

## Community Profile

|                              |           |                     |                    |
|------------------------------|-----------|---------------------|--------------------|
| <b>Municipal/County Name</b> | Coutts    | <b>Contact Name</b> | Lori Rolfe         |
|                              |           | <b>Email</b>        | vilcouth@telus.net |
| <b>Date</b>                  | June 2024 | <b>Phone Number</b> | 403-344-3848       |

### About your community

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

1- Transportation- due to it being a 24-hour border crossing, the transportation sector is set up to take advantage of that. Potential wrap around services for this sector are business opportunities.  
 2- Custom Brokers- due to the nature of the port, there is a large volume of custom brokers that call Coutts home. Services that support the employees as well as customers are potential opportunities.  
 3- Agriculture- Coutts is still in the heart of farmland both on the Canadian side of the border and the U.S side. There is potential here to have business take advantage of the exchange rate for U.S farmers and wrap around services like parts could be interesting.  
 4- Tourism- snowbirds and travelers looking to enter Canada or the U.S cross paths at Coutts giving opportunity for services to support them in their journey.

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

Canada Customs, Altan Duty Free, 7 Customs Brokers

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

Hwy 4 runs right into the town and as it being a 24-hour border crossing it is the CANAMEX highway.  
 CNR also has a main line that runs through the village.

### Speed of Doing Business

What are the permitting & zoning timelines?

Permitted use – 1 day Discretionary- 3 weeks

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

Not updated frequently, updates would be on our website

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

CAO Lori Rolfe

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

Yes

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

Yes

## 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.)

The village recruits from the surrounding rural area but can also recruit from larger centres like Lethbridge. A significant population is between the ages of 30-64 years and there are many retirees that call Coutts home. Affordability and low taxes as well as proximity to travelling to the U.S are some of the main reasons why people choose to live here.

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

The closest is in Lethbridge with Lethbridge College and University of Lethbridge.

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

47% of the workforce commutes to Coutts. 125 individuals are between 30-64 years according to the 2021 Stats Can Census. The average age is 52.4 with an average family income of \$80,180.

**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?

There were no official strategies in place at the time, but the council is highly engaged with the regional economic development organization which is focused on sustainability.

What are the DEI initiatives in your community?

No formal strategies are in existence, but administration and Council has a large population of females working on behalf of the community.

#### Investment Opportunities and Other

Are there any other aspects that make your community unique?

Coutts is unique in its location, specifically proximity to the U.S and the Canadian Badlands. With low taxes, this close-knit community is very familiar in the feeling where kids are looked out for by everyone, and a neighbour is always willing to help one another.

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

Brownfield sites

BEAUTIFUL RESTAURANT, RESIDENCE, AND BED AND BREAKFAST - \$810 000



111 1Ave South

Business opportunity with beautiful attached residence. Hills of Home Café and Bed & Breakfast has 35 seat restaurant, 4 B & B units with variety of sizes registered with Air B & B, also has multi function board with kitchen and office. Has view of main USA/Canada border crossing at Coutts Alberta/Sweetgrass Montana and view of Sweetgrass hills. Potential for Liquor store and Bar for other revenue. Property has been well maintained is in very nice condition throughout. Inclusions: List to be supplied ...All related equipment for restaurant and bed and breakfast furnishings.

[Realtor Listing](#)

RESTAURANT/BAR PRIME LOCATION - 448 4 St West - \$300 000

LARGE COMMERCIAL PROPERTY FOR SALE OR RENT



449 4th Street West

Large two story commercial property in a prime location on service road across from Smuggler's Saloon. Top/and or bottom for rent or entire building for sale.

Phone for more information. Janice 403-344-3000.

[Realtor Listing](#)

RESTAURANT/BAR PRIME LOCATION - 448 4 St West - \$300 000



448 4St West - \$300 000

Great opportunity! Formerly Smugglers Saloon. Located right off the highway, next to large Village-owned overnight semi truck parking lot, making this a great opportunity for new businesses! The huge restaurant space is perfect for a quick stop for food and drink before crossing the border. The main floor has already been developed into a restaurant, complete with huge bar area and a kitchen space, with pool tables and TV's installed to relax a little, perfect for truckers coming and going. The basement and the loft area are undeveloped but ready for the next phase of the business. Plenty of parking, a beautiful patio area that gets plenty of sun, and a huge garage for the owner to use as a shop/workspace. Located minutes from the border, an hour from Lethbridge, two hours to Great Falls, this is a great location just waiting for you! [Realtor Listing](#)