

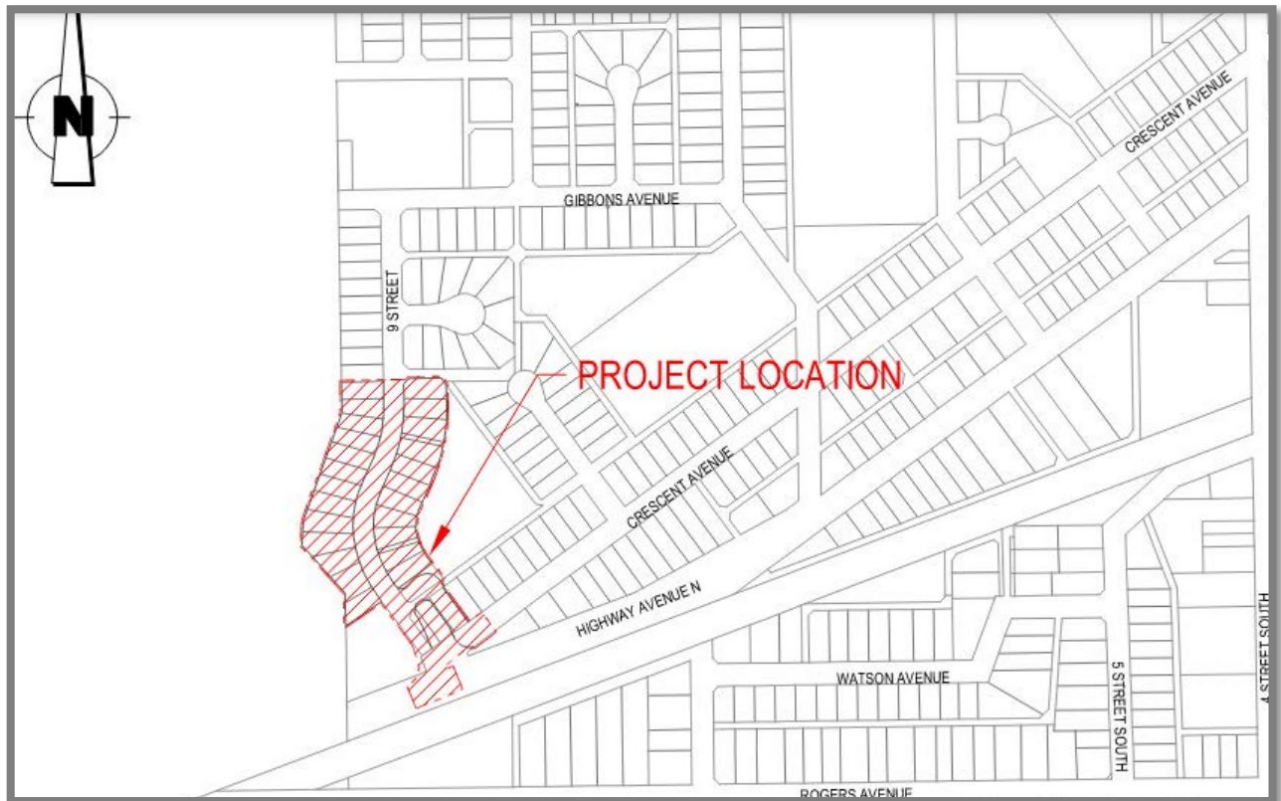


Community Profile

| | | | |
|--|---|--------------|--|
| Municipal/County Name | Picture Butte | Contact Name | Keith Davis |
| Date | December 2023 | Email | cao@picturebutte.ca |
| | | Phone Number | 403-732-4555 |
| Give an overview of your region (150-200 words) | | | |
| <p>This town is a bustling and industrious hub for the agriculture community that surrounds it. With a population of 2,200+ people that has a tremendous sense of volunteerism and community building, it provides a safe and high quality of life for its citizens. With a wide variety of professional services, specialty retail shops, quality bakeries and eateries, it is a destination in the region for business and personal use.</p> | | | |
| Sectors | | | |
| What sectors are you most competitive for and why? | | | |
| <p>1. Agricultural- surrounded by premium cropland that is irrigated and dryland as well as being close to the intensive livestock operations helps this town thrive in its support services. There is potential for further growth with agriculture support services.</p> <p>2. Manufacturing- this sector is focused on supporting the ag sector but has potential for growth beyond that.</p> <p>3. Transportation- due to the number of products needing to be shipped including crop commodities and livestock, many businesses have set up to support those industries.</p> | | | |
| What is your value proposition? | | | |
| <p>Picture Butte is a community focused on growth while fostering free enterprise and competition. As the hub for livestock production in Alberta (specifically beef), this town provides opportunity for guaranteed inputs and access to labor. This attitude lends itself to encouraging innovation. Add to that the strong level of community support for local businesses and you have a community that is ripe for investment to help a business succeed.</p> | | | |
| Costs of Doing Business | | | |
| Tax rates | | | |
| Residential: 7.04 Non-Residential: 8.63 -Mill rates have been stable for the last few years. | | | |
| Land Costs per acre (average) | | | |
| \$11.00/Square foot (residential), \$47,500/acre for industrial land | | | |
| Real estate costs per sq. ft (average) | | | |
| Average House Cost 2023: \$305,913 | | | |
| Incentives or cost advantages (if any) | | | |
| No formal tax incentives but the council is open to conversations. | | | |
| Other | 40 acres of land zoned for industrial in the town is ready for development. It is privately owned, but the town can connect with the owner. | | |
| Ease of Doing Business | | | |
| What supports do you bring for new businesses (try to be specific)? | | | |
| Grants for businesses through community futures which includes new business and renovations. The Chamber of Commerce is strong as well as the local community taking personal pride and ownership of the businesses in the community. | | | |
| Are there major transport access (road, rail, air) | | | |
| Two major highways, #25 and 19 that connect the community to primary highways #3 and #2. The Rail is 30 minutes away in Lethbridge. | | | |
| Describe the business culture in the community | | | |
| The culture is one of hard working, honest, efficient, and prudent. Many large agriculture companies are located in this small town that you might expect to find in a larger center. Businesses are quite stable, and retention is high. | | | |
| How do you make new businesses feel welcomed? Feel supported? | | | |
| The Chamber will connect with the business to help them get connected to the community. | | | |
| Who is the point of contact for inquiries? | | | |

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| Keith Davis |
| Speed of Doing Business |
| What are the permitting & zoning timelines? |
| Permitted Use < 1-week Discretionary Use <1 month |
