

INVEST IN CLARESHOLM



Envisioning a Landscape of Investment Opportunities and Export Capacity

Invest in Claresholm contains an analysis of the community of Claresholm from an investment perspective. This document contains information on the community's competitive edge, key industry sectors, demographics, taxation, cost of living, and lifestyle.

Invest in Claresholm

ENVISIONING A LANDSCAPE OF INVESTMENT OPPORTUNITIES AND EXPORT CAPACITY

ABOUT THE TOWN

Home to 3750 residents, the town of Claresholm is rooted in farming and ranching, and celebrates its economic role as an agricultural service centre for the past 130 years.

Claresholm began as a railway siding. In the 1880's the lush grasslands drew ranchers to the foothills. Their herds of cattle roamed across the prairie as far east as the Little Bow River. With the construction of the rail line from Calgary to Macleod, ranchers were able to ship their cattle from Claresholm to markets elsewhere. Located mid-way between Calgary and Lethbridge on Highway 2 - Alberta's most significant economic corridor - Claresholm has evolved into a service centre for health care, education and commerce.

INTERESTING FEATURES

The yellow Harvard aircraft on display in Centennial Park honours Claresholm's contribution as a military pilot training facility from 1941 to 1958.

Claresholm's sandstone passenger station was once half of Canadian Pacific's downtown Calgary station. It was moved to Claresholm in 1912 and is the site of the Claresholm Museum and Visitor Information Centre.

CLARESHOLM'S COMPETITIVE EDGE

The Claresholm economy is driven by business and community service, retail, manufacturing, public administration, transportation, and utilities. Ease of access to urban centres has contributed to local growth in the food processing and transportation industries.

An expanding industrial park anchored by several large and established companies supports a strong economy whose market area reaches Calgary, only one hour to the north. A diversity of financial, health, and personal services and a robust retail sector support the local and regional farming and ranching communities.

Claresholm has access to an educated workforce supported by the University of Calgary as well as eleven additional colleges and technical institutes in the Calgary area, the University of Lethbridge, and Lethbridge College.



The Claresholm & District Chamber of Commerce encourages shoppers to support the town's local businesses. Working in cooperation with the town, the economic development committee, and local business the Chamber of Commerce is active in pursuing an agenda of economic growth.

Claresholm's new, \$10 million, advanced technology water treatment plant opened in 2010. It has generated significant economic benefit by enticing food processor El Molino Foods to move its operations from Abbotsford and Calgary to Claresholm.

A DIVERSIFIED ECONOMY

Claresholm has historically been a regional centre of agriculture, farming and ranching. Surrounding the community is the Municipal District of Willow Creek, composed of 772 farming operations and covering over 1,126,368 acres. Five hundred and two of these farms engage in some degree of cattle or ranching activity. The community continues to support the growth and expansion of this sector. In recent years, Claresholm has expanded its base in food processing and manufacturing of both agricultural and non-agricultural goods, including the manufacture of green building systems.

Claresholm is situated mid-way between Calgary and Lethbridge on Highway 2, a major north-south transportation corridor. The community has a solid retail base, with the majority of retailers situated within four downtown blocks.

Located on the south-east side of Claresholm is the industrial subdivision where a large number of industrial, light industrial and commercial enterprises are situated. Industrial businesses are also located at the Claresholm Airport, approximately five kilometres west of the Town.

Major Employers in Claresholm are:

- El Molino Foods – Food Processing
- Calgary Health Region – Healthcare
- Watt & Stewart- Transportation & Logistics
- Claresholm Centre for Mental Health and Addictions – Healthcare
- Willow Creek Continuing Care Centre – Healthcare
- Custom Cannabis- Medical Cannabis

Market Accessibility

Claresholm is uniquely situated on the Queensway Highway (#2) 80 kilometres from Lethbridge to the southeast and only an hour away from the major city of Calgary to the north. Highway 2 travels south to the Carway border crossing into the United States. Highway 3 intersects Highway 2 and runs east to British Columbia and west to Medicine Hat, which then links to the eastern Canadian provinces. Highway 3 also intersects with Highway 6 and connects to the CANAMEX trade corridor.

Its location makes Claresholm an attractive community for both industrial and commercial operations as well as travel and tourism. The community is especially busy during the Calgary Stampede. Businesses that relocate to Claresholm find the balance between distance to their markets and the reduced capital and operating costs beneficial to their bottom line.

