

Community Profile

Municipal/County Name	Town of Vulcan	Contact Name	Rita Hovde
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Date	June 2024	Phone Number	403-485-2417

About your community

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

1. Healthcare- due to the rural nature of the community and it being the regional hub as well as the large retiree's population, the high-quality healthcare sector is present and offers opportunity to grow.

2. Agriculture- surrounded by farmland that helps feed the world, the supports, and services the sector needs call Vulcan home, and this sector will continue to grow.

3. Energy- with oil/gas as the foundation and then building on renewable energy to the base, this region has huge potential as well as a Council that is progressive in its adoption.

4. Tourism- Vulcan has found its niche and understands how to capitalize on it with visitors coming from all over the world to visit this galactic enterprising town.

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

Retail/Commercial

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

Roads: Highway 23 (N/S) and Highway 534 (E/W) which both connect to larger highways including Highway 1 and 2.
 Rail: CPR line
 Airport: Vulcan Municipal airport

Speed of Doing Business

What are the permitting & zoning timelines?

Permitted Use: < 2 weeks Discretionary: < 21 days

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

Annually and when as needed in between.

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

Rita Hovde

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

The Municipal Planning Committee may approve a variance to LUB

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

Each district has its own set of requirements.

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.)

With a large amount of the population being retired, the community needs to draw from the greater regional area including other villages and hamlets, especially for youth focused jobs. However, with affordable housing, access to outdoor lifestyle, and lots of recreational opportunities, the ability to retain talent is strong once it exists. The average rent is \$800/month and mortgage are \$1032 according to the Town of Vulcan Housing Assessment.

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

The nearest is in Lethbridge.

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

With a strong demographic of seniors (43% of the population), there is a participation rate of 44% with a total labour force of 635 people. The average age has risen to 60.8, so jobs suited to part time to recruit seniors would be best. The couple's median income is \$112,000 and the unemployment rate is 11% showing promise for hiring. Leading sectors for employment are healthcare, retail, education, agriculture, and construction.

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 Town of Vulcan has long been a leader in educating the public about the benefits of utilizing renewable energy and is home to a Solar Tree and Solar Park where people can learn more about technology. They also act as a service center for Canada's largest solar project. Add to that the addition of Icompasss portal, an easy and transparent way for people to learn what Council and Administration is doing, shows a commitment to ESG goals.

What are the DEI initiatives in your community?

While there are no formal strategies in place, the whole concept of being "Canada's Star Trek Capital" showcases the inherent trait of being inclusive to all and encouraging diversity.

Investment Opportunities and Other

Are there any other aspects that make your community unique?

As you step into the town of Vulcan, you'll find more than just a place on the map – you'll discover a community that embodies the best of both worlds. From its role as a service hub to its small-town allure and cosmic aspirations, Vulcan invites you to explore, connect, and experience the richness of life in a town where the ordinary becomes extraordinary. Welcome to Vulcan, where the stars align for a truly unique adventure.

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

Municipal owned lands for sale as of 14 December 2023

ROLL #	CIVIC ADDRESS	UNIT #	LAND USE DISTRICT	PLAN	BLOCK	LOT	AREA SQ M	ASSESSED VALUE
68706	422 - 2 AVE NE		LAND USE DISTRICT	PLAN	45	7	4069.56	15,000
89500	431 2 AVE NE		INDUSTRIAL I-1	8610505	73	3	2089.43	12,000
89600	282 1 ST NE		INDUSTRIAL I-1	8610505	73	4	2076.83	12,000
89700	172 1 ST NE		INDUSTRIAL I-1	8610505	73	5	3866.67	15,000
89900	152 - 1 ST NE		INDUSTRIAL I-1	8610505	73	6	3853.64	15,000
90000	132 1 ST NE		INDUSTRIAL I-1	8610505	73	7	3945.19	15,000
90100	604 - 1 AVE NE		INDUSTRIAL I-1	8610505	73	8	4042.55	15,000
90200	101 - 1 AVE NE		INDUSTRIAL I-1	8610505	73	9	4040.19	15,000
90300	111 2 ST NE		INDUSTRIAL I-1	8610505	73	10	3212.46	14,000
90400	131 2 ST NE		INDUSTRIAL I-1	8610505	73	11	3839.9	15,000
90500	151 2 ST NE		INDUSTRIAL I-1	8610505	73	12	3852.07	15,000
90700	609 - 1 AVE NE		INDUSTRIAL I-1	8610505	74	1	4068.45	15,000
90800	619 - 1 AVE NE		INDUSTRIAL I-1	8610505	74	2	6078.82	17,000
90900	701 - 1 AVE NE		INDUSTRIAL I-1	8610505	74	3	6902.13	18,000
91100	102 2 ST NE		INDUSTRIAL I-1	8610505	74	5	6237.92	18,000
91200	112 2 ST NE		INDUSTRIAL I-1	8610505	74	6	4069.04	15,000
91300	122 2 ST NE		INDUSTRIAL I-1	8610505	74	7	6902.32	18,000
91400	132 2 ST NE		INDUSTRIAL I-1	8610505	74	8	4042.37	15,000
91500	142 2 ST NE		INDUSTRIAL I-1	8610505	74	9	4045.09	15,000
91600	152 2 ST NE		INDUSTRIAL I-1	8610505	74	10	4042.76	15,000
110100	423 MEADOWLARK WAY	UNIT 12	MULTI-UNIT RESIDENTIAL R-4	414588			253.64	12,000
110200	425 MEADOWLARK WAY	UNIT 13	MULTI-UNIT RESIDENTIAL R-4	414588			226.46	11,000
110300	427 MEADOWLARK WAY	UNIT 14	MULTI-UNIT RESIDENTIAL R-4	414588			226.52	11,000
110400	429 MEADOWLARK WAY	UNIT 15	MULTI-UNIT RESIDENTIAL R-4	414588			254.93	12,000
110500	426 MEADOWLARK WAY	UNIT 16	MULTI-UNIT RESIDENTIAL R-4	414588			259.78	12,000
110600	424 MEADOWLARK WAY	UNIT 17	MULTI-UNIT RESIDENTIAL R-4	414588			230.69	11,000
110700	422 MEADOWLARK WAY	UNIT 18	MULTI-UNIT RESIDENTIAL R-4	414588			230.49	11,000
110800	420 MEADOWLARK WAY	UNIT 19	MULTI-UNIT RESIDENTIAL R-4	414588			259.05	12,000
112400	311 WHISPERING WAY	69	RESIDENTIAL R-1	512713			402.14	21,600
106500	1208 WHISPERING DR		RESIDENTIAL R-1	411556	5	5	702.54	44,000
1300	1102 7 AVE S		RESIDENTIAL R-1	1510193	12	17	811.21	40,000