

Community Profile

Municipal/County Name	MD Willow Creek	Contact Name	Jay Hallett
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Date	December 2023	Phone Number	403-625-3351
Give an overview of your region (150-200 words)			
<p>The Municipal District (MD) of Willow Creek, strategically situated in Alberta, offers an inviting environment where thriving businesses and vibrant communities intersect. Here, the CANMEX Corridor, a vital transportation route, provides a gateway for commerce and trade, making it an ideal destination for entrepreneurs and companies seeking economic opportunities.</p> <p>The CANMEX Corridor connects our district to broader North American markets, streamlining the movement of goods and services. It positions Willow Creek as an advantageous location for businesses involved in cross-border trade and transportation. And sitting at less than an hour from either Calgary or Lethbridge we are also close to large domestic markets.</p> <p>In the MD of Willow Creek, the synergy between robust and diverse business prospects and a close-knit community that has a vibrant community spirit, the stage is set for sustainable growth and prosperity. Whether you are seeking business success, community involvement, or both, you will find ample opportunities.</p>			
Sectors			
What sectors are you most competitive for and why?			
<ol style="list-style-type: none"> Agriculture: The MD of Willow Creek excels in Beef production, with both high welfare intensive beef production and world class ranch raised, grass fed beef. The MD is also known for its feed production, and grains and seeds. Value added agriculture; With a healthy agricultural base, low taxes and fantastic transportation links, value added agricultural production thrives in the MD of Willow Creek. Aviation Services: In response to the increasing technological needs of our primary sectors, the demand for aviation services is on the ascent. Whether it involves drones, remote sensing, or aerial management of crops and ranches, this emerging sector is poised to play a pivotal role in our community's technological advancement. 			
What is your value proposition?			
Embrace the Exceptional: The Municipal District (MD) of Willow Creek beckons with a compelling value proposition founded on its prime location and robust infrastructure. Nestled strategically, our community is a gateway to opportunity, fostering a diverse economic base that capitalizes on renewable resources. Our supportive business environment provides the ideal landscape for enterprises to thrive, ensuring sustainable growth and success. Balancing economic vitality with an unparalleled quality of life, the MD of Willow Creek invites you to experience the perfect synergy of prime location, innovative infrastructure, and a community dedicated to prosperity and well-being.			
Costs of Doing Business			
Tax rates			
Non-Residential: 8.11% (among the lowest in Alberta) Residential: Please contact the municipality.			
Land Costs per acre (average)			
\$25-30K/Acre			
Real estate costs per sq. ft (average)			
\$6.07/square foot (Claresholm Airport Hanger Lots)			
Incentives or cost advantages (if any)			
While there are no formal programs, the goal of the municipality is to offer prime real estate with attractive tax rates to encourage investment. The council and administration are open to conversations to enhance growth.			
Other	Visit www.invest.mdwillowcreek.com		
Ease of Doing Business			
What supports do you bring for new businesses (try to be specific)?			
-A highly motivated and educated team to help navigate the development process including acting as a concierge to connect with resources and supports.			