The nearest commercial and air-freight services are located only 80 km away in Lethbridge. Calgary International Airport is located north of Calgary 143 kilometers from Claresholm. The nearest seaports are located in Vancouver and Prince Rupert, British Columbia.

Distances and Times to Major Centres					
Lethbridge	Calgary	Edmonton	Red Deer	Carway (US Land Crossing)	Vancouver (Seaport)
80 km	134 km	503 km	351 km	105 km	1181km
1 hour	1.5 hours	5 hours	3.5 hours	1 hour	12 hours

Claresholm Regional Map



INDUSTRY SECTORS

Primary industries in Claresholm are agriculture, tourism, and manufacturing, supported by a strong presence in the service, retail, public administration, transportation, and utilities sectors. Ease of access to urban centres has contributed to local growth in the food processing and transportation industries. Custom Cannabis will be opening in late 2018 and is expected to be a new large employer.

Agriculture

Claresholm is a community with a long history of farming and ranching. Since the 19th century, many generations of Canadians have farmed and raised livestock in this area. Agriculture still remains at the heart of Claresholm's economy and culture.

Alberta is the sunniest province in Canada. The long summer days of concentrated sunlight allow for a diversified crop base to be grown in the Claresholm region. These crops can be further processed to provide feed for livestock and materials for food processing industries or sold in bulk to export markets. The 770+ farms and ranches in the area make a tremendous contribution to the overall Canadian agriculture industry.

Like many southwest Alberta towns, agriculture is the lifeblood of the community. It not only stands on its own as an industry providing jobs and economic trade and activity, but it supports many secondary sectors which in turn supply jobs and economic stability to families and the community. Retail, service and trade as well as tourism have all been enhanced by the role agriculture plays. Several saddlery, tack and western apparel shops attract consumers from inside and outside the trade area.

Tourism

The Claresholm region caters to a selection of experiential and historical tourism opportunities. Five vacation ranches are located in the area giving visitors the opportunity to participate in modern farm and ranch life – riding the trails, rounding up cattle and helping out with daily work. To access the Community Events Calendar, you can click [here](#).

The region is home several museums including: the Claresholm Museum; a 1912 CPR Train Station which is a provincially designated historic resource; and an 8000 sq. ft. exhibit hall which contains Claresholm's first school from 1903, a 1920s log cabin, a CPR caboose and many other artifacts. Head-Smashed-In-Buffalo-Jump, a UNESCO designated Heritage Site promises visitors a vivid, educational perspective into Canadian First Nations' culture.



The Claresholm Agriplex hosts over fifty ranching and rodeo events from January through October every year. A schedule of events and dates can be found [here](#). Another four rodeos are held within the Municipal District of Willow Creek annually.

Claresholm is also home to the Appaloosa Horse Club of Canada & Museum, the official registry of the Appaloosa Horse in Canada. The museum and archives aim is to collect, preserve, record and display artifacts, relics, books, pamphlets, publications, papers, documents, photographs and other materials illustrative of, or of interest to, the history of the Appaloosa breed of horse.

Claresholm is centrally located and a great hub to stay in while you enjoy tourism opportunities and activities in the immediate vicinity including:

- The “Greatest Outdoor Show on Earth” – The Calgary Stampede;
- Local and regional rodeos;
- Western ranch vacations;
- Bed & breakfasts; and
- Several annual regional festivals and events.

CURRENT CAPITAL PROJECTS-

The Town of Claresholm is embarking on a significant storm water management upgrade. Claresholm was selected to receive \$5,325,030 for storm water management.

“This is fantastic news,” said Rob Steel, mayor of Claresholm, in a news release. “This funding will allow us to move forward on a major storm water infrastructure upgrade that will benefit our community for generations to come.”

More details of the project can be found [here](#). For additional information on new or planned capital projects contact Marian Carlson (CAO) at the town office, 1-403-625-3381.



More information on capital projects can be found [here](#).

REGIONAL INDUSTRY SECTORS

- Southwest Alberta has three primary industrial sectors which drive its economic engine. For a detailed description of these industries click to learn more:
 - [Agriculture](#)
 - [Alternative, Renewable and Bioenergy](#)
 - [Tourism](#)

DEMOGRAPHICS

Population: 3,780 (2016)
Median Age: 51.1 Years
% Aged 15+: 86.6%

**Mother Tongue
Composition**

English: 94%
French: 1.0%
Other Non-Official: 5%
Statistics Canada (2016)

* Data from 2016 Census, Statistics Canada and 2011 National Household Survey

English is the primary language in the community (93%), with 1% of the population declaring French as their first language and 6.4% declaring a non-official language. Claresholm has a skilled workforce, with 68% of the workforce (25-64) attaining some form of post-secondary education. The labour force participation rate of Claresholm is 57%.

