

Community Profile

Municipal/County Name	Town of Claresholm	Contact Name	Ali Hemmaway
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Date	June 2024	Phone Number	403-468-8043

About your community

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

1. Healthcare- due to the location and nature of the population, the health care sector has grown and will continue to be an opportunity for investment.
2. Retail Trade- due to the location being along the CANAMEX highway, the ability to capitalize on traffic by providing specialty retail opportunities remains strong.
3. Agriculture- the town is surrounded by farms and ranches which makes it a natural place to act as a hub in the area for supplies.
4. Manufacturing- with a strong agriculture sector and the growing developments in the area, the town is a central location for manufacturers to set up, especially as transporting their product is quite accessible with Highway 2.
5. Tourism- there is an emerging trend with cultural tourism as well as the Town's proximity to the Rocky Mountains, providing opportunity for growth.

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

AHS, Watt & Stewart, Structural Precast, El Molino Foods, Fast Food & Restaurants

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

Road: Highway 2 (CANAMEX) transects the community.
 Air: A municipal airport is located with development occurring for expansion of business opportunities.
 Rail: Closest is in Fort Macleod (30 minutes South)

Speed of Doing Business

What are the permitting & zoning timelines?

Permitting: Approx. 3 weeks
 Zoning: Approx. 2-6 weeks

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

<https://www.orrsc.com/members/towns-a-m/town-of-claresholm/> has most up to date version of Land Use Bylaws and is updated upon the completion of any Land Use Bylaw amendments). Can also contact Development Services Manager, Tara Vandervalk. We complete various amendments annually in order to stay current and also upon receiving any applications.

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

Development Services Manager: Tara Vandervalk

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

Yes, the Town can accept variance applications.

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

Yes, refer to Land Use Bylaw available here: <https://www.orrsc.com/members/towns-a-m/town-of-claresholm/>

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.)

Claresholm draws from its town but also the rural areas that surround the Town. However, Claresholm recognizes the talent that is found worldwide and applied to partake in the Rural Northern Immigration Pilot (RNIP) to attract this talent to Claresholm. The RNIP program has been running successfully in Claresholm since 2020. Claresholm has low housing costs, local amenities, and services to meet residents' needs, plenty of recreation and opportunity to build relationships and community spirit, as well as a friendly, welcome, and peaceful atmosphere.

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

Lethbridge College, Claresholm Campus has variety of programs and courses. Delivery methods include face-to-face instruction, video conferencing or online learning.

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

Alberta Regional Dashboard: 1,595 workforces with 53% participation rate and 10% unemployment rate.
 Apprenticeship is increasing with strong enrolment in schools and post-secondary. Couple Families Median Income is \$119,000.
 Stats Canada 2021 Census: 55.4% of the population is between the ages of 15-64 with the average age being 48.8.

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?

Residential Recycling: The Town of Claresholm has a curb-side pickup recycling program for select recyclables.
 Pollinator Restoration: The Town of Claresholm Council recently approved a letter of support and plans to partner with the Old Man Watershed Council as they are applying for a 5-year grant to restore habitat for native bees and would be planting pollinator gardens around town to protect the at-risk Cuckoo Bumblebee.
 Renewable Energy: Our Water Treatment Plant has solar panels supplying power to the plant with an investigation into other options for expansion of using renewables.

What are the DEI initiatives in your community?

Building diversity is a priority for the community and includes initiatives like the Rural Northern Immigration Pilot which focuses on recruiting immigrant workers. A unique committee, “Welcoming Claresholm” is made up of community members to help newcomers feel included and connected. This has resulted in the “Spread the World” event which happens annually and showcases diversity within the community. The municipality also offers dedicated settlement services through the Willow Creek Immigrant Services.

Investment Opportunities and Other

Are there any other aspects that make your community unique?

The services, clubs, recreation facilities, schools and development and learning opportunities listed above, combined with a community attitude that focusses on friendliness and inclusivity, allows us to welcome residents and ensure that they can find different niches within our community to cultivate a sense of belonging and fulfill their needs.