<p>-Access to water and utilities including energy from abundant renewable energy. -Local Chambers of Commerce in the neighboring towns. We have an open-door policy and conduct business directly, if you need help you can call or drop in, safe in the knowledge you will be taken seriously.</p>
<p>Are there major transport access (road, rail, air)</p>
<p>Hwy 2- CANAMEX corridor (N/S) connects this municipality to cities like Calgary and Lethbridge with the United States being only a couple of hours South. Rail: An hour from an intermodal rail line in Calgary, and a commercial rail line running through Fort Macleod. Air: The MD is also an hour from Calgary International Airport and Lethbridge Airport.</p>
<p>Describe the business culture in the community</p>
<p>The business culture of the MD of Willow Creek is synonymous with being "open for business," offering vast expanses of land that serve as a canvas for entrepreneurial endeavors. Economic development takes center stage as a top priority, fostering a dynamic and diverse landscape that welcomes innovation. In this community, small businesses are the heartbeat, with a generational commitment to sustaining and nurturing local enterprises. The business culture here reflects a harmonious blend of tradition and progress, creating an environment where the enterprising spirit thrives across generations, and opportunities abound in the vast expanse of this economically vibrant municipality.</p>
<p>How do you make new businesses feel welcomed? Feel supported?</p>
<p>Through direct interpersonal engagement, a favorable tax environment, and the backing of a supportive council and administration, businesses in the municipality will find seamless access to the resources essential for their success. Furthermore, the robust community support, demonstrated by citizens warmly embracing new business ventures within the area, amplifies the conducive atmosphere for entrepreneurial growth and prosperity.</p>
<p>Who is the point of contact for inquiries?</p>
<p>Jay Hallett</p>
<p>Speed of Doing Business</p>
<p>What are the permitting & zoning timelines?</p>
<p>Permitted: up to 60 days. Discretionary: < 90 days</p>
<p>Is the point of contact for inquiries familiar with land use planning, development approvals and the building process?</p>
<p>Yes</p>
<p>Talent</p>
<p>What does your talent pipeline look like? How do you attract talent? What is the affordability look like (e.g., Average housing costs)</p>
<p>With a population exceeding 6,100 residents spread across hamlets, villages, and towns, the labor recruitment pool in the MD remains stable. An increase in post-secondary attendees will help fill the higher skilled jobs that are available. The towns of Claresholm and hamlets like Granum offer affordable average home prices, providing residents the opportunity to establish a home with disposable income.</p>
<p>Is there access to post-secondary or training programs offered?</p>
<p>With Calgary and Lethbridge being an hour away, college and university are not far away. Claresholm also offers a remote campus for Lethbridge College.</p>
<p>What are the stats about the local workforce?</p>
<p>Alberta Regional Dashboard Stats: 2805 people in the labour force with a participation rate of 71% and unemployment rate of 3%, people want to work. Top jobs are in agriculture, healthcare, construction, retail, and then manufacturing. Stats Canada 2021 Census: with 57.5% of the population being between 15-64 and an average age of 41.2, the workforce is young and growing. A couple families income of \$115,000 also provides opportunity for disposable income.</p>
<p>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?</p>
<p>The MD of Willow Creek strategically retains talent by emphasizing the allure of an outdoor lifestyle and a myriad of recreation opportunities. Residents are drawn to the wealth of options in neighboring towns and villages, including parks, camping sites, arenas, and pools. The provision of excellent schools further enhances the community's appeal, offering a well-rounded environment for families. The emphasis on</p>

outdoor recreation not only fosters a healthy work-life balance but also creates a sense of community, making the MD of Willow Creek an attractive and fulfilling place for talent to call home.

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 MD of Willow Creek is home to abundant renewable energy.

What are the DEI initiatives in your community?

The MD of Willow Creek is home to a strong Western tradition, steeped in history, our residents are proud to host and share their unique cultural heritage. Through traditional events such as Rodeo and the various community events, residents continue to offer a unique cultural experience to all

Other

Are there any other aspects that make your community unique?

The MD of Willow Creek stands out as a unique gem, distinguished by its strategic location. Situated along a major highway, it seamlessly connects rural tranquility with urban accessibility. Remarkably close to Calgary, the MD offers the best of both worlds — the serenity of rural living and the vibrant offerings of big city life just a short distance away. Adding to its allure is the low cost of doing business, making it an ideal environment for entrepreneurs seeking economic efficiency. Furthermore, the concept of "live where you work" comes to life in the MD of Willow Creek, providing residents the opportunity to seamlessly integrate their professional and personal lives in a setting that harmonizes convenience with a peaceful rural lifestyle. This unique combination of factors renders the MD of Willow Creek a truly distinctive and appealing community.

Include any relevant maps or photos of investment ready sites

Lots available for sale through a variety of real estate companies, please contact the MD for information or visit www.invest.mdwillowcreek.com