A complete table of population statistics for Claresholm is provided by Note: National Household Survey Profile data was not released for the

Quick Facts	
Population: 3,780 (2016)	Participation rate (%): 57.0 (2011)
Median age of the population: 54.1(2016)	Land Area: 8.11 km ²
% of the population aged 15 and over: 87.8 (2016)	Key Economic Sectors: Tourism, Agriculture and Construction
Labour force: 1750 persons	Trading Area: 181,223 population within its 100 kilometre Trading Area (extended trading area reaches into Crowsnest Pass, the BC interior, Lethbridge and south into Montana) ***I found 13,600 on CF website**
Employment: 1,650 persons	Number of Businesses: 228 licensed businesses in 2015
Employment rate (%): 59.2	Utilities: Municipal water, sewage and garbage collection; Electrical – Enmax; Natural gas – Atco; Telecommunications – Telus; Shaw
Unemployment: 100 persons	Average House Price: \$243,655.00 (2015)
Unemployment rate (%): 5.7 (2011)	Time Zone: Mountain Time (-7 UTC)

TAXATION AND COST OF LIVING

Alberta boasts one of the most competitive tax environments in North America. There are no capital or payroll taxes in the province. The only sales tax in Claresholm is the Federal GST (5%), as no provincial sales taxes are levied in Alberta.

How to calculate property taxes:

ASSESSED PROPERTY VALUE X MILL RATE/1000 = TAXES OWED

TAXES OWED + ASFF + MCF = TOTAL TAXES TO BE PAID

Town of Claresholm Property Tax Statistics (2017)				
	Municipal	Education	Seniors Lodge	TOTAL MILL RATE
Residential	6.7050	2.5318	0.2689	9.5057
Commercial (Non-Residential)	12.5841	3.7897	0.2689	16.6427

Direct Energy Electricity Regulated Rate Tariff (2015)			
Rate	Description	Administration Charges	
		Fixed (\$/Day)	Cost of Energy (\$/kWh)
E1	Residential Service	0.285	0.03831
E2	Small General Service	0.313	0.03854
E3	Large General Service	0.585	0.03736

Claresholm Business Licensing Fee Schedule		
License Type	One Job/Day/Show	Annual Fee
Publically-funded, Educational, Institutional		NIL
Home Occupation		\$100.00
Resident Business		\$50.00
Resident Contractors		a) From Site: \$50.00 b) From Storefront: \$100.00
Non-Resident Business	\$175.00	\$100.00
Non Resident Contractor	\$175.00	\$100 - \$1,000.00
Transient Exhibitions	\$50.00 - \$100.00	\$300.00
Transient Professionals	\$175.00/day	N/A

Commercial Water Usage Rates (2015)			
Water Usage Rates Monthly	Cost per Additional 113.64 m3	Additional Total Cost	Overage Running Total
Basic Rate	136.37	.32	\$36.36
Up to:	250.01	0.34	\$75.00
Up to:	363.65	0.37	\$117.05
Up to:	477.29	0.40	\$162.51
Up to:	590.93	0.42	\$210.04
Up to:	704.57	0.45	\$261.18
Up to:	818.21	0.47	\$314.40
Up to:	931.85	0.50	\$371.22
Up to:	1045.49	0.52	\$430.32
Up to:	1159.13	0.55	\$492.82
Thereafter additional 113.64 m3	0.57	64.77	Based on Usage

Commercial Sewage Usage Rates (2015)		
Basic Metered Gallons Monthly	Cost per Additional 113.64 m3	Rate per 1,000 Gallons
0 to 5000	13.55	Minimum Rate
5,001 to 10,000	17.20	0.73
10,001 to 15,000	21.50	0.86
15,001 to 20,000	26.45	0.99
20001 to 25,000	32.05	1.12
25,001 to 30,000	38.30	1.25
30,001 to 35,000	45.25	1.39
35,001 to 40,000	52.85	1.52
40,001 to 45,000	61.10	1.65
45,001 to 50,000	70.00	1.78
50,001 to 55,000	79.55	1.91
Over 50,000		2.05

ADMINISTRATION FEES- IS THIS IN THE RIGHT LOCATION?