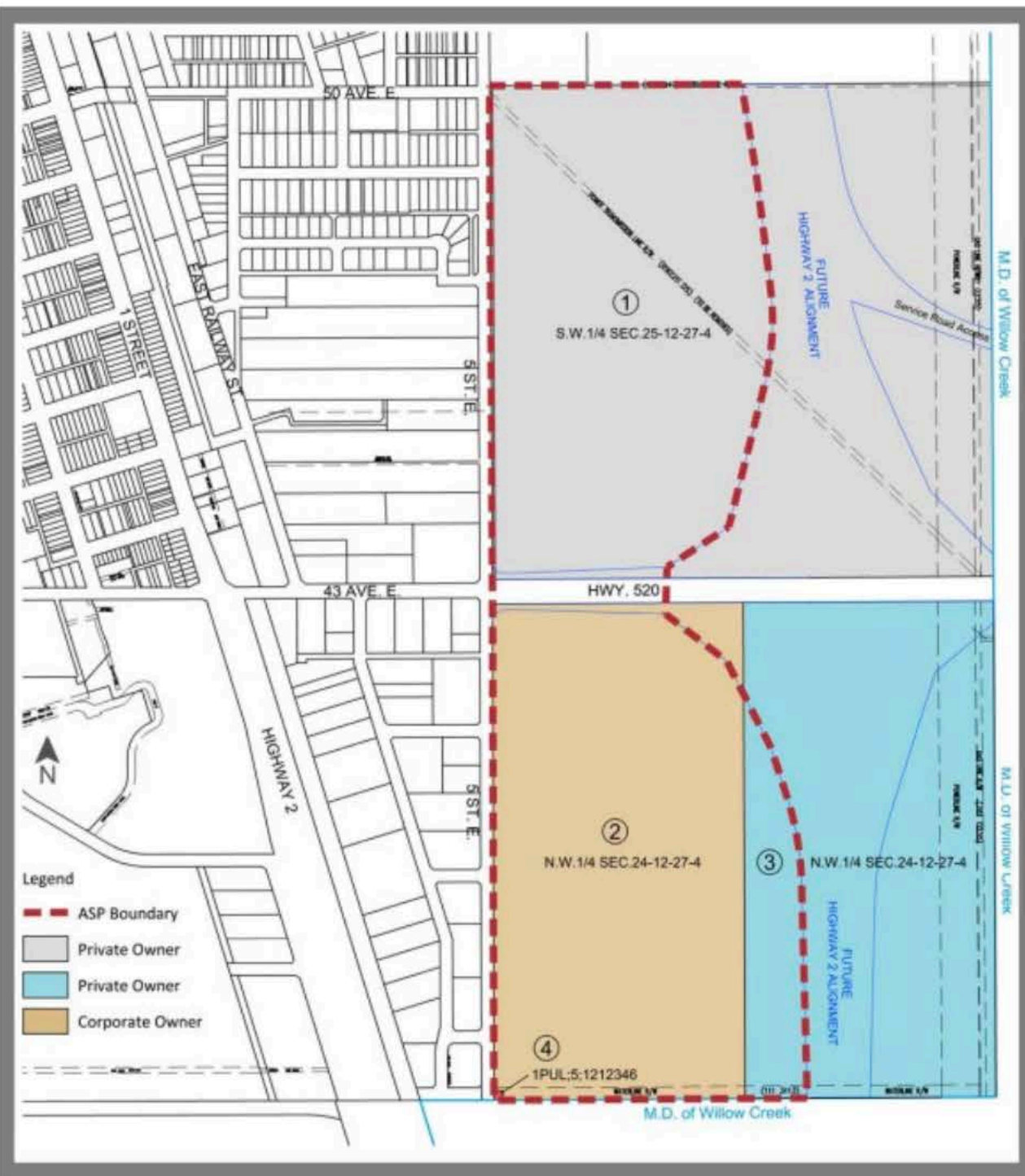
Are there any investment opportunities in your region? Projects, Sites etc. (Include any maps or attachment of files, or links to websites etc.)

"<https://claresholm.connect4commerce.ca/>
<https://regionaldashboard.alberta.ca/#/site-selector>
 Green House: <https://regionaldashboard.alberta.ca/property/857676>
 Area Structure Plans: <https://www.orrsc.com/members/towns-a-m/town-of-claresholm/> "

Commercial Buildings Available- 3905 5 Street East (Formerly Custom Cannabis)



Starline Business Industrial Park



	Legal Description	Owner	Certificate of Title	Area (ha)	Area in Plan
1	4;27;12;25;SW	PRIVATE OWNER	041 430 594	64.7	33.06
2	4;27;12;24;;4,5	1584935 ALBERTA LTD.	131 095 301	32.4	31.32
3	4;27;12;24;;11,14	PRIVATE OWNER	051 113 139	32.4	5.13
4	1212346;5;1PUL	THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26	121 217 363	0.02	0.02
Total				129.52	69.53

(Total areas exclude Highway 520)