



cpfc

Canada's
Premier Food
Corridor

Community Profile



CITY OF
 **Lethbridge**



Table of Contents

Page 2	About our Community
5	Speed of Doing Business
7	Talent
9	Environmental, Social and Governance & Diversity, Equity and Inclusion
11	Investment Opportunities & Other



About our Community



Most Competitive *SECTORS*

Agriculture and Agri-Food Processing

1 With our position in a major irrigation district and access to high-quality water, Lethbridge is a hub for value-added food production. Research and innovation in agriculture are supported by the University of Lethbridge and Lethbridge Polytechnic, making the city a leader in agri-food technology and processing.

Manufacturing

2 Our \$1.2 billion in manufacturing exports in 2022 highlights the strength of this sector. Companies like Pratt & Whitney, Flexahopper Plastics, and Southland Trailers thrive here due to our skilled trades workforce, proximity to the U.S. border, and connections via the CANAMEX trade corridor and CPKC rail.

Logistics and Transportation

3 Lethbridge's strategic location on Canada's Western Gateway Trade & Logistics Corridor provides seamless access to North American markets. Being just an hour from Alberta's only 24/7 commercial border crossing at Coutts gives businesses a logistical edge.

About our Community

Major

EMPLOYERS

Alberta Health Services, University of Lethbridge and City of Lethbridge are the 3 largest public sector employers, totaling approximately 7500 employees. Largest private sector employers are Southland Trailers (500), Sunrise Poultry (425) and PepsiCo Foods Canada (410)



About our Community



Major TRANSPORT ACCESS

Lethbridge is a well-connected logistics hub with robust transportation infrastructure that makes it easy for businesses to move goods and access markets:

Road Access: Lethbridge is strategically located on the CANAMEX trade corridor, linking Canada, the U.S., and Mexico via Highway 4/I-15. We're just one hour north of Alberta's only 24/7 commercial border crossing at Coutts/Sweetgrass, providing seamless access to U.S. markets. Ongoing upgrades to twin Highway 3 will enhance connectivity to the Trans-Canada Highway, improving access to eastern and western Canada.

Rail Access: Lethbridge is served by the CPKC rail line, providing direct connections across Canada, the U.S., and Mexico. This efficient rail network gives businesses the ability to ship goods across North America with ease.

Air Access: Lethbridge has a regional airport for business travel, while Calgary International Airport, a major cargo and passenger hub, is just a two-hour drive away. Calgary's airport provides global reach for businesses needing international air freight services.

Our strategic location and multimodal transport options make Lethbridge a prime choice for businesses requiring efficient access to local, national, and international markets.

Speed of Doing Business



Permitting & Zoning ***TIMELINES***

Permitted use: 1.5 - 2 weeks

Discretionary Use: 2 - 3 weeks

Subdivision: 45 - 60 days

Zoning: 3 - 4 months

Land Use Bylaw and Zoning amendments are made as needed to provide clarification or address certain project needs/deficiencies. To stay informed of LUB changes, you can watch/listen to Council meetings or Committee Meetings

<https://agendas.lethbridge.ca/AgendaOnline>

You can also keep an eye on City latest news at
www.Lethbridge.ca

Please contact planninganddesign@lethbridge.ca
for updates on pending permits.



Speed of Doing Business

Permitting & Zoning ***TIMELINES***

Lethbridge is committed to working with businesses to ensure projects can move forward efficiently, even if they require special permits or variances:

Development Permits and Variances: If a project does not fully comply with existing zoning regulations, the City of Lethbridge offers a clear and streamlined process for applying for variances or development permits. This ensures projects can be adapted to meet business needs while adhering to local planning objectives.

Customized Solutions: The City is open to collaborating with businesses to address unique project requirements. Our planning and development team is proactive in finding solutions, whether through conditional approvals, zoning amendments, or tailored agreements.

Timely Support: Lethbridge prioritizes efficient approvals, minimizing delays to help businesses stay on track. We also have an experienced team to guide you through the application process and regulatory requirements.

For projects requiring special permits or variances, we encourage early discussions to explore options and facilitate a smooth path to approval. Reach out to us, and we'll work to make your vision a reality.

Lethbridge has a business-friendly approach to zoning and development, designed to support a wide range of projects while ensuring compatibility with the community and environment.

Zoning Flexibility: The city has industrial, commercial, and mixed-use zones that accommodate various project types, from light manufacturing to large-scale industrial operations. We work closely with businesses to identify suitable sites that align with project needs.

Building Height & Scale: While there may be height or size restrictions in specific areas, industrial and business parks like Sherring Industrial Park are designed to support large-scale developments without significant limitations.

Utility Access: Our infrastructure is built to handle high capacity demands for power, water, and wastewater. We have dedicated utility teams to ensure your project receives the necessary services with minimal delays.

Custom Solutions: If a project requires rezoning or variances, our streamlined municipal processes and open communication ensure quick resolutions.

We recommend discussing your project specifics with our team early to confirm site requirements and explore solutions tailored to your business. Lethbridge is ready to support projects of all sizes.

