

Community Profile

| | | | |
|---|---------------|---------------------|--|
| Municipal/County Name | Barnwell | Contact Name | Rachel Schortinghuis |
| Date | December 2023 | Email | Rachel.s@barnwell.ca |
| Phone Number | 403-223-4018 | | |
| Give an overview of your region (150-200 words) | | | |
| Barnwell, nestled in the central hub of the MD of Taber Region, is a lively village that offers the perfect blend of tranquility and convenience. Situated just off Highway 3, we are a mere ten-minute drive west of Taber and a convenient 30-minute journey from downtown Lethbridge. This strategic location makes Barnwell an optimal choice for those seeking a relaxed village lifestyle, coupled with effortless access to the region's diverse amenities, including shopping, healthcare, and entertainment. | | | |
| Sectors | | | |
| What sectors are you most competitive for and why? | | | |
| <ol style="list-style-type: none"> 1. Light Industrial- industrial development that supports the surrounding agriculture sector. 2. Residential Development- due to the proximity to the Town of Taber and City of Lethbridge, the large lots offered in the village are driving construction. | | | |
| What is your value proposition? | | | |
| Choose Barnwell as your ideal bedroom community, where proximity to major urban centers, highway accessibility, and rail connections converge to create a lifestyle that harmoniously blends the comforts of home with the advantages of strategic location. | | | |
| Costs of Doing Business | | | |
| Tax rates | | | |
| Residential: 7.95 Non-Residential: 11.16059 | | | |
| Land Costs per acre (average) | | | |
| \$85-90K/lot | | | |
| Real estate costs per sq. ft (average) | | | |
| Average Home Price YTD \$448,133 (realtor.ca) | | | |
| Incentives or cost advantages (if any) | | | |
| No formal incentives, but they are open to conversation as they would like to see more Economic Development. | | | |
| Other | | | |
| A new subdivision is coming within 12-24 months with a variety of lots. Light Industrial/Commercial will need land annexed. Brownfield- there are lots zoned commercials that have residential on them that could be utilized. | | | |
| Ease of Doing Business | | | |
| What supports do you bring for new businesses (try to be specific)? | | | |
| Listing on the village's website under the Business Directory section. In addition, the small nature of the village will mean support happening organically from the citizens that call it home. | | | |
| Are there major transport access (road, rail, air) | | | |
| Road: Highway 3: premier food corridor and Highway 3A connect it East/West. | | | |
| Rail: CPR spur allowing access to the main line. | | | |
| Airport: Taber municipal airport is the closest | | | |
| Describe the business culture in the community | | | |
| Small business abounds in Barnwell with many citizens operating home-based businesses with a few key major anchors including an automotive shop, storage, and Mexican store. | | | |
| How do you make new businesses feel welcomed? Feel supported? | | | |
| With the opportunity to get engaged in community events, the business community will be able to connect to citizens. | | | |
| Who is the point of contact for inquiries? | | | |
| Rachel, Chief Administrative Officer | | | |
| Speed of Doing Business | | | |
| What are the permitting & zoning timelines? | | | |
| Permitted: 4 weeks Discretionary: 6-8 weeks | | | |

| |
|--|
| Is the point of contact for inquiries familiar with land use planning, development approvals and the building process? |
| Yes, and will function as a concierge |

| Talent |
|--------|
|--------|

| |
|--|
| What does your talent pipeline look like? How do you attract talent? What is the affordability look like (e.g., Average housing costs) |
|--|

| |
|---|
| With a population of 978, the draw to Barnwell is from the village itself, neighboring farms, and the Town of Taber. The City of Lethbridge is also only 40 minutes away on a double lane highway lending itself for talent. Apprenticeship is on the rise as well as strong K-9 enrollment meaning talent is being grown here at home. Large lots with luxury style Executive homes are what make this community a standout. Immigration is also a route to explore as there is an emerging population of Filipino and Mexican Mennonites calling Barnwell home. |
|---|

| |
|---|
| Is there access to post-secondary or training programs offered? |
|---|

| |
|--|
| Closest is Lethbridge with University of Lethbridge and Lethbridge College |
|--|

| |
|---|
| What are the stats about the local workforce? |
|---|

| |
|---|
| Stats Can. Census 2021: 56.1% of population is aged 15-64 with average age of population 30 years. Alberta Regional Dashboard: 340 people in the labour force with 58% participation rate and 7% unemployment rate. Average Couples family income is \$110,000. |
|---|

| |
|--|
| 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? |
|--|

| |
|--|
| With large lots and luxury style homes, a K-9 school, active community, library, and being close to big city amenities, provide the balance people are looking for to live rurally but have the advantages of big city living. |
|--|

| |
|--|
| 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 village is exploring pathways to incorporate solar structures. Water conservation and management have been priorities as well and upgrades to infrastructure have occurred to help manage water more efficiently. |
|---|

| |
|---|
| What are the DEI initiatives in your community? |
|---|

| |
|---|
| Organically a strong community of Mexican Mennonites have moved to Barnwell thereby expanding the demographics and diversity of the community. The majority of council and leadership is female, so equity is naturally occurring. Inclusivity is being increased by ensuring facilities are accessible and changes to gender neutral washrooms are taking place. |
|---|

| Other |
|-------|
|-------|

| |
|--|
| Are there any other aspects that make your community unique? |
|--|

| |
|---|
| Choose Barnwell for a lifestyle that beautifully blends the unique essence of a "Barnwell Bubble," a mix of country and suburban comforts, a welcoming community spirit, and the convenience of being close to larger centers. It is more than just a place to live; it is a distinct experience that captures the heart. |
|---|

| |
|---|
| Include any relevant maps or photos of investment ready sites |
|---|