

Community Profile

Municipal/County Name	Coaldale	Contact Name	Cameron Mills
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Date	June 2024	Phone Number	403-345-1370

About your community

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

1. Logistics- with a strong agriculture and manufacturing sector, the need to move products is high and with Coaldale's location that has access to major transportation corridors, this sector is situated perfectly.
2. Manufacturing- the central location and strong performance in the agriculture, transportation, and construction sectors are driving stable growth in this sector.
3. Construction/Trades- with the sectors above booming, it means that new projects including potato storage, infrastructure upgrades for irrigation, and residential homes need to be built. Coaldale is close to all of these so provides a great base for operations.

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

Evans Trucking, International Truck Body, Adora Cabinets, Nudura, Dennis Dirtworx

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

Road: Highway 3 (Premier Food Corridor) E/W connection. Highway 845 N/S connection
 Rail: CPR spur line access
 Airport: Lethbridge Regional Airport is 20 minutes away
 HWY 3 (East/West) and HWY 845 (North/South). Rail Spur to connect to CP Main line under construction. Lethbridge Airport.

Speed of Doing Business

What are the permitting & zoning timelines?

Permitted: < 1 day Discretionary: 4-6 weeks

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

Constantly! Realistically minor changes to zoning regulations or permitting are made several times per year. Large scale update of the Land Use Bylaw likely in 2026.

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

Cameron Mills

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

We take pride in being very flexible in terms of our approach to planning and permit approvals - if a project makes sense for the community we find a way to say yes and we do it quickly.

Are there any restrictions on the type or size of the project based on zoning laws? (i.e., building height, power, water, etc.)

Generally no - though high demand water or energy may require coordination with outside agencies. Generally speaking large scale water users are better situated outside of town but large scale power demand is easily accommodated.

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.)

Coaldale, a town of substantial size, leverages its local population as a valuable resource. Beyond its citizens, the town taps into the workforce from the nearby City of Lethbridge and the surrounding rural trading area, boasting access to a pool of thousands of potential employees. The community exhibits a robust demographic composition, including a significant youth population, retirees, and underemployed mothers. This diverse mix opens the door to innovative scheduling solutions, allowing businesses to effectively address their labor requirements. Committed to the Rural Renewal Program, Coaldale extends its reach globally through recruitment efforts. Historically, the town has experienced immigration, particularly from the U.S. and Mexico, contributing to a growing population of hardworking Mexican Mennonites. This demographic diversity further enhances the town's capacity to meet the diverse needs of businesses seeking skilled and dedicated individuals.

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

Coaldale offers several innovative training programs in partnership with post-secondary institutions including a Fire Fighter/Paramedic course that started in high school. The Registered Apprenticeship Program in the high school has significant uptake and soon there will also be Early Childhood Development Opportunities with the new school starting. The nearest post-secondary is a short drive away of 20 minutes at Lethbridge College and University of Lethbridge.

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

Alberta Regional Dashboard: With a labour force of 4,360 people that have a 65% participation rate and 8% unemployment rate, there is opportunity for growth. A strong increase in apprenticeship is being seen as well as enrolment in post-secondary. Couple family's income median is \$128,000 with lone parent income being \$74K which is higher than other areas. Stats Canada 2021 Census: 60.4% of the population is between the ages of 15-64 with an average age of 38.8. 22% of the population is between 0-14 years, giving credence to this being a young and growing town.

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?

The Town has dedicated itself to sustainable practices, implementing various initiatives such as community gardens, wetlands investment, and partnership with Alberta Birds of Prey for wetland management. In addition, the town is exploring 2.0 Recycling for power generation, and the integration of solar panels within its wastewater infrastructure. From a governance standpoint, an annual comparative analysis is published, allowing citizens to scrutinize the municipality's spending by providing easy to understand information relative to other nearby and similarly sized communities. The Town has a highly active committee (Access Coaldale) dedicated to continuous community improvement and input to support accessibility throughout the Town.

What are the DEI initiatives in your community?

Situated in Southern Alberta, Coaldale seizes the chance for diversity through immigration, actively embracing various cultures and ethnicities as part of the Rural Renewal program. Inclusive signage throughout the municipality reinforces the commitment to welcoming individuals from diverse backgrounds. Notably, the recent shift of council meeting times to evenings reflects a proactive effort to promote equity, encouraging greater participation from young parents in community decision-making processes.

Investment Opportunities and Other

Are there any other aspects that make your community unique?

Coaldale's uniqueness lies in its steadfast commitment to maintaining low taxes, providing a favourable environment for economic growth. The town's growing population is characterized by a dynamic and young workforce, fostering innovation and energy. Combined with its family-friendly atmosphere, Coaldale stands out as a community where economic vibrancy, youthful dynamism, and a welcoming environment converge to create a truly distinctive place to live and thrive.

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

New Industrial Lots for Sale (development underway, complete Spring 2024)

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Coaldale Industrial Area Structure Plan/Outline Plan – Plan Area Map and Initial Concept



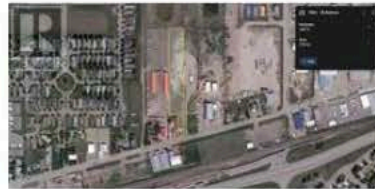
Commercial Lots for Sale



\$618,750

1502 18 Avenue, Coaldale, Alberta

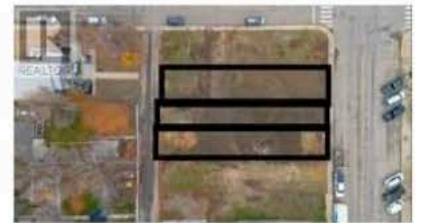
GRAND REALTY



\$454,500

1504 18 Avenue, Coaldale, Alberta

GRAND REALTY



\$99,900

1604 20 Avenue Avenue S, Coaldale, Alberta