Talent



Talent *PIPELINE*

Lethbridge has a strong and growing talent pipeline supported by a combination of educational institutions, immigration programs, and a high quality of life that attracts and retains skilled workers:

Post-Secondary Institutions: The University of Lethbridge and Lethbridge College graduate approximately 3,500 students annually in fields such as agriculture, business, sciences, trades, and technology. These institutions are key sources of young, skilled professionals for local industries.

Regional Workforce: As a regional service hub with a trade catchment population of 341,000, Lethbridge draws talent from neighbouring communities and municipalities, creating a diverse and highly interconnected labour pool.

Immigration Support: Lethbridge participates in the Alberta Advantage Immigration Program, allowing local employers to fast-track immigration for skilled workers. This program is particularly valuable for addressing specialized workforce needs.



Talent



Lethbridge is home to two world-class institutions: the University of Lethbridge and Lethbridge Polytechnic. Together, they offer a wide range of programs in fields like agriculture, business, trades, technology, and sciences, graduating approximately 3,500 students annually. These institutions provide customized training and workforce development opportunities to meet business needs.

The Lethbridge Census Metropolitan Area (CMA) has a population of about 123,000 people, with a trade catchment area of 341,000, providing access to a broad labor pool.

Lethbridge is home to two world-class institutions, the University of Lethbridge and Lethbridge College, which together graduate approximately 3,500 students annually in fields like agriculture, business, trades, technology, and sciences. This ensures a steady supply of skilled talent for local industries.

As of September 2024, the Lethbridge CMA's unemployment rate stood at 5.1%, the lowest in the Prairies. Manufacturing and other services have shown recent growth, while sectors like healthcare have faced challenges.

Notable Statistics

The labour force participation rate in Lethbridge is 67.9%, which reflects a healthy level of workforce engagement.

The region has strong employment in sectors like manufacturing, accommodation, food services, healthcare, and construction, with significant year-over-year growth in accommodation and food services.

Environmental, Social and Governance



Lethbridge is committed to environmental sustainability through several key initiatives:

Waste Diversion: The City's Business Waste Diversion Strategy aims to reduce business waste by 45% by 2030. There are mandatory recycling and organics programs for businesses, and residential programs like composting, blue cart recycling, and yard waste diversion are widely implemented.

Energy Efficiency: The City has completed several energy efficiency projects, including LED lighting retrofits at facilities like the ENMAX Centre, Crossings Ice Complex, and City Hall. Additionally, the City has conducted energy audits for its water and wastewater treatment plants, contributing to a reduction in corporate energy consumption.

Greenhouse Gas (GHG) Emission Reduction: Lethbridge has achieved a 16.9% reduction in corporate GHG emissions since 2018. Initiatives contributing to this reduction include the landfill gas capture system, increased waste diversion, facility retrofits, and greening the City's fleet.

Tree Planting and Urban Forestry: In 2023, over 350 trees were planted, including 43 cottonwoods for a Native Cottonwood Project. The City's Urban Forestry team also conducted inspections and treatments for Dutch Elm Disease, ensuring the health of public trees.

Stormwater Management: The City has focused on improving water quality and biodiversity, such as installing wetland plants at Sunridge Stormwater Pond and utilizing floating islands donated by Environment Lethbridge to improve water quality at Paradise Canyon. These initiatives highlight Lethbridge's commitment to sustainability and its efforts to reduce its environmental impact across waste, energy, emissions, and natural resources.



Diversity, Equity and Inclusion

Lethbridge is committed to fostering a diverse, equitable, and inclusive community. Key DEI initiatives include:

Indigenous Relations: The City acknowledges its location on the traditional lands of the Blackfoot people and pays respect to their cultural heritage, beliefs, and relationship with the land. Efforts focus on reconciliation and recognizing the Métis Nation of Alberta, Region III.

Cultural Awareness: The City promotes inclusivity through public engagement, cultural events, and educational programs. This includes celebrating diverse communities, such as Indigenous Peoples Day, and fostering a deeper understanding of cultural traditions and histories.

Support for Newcomers: Lethbridge offers various settlement services to support immigrants and refugees, such as language programs, community orientation, and integration initiatives, helping newcomers establish roots in the community.

Inclusive Policies: Local policies ensure equal access to services, with a focus on accessible public spaces, facilities, and transportation options for people with disabilities, as well as providing programming for underrepresented groups.

Investment Opportunities



Lethbridge offers a unique and strategic environment for business investment, combining a highly skilled workforce with a focus on sustainable growth. The city's strong agricultural and bioprocessing sectors, supported by major employers in manufacturing, health care, and education, create a robust foundation for new businesses. Lethbridge's infrastructure includes excellent transportation access with road, rail, and air connectivity, making it an ideal hub for both regional and international trade. Additionally, the city is committed to sustainability, with innovative waste diversion programs, energy efficiency projects, and ongoing efforts to improve water and air quality. With a focus on talent development, Lethbridge offers access to post-secondary education, training programs, and a supportive business ecosystem, making it an attractive destination for investment and growth.



If you're interested in learning about the latest investment opportunities, contact us at **info@canadaspremierfoodcorridor.ca** or scan the QR code to visit our website.