

## Community Profile

<b>Municipal/County Name</b>	Magrath	<b>Contact Name</b>	James Suffredine, CAO
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<b>Date</b>	June 2024	<b>Phone Number</b>	403-752-3212

### About your community

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

1. Manufacturing- lower taxes and proximity to a host of other communities, provides opportunities beyond the town's borders.  
 2. Construction- with a concrete plant and numerous trades calling Magrath home, there is room for expansion in this area.  
 3. Medical- with a large population of health care professionals calling Magrath home, there is a lot of potential for a medical hub within the community.  
 4. Tourism- this is emerging as Magrath is on the way to the U.S as well as to Waterton Lakes National Park.

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

Jenex, Surex, Good Samaritans Society, Richardson Pioneer, SASH Disability Support Services, Inline Ovals

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

Highway 5 , Highway 62, Del Bonita Border crossing.

### Speed of Doing Business

What are the permitting & zoning timelines?

Permitted Use: 1-day Discretionary Use: 4-6 weeks

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

Amended as required, available on [www.magrath.ca](http://www.magrath.ca) or by calling the Town Hall.

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

Carolyn Law

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

Variance requests are reviewed by the Municipal Planning Commission

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

Yes based on the Land Use Bylaw

### 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.)

Talent is recruited in the town as well as in neighbouring municipalities and rural areas including larger centres like Lethbridge. While most of the employment force commutes to Lethbridge, there is opportunity to keep some of these individuals working by day in the Town versus going elsewhere. With a reasonable cost of living, ample recreational opportunities, and a vibrant school community, Magrath is a natural place to call home

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

The University of Lethbridge and Lethbridge College are only 25 minutes away.

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

Stats Can Census 2021: 25% of the population is emerging and are 0-14. 55% are 15-64 with the average age being 38.1, so a fairly young workforce exists.  
 Alberta Dashboard Stats: 55% participation rate with 9% unemployment. Couple family's income is quite high at \$114,000 considering the lower participation rate.

**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?

While no formal strategies exist, they are exploring renewables. With the extensive walking trails and fishpond, wetland management is a key priority.

What are the DEI initiatives in your community?

The Council is engaged in truth and reconciliation work as they look to build diversity within the community.

#### Investment Opportunities and Other

Are there any other aspects that make your community unique?

As a bedroom community, Magrath offers the tranquility of small-town living while maintaining convenient access to urban amenities. The town strikes a perfect balance, providing residents with a peaceful retreat from the hustle and bustle of larger cities without sacrificing accessibility. Magrath distinguishes itself through its powerful sense of community. Residents experience a genuine connection with one another through local events, initiatives, and a welcoming atmosphere. The community spirit is a defining feature that fosters a close-knit and supportive environment. The town's scenic landscapes provide residents with abundant opportunities for outdoor recreation. From parks and trails to community events, Magrath encourages an active lifestyle amid stunning natural surroundings.

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

Magrath

2 Avenue North

**Magrath has Light Industrial lots serviced to the lot line with water, sewer, telecommunications, electricity and natural gas.**

**Depending on business requirements, additional electrical servicing costs may be required by Fortis.**

**0.27 HA - 47.41m wide 57.76m long**

**\$58,980**

5 Street East

1 Avenue North

**SOLD**

**SOLD**

4 Street East

4 Street East