



## Community Profile

Municipal/County Name	County of 40 Mile	Contact Name	Theresa Hardiker
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Phone Number	403-952-6014		
Give an overview of your region (150-200 words)			
<p>Welcome to the County of Forty Mile No. 8, a sprawling and diverse region situated in the heart of south-eastern Alberta. Encompassing 78 townships and boasting 119,900 irrigated acres, this county is strategically located between the vibrant cities of Lethbridge and Medicine Hat. Spanning 7,283 square kilometers (2,812 square miles), the County of Forty Mile No. 8 is characterized by slightly rolling hills and deep coulees, creating a picturesque landscape.</p> <p>This county is a mosaic of land uses, featuring vast expanses of pasture and dry cropland, extensive irrigated areas, and significant natural landmarks such as the South Saskatchewan River valley, Red Rock Natural Area, and the Milk River valley. Noteworthy ecological reserves, including the Kennedy Coulee Ecological Reserve, underscore the commitment to preserving environmentally significant and sensitive areas. Join us in exploring the unique beauty and diversity that define the County of Forty Mile No. 8, where the rich tapestry of land use is a testament to the region's vitality and natural splendor.</p>			
Sectors			
What sectors are you most competitive for and why?			
<ol style="list-style-type: none"> <li>1. <b>Agriculture</b>- with thousands of acres of high-quality irrigated farmland as well as dryland, there is a richness in the industry for livestock and specialty crops which drives this sector.</li> <li>2. <b>Healthcare</b>- with a large rural population, the need for a wide range of healthcare services from doctors to long term care is essential, and the municipality provides these services.</li> <li>3. <b>Renewable Resources</b>- with so much sunshine, renewable energy is emerging in the municipality, and it is anticipated that much more growth will occur in this area.</li> </ol>			
What is your value proposition?			
<p>Embrace the unparalleled value of the County of Forty Mile, where outdoor recreation meets strategic connectivity. Situated in close proximity to both Medicine Hat and Lethbridge, this county offers a harmonious blend of rural tranquility and urban convenience. Positioned near the U.S. border, the county serves as a gateway for access to goods and services, fostering a dynamic environment for commerce. With the ongoing Highway 3 twinning project, transportation efficiency is maximized, further enhancing connectivity, and providing a solid foundation for economic growth and development. Discover a unique blend of outdoor adventure and strategic positioning in the County of Forty Mile, where lifestyle meets opportunity.</p>			
Costs of Doing Business			
Tax rates			
Residential: 6.47518 Non-residential/M&E: 11.17518			
Land Costs per acre (average)			
\$185k for five acres			
Real estate costs per sq. ft (average)			
Average home price YTD: \$505K ( <a href="http://www.realtor.ca">www.realtor.ca</a> ) It must be noted that these are farms/acreages, not city lots.			
Incentives or cost advantages (if any)			
While there are no formal programs, the council is open to conversation on a case-by-case basis.			
Other			
Ease of Doing Business			
What supports do you bring for new businesses (try to be specific)?			
<p>New business will be supported through the following mechanisms.</p> <ul style="list-style-type: none"> <li>-dedicated economic development team with VERGE and the County.</li> <li>-access to quality high speed internet through the pilot project with Star link</li> </ul>			

-listing on the website in the Business Directory
Are there major transport access (road, rail, air)
Rail: CPR main line and 40-mile spur line- provides access not found in other rural municipalities. Road: Highway 3 (E/W) and is the premier food corridor connecting to Highway 2 and 4. Highway 61 (E/W connection) links into the CANAMEX corridor (Highway 4), Highways 879, 885, 887, all running N/S and will connect with Highway 3. Air: three municipal airstrips are located within the county Border Crossings: Three crossings are situated within the boundaries providing great access to the U.S market. Coutts, Aden, and Wild horse are all within 45 minutes to 90 minutes.
Describe the business culture in the community
The business culture in the County of Forty Mile is characterized by a strong emphasis on small businesses, with many enterprises rooted in generational traditions. Agriculture plays a pivotal role, highlighting a commitment to sustaining and passing down farming legacies through the generations. The community-minded ethos is palpable, with businesses actively engaging and contributing to the well-being of the local residents. The supportive nature of the business environment is evident, fostering collaboration and mutual assistance among entrepreneurs. In this county, the business culture reflects its tight-knit community, where small businesses thrive, generational connections endure, and a shared commitment to success and community welfare prevails.
How do you make new businesses feel welcomed? Feel supported?
The ability to connect with other businesses for support occurs through the various Chamber of Commerce in Burdett/Bow Island and Foremost. Due to the atmosphere of the municipality, there is also home-grown support with citizens frequenting the business and introducing themselves.
Who is the point of contact for inquiries?
Theresa Hardiker
<b>Speed of Doing Business</b>
What are the permitting & zoning timelines?
Permitted: < 1 week Discretionary: < 90 days
Is the point of contact for inquiries familiar with land use planning, development approvals and the building process?
Yes
<b>Talent</b>
What does your talent pipeline look like? How do you attract talent? What is the affordability look like (e.g., Average housing costs)
With the County being home to over 3,800 people, there is a natural ability to draw from the whole region including the smaller villages and hamlets. However, to help ensure that talent is being drawn to the area, the schools look to programs like the Registered Apprenticeship Program, and this has seen an increase in apprenticeship enrollment as well as post-secondary enrollment. With the ability to locate in the smaller villages and hamlets where housing is more affordable, this is a draw for the area.
Is there access to post-secondary or training programs offered?
The nearest post-secondary is in Lethbridge and Medicine Hat.
What are the stats about the local workforce?
Alberta Regional Dashboard: 1290 people in the labour force with a 64% participation rate, and 4% unemployment rate. The median couple family's income is \$109K and the average age is young at 31.8. Leading jobs are in natural resources (agriculture), trade and transportation, business/finance, sales/service, and education/law/government.
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?
The County of Forty Mile effectively retains talent by offering a blend of community amenities and a desirable rural lifestyle with strategic access to both the U.S. and larger cities. Residents enjoy a plethora of community amenities, fostering a high quality of life. The appeal lies in the harmonious combination of a rural lifestyle, providing tranquility and close-knit community bonds, coupled with convenient access to larger cities for additional cultural and professional opportunities. This unique balance ensures that residents can experience the best of both worlds, making the County of Forty Mile an attractive and fulfilling place to live and work.

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?
Environmental stewardship is one of the core values of the County. The focus on bringing in more renewable energy production as well as ensuring responsible land use and reclamation have been priorities for the community.
What are the DEI initiatives in your community?
With a strong female presence on council equity is occurring at the leadership levels. Diversity is increasing as other ethnicities come to work in the community and the neighborhood is welcoming to help build inclusivity through events.
<b>Other</b>
Are there any other aspects that make your community unique?
The County of Forty Mile stands out as a unique region, deeply rooted in honor-bound traditions and grassroots values. While honoring its agricultural heritage with strong ties to tradition, the county embraces a progressive spirit, creating a dynamic environment that seamlessly blends the old and the new. The strength of the community is evident in its commitment to crop diversity, fostering resilience and adaptability in agriculture. Additionally, being market-accessible, the county ensures that its produce and resources reach everywhere, contributing to both local and global sustainability. The County of Forty Mile is a harmonious synthesis of time-honored values and forward-looking innovation, making it a truly distinctive and vibrant community
Include any relevant maps or photos of investment ready sites

