a dynamic and thriving economic center in the heart of Alberta.</p>			
Sectors			
What sectors are you most competitive for and why?			
<ol style="list-style-type: none"> Tourism and Hospitality: the Town's natural attractions, historical sites, or cultural events can be competitive in the tourism and hospitality sector. Healthcare and Social Services: The healthcare sector, including medical facilities, elder care is essential for any community, and it can provide stable employment opportunities. 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. 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. 			
What is your value proposition?			
<p>The town offers economic opportunities in sectors such as agriculture, tourism, and local retail businesses. Its strategic location on the highway connecting to Waterton Lakes National Park and Montana can bring visitors and economic benefits. Proximity to Outdoor Recreation: offers residents and visitors easy access to outdoor activities, including hiking, and camping.</p>			
Costs of Doing Business			
Tax rates			
Residential: 9.6340 Non-Residential: 15.9129			
Land Costs per acre (average)			
\$40K/acre with 9.5 acre available			
Real estate costs per sq. ft (average)			
\$200/square foot. Average house price \$318,793 (2023 YTD)			
Incentives or cost advantages (if any)			
No formal investment incentives but the council is open to investigation with business on a case-by-case basis.			
Other	<p>The Town of Cardston takes pride in its ownership and operation of the Electric Distribution System within its municipal boundaries. The Town provides access to the system and connection services to Customers that enables Retailers to sell Electricity directly to Customers.</p>		
Ease of Doing Business			
What supports do you bring for new businesses (try to be specific)?			
<ul style="list-style-type: none"> Infrastructure and Utilities Support: Assistance may be available to new businesses in terms of infrastructure and utilities, such as helping to identify locations, providing connection to utilities free of charge, and ensuring transportation connectivity. Marketing and Promotion: The town assists new businesses with marketing and promotion (A business is randomly selected and advertised weekly on the town website) efforts to raise awareness in the local community and the traffic that visits the Town website. 			

The Town of Cardston offers a reciprocal business license agreement with the County.
Are there major transport access (road, rail, air)
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.
Describe the business culture in the community
Community centric with a foundation of traditional values (influenced by the Latter-day Saint Community) which reflects a conservative approach to business operations. Businesses are collaborative with a goal of building a welcoming environment that boosts community support. Small businesses they have a commitment to quality and can experience seasonal variations due to proximity to Waterton.
How do you make new businesses feel welcomed? Feel supported?
The Chamber of Commerce helps new businesses network with other businesses, access training and education opportunities, advocate for their issues and concerns, and participate in various initiatives and programs that benefit the business community. The town hosts a business directory that lists the businesses as well as numerous events and celebrations including grand openings and ribbon cutting ceremonies.
Who is the point of contact for inquiries?
Nolan Card- Development Officer
Speed of Doing Business
What are the permitting & zoning timelines?
Permitted Use: < 10 days Discretionary: <6weeks Subdivision: <60 days
Is the point of contact for inquiries familiar with land use planning, development approvals and the building process?
Yes, and will function as a concierge service to connect the business with any resources and supports they may need.
Talent
What does your talent pipeline look like? How do you attract talent? What is the affordability look like (e.g., Average housing costs)
<p>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.</p> <p>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.</p>
Is there access to post-secondary or training programs offered?
Nearest are in Lethbridge at the Lethbridge College and University of Lethbridge
What are the stats about the local 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.
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?

The town has a strong culture of family life, team sports, and equestrian activities. Cardston has a vibrant arts and culture scene, with a theatre, a museum, and several festivals throughout the year. It fosters a sense of belonging and pride among its residents by celebrating its rich history and heritage.

A primary care network that offers family medicine, chronic disease management, mental health, and allied health services is also central in Cardston. The town supports its workers with competitive wages, benefits, and professional development opportunities.

A range of recreational facilities and activities for all ages and abilities exists. The town has a golf course, a swimming pool, a skating rink, a curling rink, a fitness center, a rodeo school, and several parks and playgrounds. The town also organizes various sports leagues, clubs, camps, and events throughout the year. With close proximity to the U.S and Waterton Lakes National Park, there are further outdoor recreational opportunities on the citizens backstep.

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.

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.

Include any relevant maps or photos of investment ready sites

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