Application to Municipal Planning Commission (Home Occupations Only)

Permit Fees	
Permit Fee	\$50.00
MPC Fee	\$125.00

PERMITTING AND DEVELOPMENT PROCESS

For information on Claresholm's permitting, development and property services visit the town website link [here](#). Information on Claresholm's planning and development fees can be located [here](#). You can also peruse the town's land use [by-laws](#) or the [Town of Claresholm Strategic Plan 2015-2018](#).

The average resale house price in Claresholm is \$243,665.00 CAD (2015). The low cost of utilities, land, real estate, business taxes, location and operating costs make Claresholm a very affordable town to live, work and invest in.

MUNICIPALLY OWNED COMMERCIAL LOTS FOR SALE

Please contact the Town of Claresholm at (403) 625-3381 with any questions regarding property for sale.

THE CLARESHOLM LIFESTYLE

Claresholm is a wonderful place to call home. This friendly small town, with its tree lined streets, comfortable houses, convenient shopping, and excellent medical and recreational facilities, is an ideal place to enjoy a high quality of life. The low cost of utilities, land, and real estate make the Claresholm a very affordable community to live in.

Recreation

Claresholm offers a diversity of recreational outlets for families and individuals looking for casual entertainment and those living an active lifestyle. The Claresholm arena, the curling rink, spray park, baseball complex, tennis courts, skateboard park, and the Claresholm Aquatic Centre offer a wide range of opportunities to participate in sports. The Bridges at Claresholm, an 18-hole golf course, overlooks the Porcupine Hills at the southwest corner of town. Details on the recreational opportunities in Claresholm can be found [here](#).

The community features walking paths on the west side of town, with two provincial parks and two lakes in close proximity:

- [Chain Lakes Provincial Park](#)
- [Willow Creek Provincial Park](#)
- [Clear Lake](#)
- [Pine Coulee](#)

Community Organizations

Fourteen churches in Claresholm serve a diverse group of denominations. Other community organizations include the Claresholm & District Chamber of Commerce, the Claresholm Business Association, the Royal Canadian Legion, Kinsmen, Lions Club, various sports and youth clubs, 4-H agricultural clubs, and Scouts and Guides.

Education

West Meadow Elementary School (K-6) and Willow Creek Composite High School (grades 7-12) are public schools that serve the children of Claresholm under the Livingstone Range School Division. Notable post-secondary institutions serving the community include the University of Lethbridge, Lethbridge College, Southern Alberta Institute of Technology (SAIT), University of Calgary and the University of Alberta in Edmonton. There are also numerous other options for post-secondary education located in the cities of Calgary, Edmonton and Lethbridge.

Healthcare

The Claresholm Medical Clinic (Phone: 403-625-4484) is located west of the General Hospital on 43rd Avenue West and houses the offices of local doctors. The Claresholm General Hospital was opened in 1972 and today is an active treatment facility with 16 beds and a 24-hour emergency room. The facility provides an array of services including general family medicine, immunization, public health, maternity, occupational therapy, physical therapy, and seniors care.

Additional health facilities include the Willow Creek Continuing Care Centre which provides extended care for long term patients, the Porcupine Seniors Lodge, the David Lander Centre for addictions, and the Claresholm Centre for Mental Health.

Through the Claresholm Health Unit, a wide array of community health programs is offered by the Calgary Health Region. Some of the services and programs offered are: home visits; immunizations; public health inspections; speech pathology; senior's wellness clinic; prenatal classes; and foot clinics.

A full list of community resources can be found [here](#).

ONLINE BUSINESS AND INVESTMENT RESOURCES

Community:

- [Town of Claresholm](#)
- [Claresholm & District Chamber of Commerce](#)
- [Alberta SouthWest Regional Economic Development Alliance](#) –
- [Community Futures Alberta Southwest](#)

Provincial:

- Business Link - businesslink.ca

National:

- Invest in Canada - www.investincanada.gc.ca
- Canada Business Network - <https://canadabusiness.ca/>

CONTACT INFORMATION

Claresholm Administration Office

Address

P.O. Box 1000
221 – 45th Avenue
Claresholm, AB
Canada, T0L 0T0

Chief Administrative Officer

Marian Carlson

Phone: 1-403-625-3381

Email: marian@claresholm.ca

Office Hours

Monday – Friday
June 1st to September 30th
8:00 am - 4:00 pm

October 1st to May 31st
8:30 am to 4:30 pm

Phone: 1-403-625-3381

Fax: 1-403-626-3869

Website: <http://www.claresholm.ca>