

Community Profile



Municipal/County Name	Carmangay	Contact Name	Kelly McLeod
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Date	December 2023	Phone Number	403-634-3595
Give an overview of your region (150-200 words)			
<p>Welcome to the Village of Carmangay, a quaint gem nestled in the heart of Alberta where the charm of a bygone era meets the warmth of community spirit. This picturesque village welcomes you with open arms, inviting you to experience the unique blend of small-town tranquility and a vibrant sense of community. In Carmangay, affordability complements the historic ambiance, creating a place where residents can build a life filled with charm, camaraderie, and the ease of affordable living. At the heart of Carmangay beats a strong community spirit. Residents are bound by a shared sense of belonging and a commitment to each other's well-being. Community events, local initiatives, and the friendly exchanges at the post office reflect the tight-knit bonds that make Carmangay more than just a place to live—it's a community that feels like family.</p>			
Sectors			
What sectors are you most competitive for and why?			
<ol style="list-style-type: none"> 1. Agriculture- the surrounding rural area that is focused on the agriculture sector drives the community in providing support and services. Seed cleaning and the G3 terminal are a prime example of some of the large-scale operations that are leveraging the affordability of the village. 			
What is your value proposition?			
<p>Carmangay offers the appeal of affordable living without compromising on quality. The village has a large population of retirees (including farmers) so the need for support services for an ageing population is great. Citizens need places to eat, socialize, and fuel up their vehicles. Here, residents find a place where the cost of living aligns with the village's welcoming spirit, making homeownership and a comfortable lifestyle accessible to all. In Carmangay, affordability enhances the sense of belonging, creating a community where residents can truly thrive.</p>			
Costs of Doing Business			
Tax rates			
Residential: 11.2213 Non-residential and M/E: 9.3425			
Land Costs per acre (average)			
Commercial/Industrial lots range from \$12,500-\$30,000 (see list below)			
Real estate costs per sq. ft (average)			
Average YTD Home price is \$249,750 (www.realtor.ca)			
Incentives or cost advantages (if any)			
No formal program but council is open to conversation			
Other	Brownfield development- former gas station and salvage yard.		
Ease of Doing Business			
What supports do you bring for new businesses (try to be specific)?			
Welcome from Council and business directory listing as well as organic community support.			
Are there major transport access (road, rail, air)			
Highway 23 and Rail Access via CPR			
Describe the business culture in the community			
Growing and more home-based businesses are being developed.			
How do you make new businesses feel welcomed? Feel supported?			

Local community support.
Who is the point of contact for inquiries?
Kelly McLeod
Speed of Doing Business
What are the permitting & zoning timelines?
Permitted: 1-2 weeks Discretionary: 2-4 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)
With a large senior population, the reliance on labour needs to come from outside of the community. Due to inexpensive rent, there are a few transient residents who could be drawn upon for employment as well as youth. Affordability is the largest incentive to locate to Carmangay where lots are large, and houses are cheaper than other areas as well as rent.
Is there access to post-secondary or training programs offered?
No, the closest is Lethbridge.
What are the stats about the local workforce?
Alberta Regional Dashboard: 44% participation rate, 11% unemployment, 300% increase in apprenticeship uptake. Stats Can 2021 Census: 48% of population is between ages 15064 and the average age is 52.4
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?
With active service clubs, community spirit, and affordability of housing.
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 village has started to incorporate solar into its facilities.
What are the DEI initiatives in your community?
While there are no formal strategies it is important to note that most council is female providing diversity and inclusion. There is also population growth occurring with an increase in Low-German residents calling Carmangay home.
Other
Are there any other aspects that make your community unique?
Investors can be first to the door in this village and will have very little (if non-existent) competition providing stability and security.
Include any relevant maps or photos of investment ready sites
Please see below for lots for sale

Lots for Sale

Home / Lots for Sale

Commercial and Industrial Properties

Roll Number	Civic Address	Legal Address	Sale Price	Square Metres	Acres	Water	Sewer	Electrical	Current Zoning
287	808 Grand Ave		SOLD	2144.91	0.53	Nearby	Nearby	Yes	Industrial
249	214 Arnold Street	50X 7 12	SOLD	1115	0.28	Nearby	Nearby	Yes	Industrial
349	709 Grand Avenue	570X 7 6	SOLD	558	0.14	Nearby	Yes	Yes	Industrial
245	715 Pacific Avenue	570X 6 8	\$12,500	1394	0.34	Yes	Yes	Yes	Industrial
207	813 Pacific Avenue	0214003 110 1	\$30,000	3203.63	0.79	Yes	Yes	Yes	Industrial