| 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) |
| The town draws talent from its immediate citizens plus the surrounding rural area. It is also only 30 minutes away from the City of Lethbridge, so it can draw labor from that area as well. The municipality signed onto the Rural Renewal Program to help attract foreign workers as there is a need for that. In addition, there is a strong Mexican Mennonite (MM) population due to the agriculture sector. People are drawn to Picture Butte due to the big city amenities they offer, the healthcare options, and the affordability of the community. Housing sees large lots with considerable size houses for excellent value. |
| Is there access to post-secondary or training programs offered? |
| The closest is in Lethbridge, 30 minutes away from the University of Lethbridge and Lethbridge College. |
| What are the stats about the local workforce? |
| According to the 2020 Stats Can Census, the average age of workers is 36.4, 57.3% of the population in the town are between the ages of 15-64, and the average family income is \$94K. With a large MM and Dutch immigrant population, the ability to recruit workers within those communities continues to grow and have them move to Canada for interim positions or try to receive permanent residency. |
| 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? |
| Picture Butte has a lot of big city amenities including a recently renovated K-12 school, specialty boutiques, unique eateries, hospital (urgent care) and recreational opportunities (golf, archery, pool, arena, campground, walking trails). There are numerous service organizations that operate in the town and host special events to help bring the community together on a frequent basis. Plus, the town is only 30 minutes away from Lethbridge giving citizens the ability to participate in arts, culture, and sports while maintaining the affordability of living and the benefits of living in a small 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 municipality is currently exploring solar options plus they have installed EV chargers. In addition, they are active in wetland management and preservation with the Picture Butte Reservoir and tree planting in the town. |
| What are the DEI initiatives in your community? |
| According to the Alberta Dashboard, 8.41% of the community is a visibly minority and growing. This has happened organically, but the municipality is collaborating with the community to foster engagement and help more people call Picture Butte home. Some of the communication tools from the town have been translated into low German for the MM population. |
| Other |
| Are there any other aspects that make your community unique? |
| Picture Butte provides low taxes so people can enjoy a rural way of life while being close to access bigger center amenities in the City of Lethbridge. The intense sense of community due to the surrounding agriculture community means that if the town needs something, the locals will step up to help. As the hub of the livestock (beef) industry in Southern Alberta, this town is thriving and will continue as expansion in the industry continues to grow due to global food production. If you want to help “feed the world, specifically with beef,” this is the place to look for investment. |
| Include any relevant maps or photos of investment ready sites |

Sunset Park Construction- 23 new residential lots



Industrial Land

Avison Young Lethbridge

<https://www.avisonyoung.ca/properties/101-factory-drive-picture-butte-sale>

Offering Summary

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|----------------|------------------------------------|
| Opportunity: | Up to 39.71 acres |
| Legal Address: | 4;21;11;2; NW (subdivided portion) |
| Zoning: | Industrial |
| Sale Price: | \$47,500 / acre |
| Possession: | Immediate |

