



cpfc

Canada's
Premier Food
Corridor

Community Profile



Town of
COALDALE

A Wise Choice

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About our Community



Most Competitive *SECTORS*

Logistics

1

With a strong agriculture and manufacturing sector, the need to move products is high and with Coaldale's location that has access to major transportation corridors, this sector is situated perfectly.

Manufacturing

2

The central location and strong performance in the agriculture, transportation, and construction sectors are driving stable growth in this sector.

Construction / Trades

3

With the sectors above booming, it means that new projects including potato storage, infrastructure upgrades for irrigation, and residential homes need to be built. Coaldale is close to all of these so provides a great base for operations.

About our Community



Major

EMPLOYERS



INTERCONTINENTAL
TRUCK BODY



Major

TRANSPORT ACCESS

Road: Hwy 3 (west-east), Hwy 845 (north-south).

Rail: CPKC rail spur access.

Air: Lethbridge Airport is located 20 minutes east of the town and Calgary International Airport is 2 hours north of the Town of Coaldale.





Speed of Doing Business

Permitting & Zoning ***TIMELINES***

Development permits for permitted uses can be issued in 1 day
Development permits for discretionary use typically take 4-6 weeks.

Changes to zoning regulations and permitting are continually evolving. A large scale update of the Land Use Bylaw will likely be completed in 2026.

We take pride in being very flexible in terms of our approach to planning and permit approvals. If a project makes sense for the community we find a way to say yes and we do it quickly.

There are generally no restrictions on the type or size of the project, though high demand water or energy may require coordination with outside agencies. Generally speaking large scale water users are better situated outside of town but large scale power demand is easily accommodated.

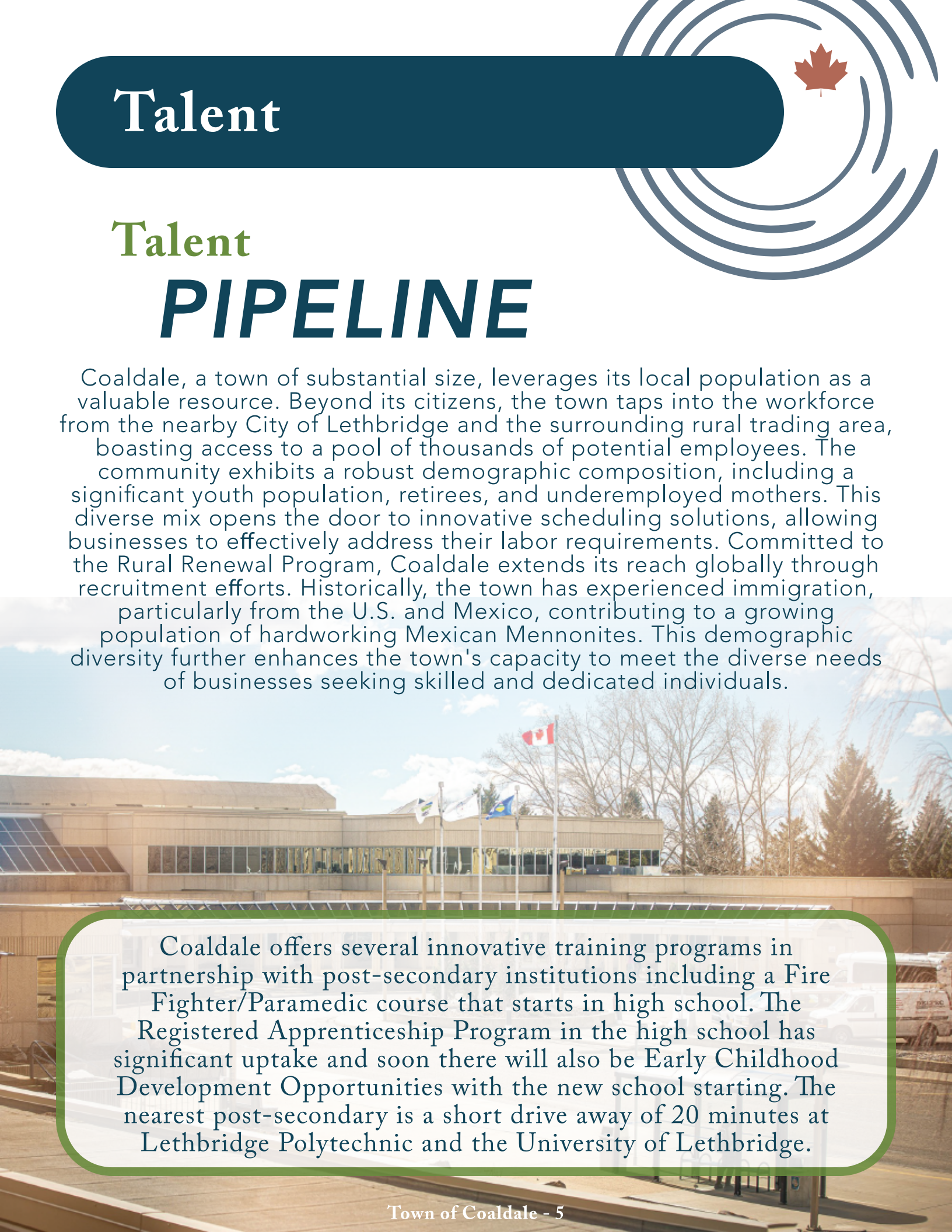
**Please contact Cameron Mills for updates on pending permits.
Cameron Mills - Cameron.Mills@coaldale.ca - 403-345-1370**



Talent

Talent *PIPELINE*

Coaldale, a town of substantial size, leverages its local population as a valuable resource. Beyond its citizens, the town taps into the workforce from the nearby City of Lethbridge and the surrounding rural trading area, boasting access to a pool of thousands of potential employees. The community exhibits a robust demographic composition, including a significant youth population, retirees, and underemployed mothers. This diverse mix opens the door to innovative scheduling solutions, allowing businesses to effectively address their labor requirements. Committed to the Rural Renewal Program, Coaldale extends its reach globally through recruitment efforts. Historically, the town has experienced immigration, particularly from the U.S. and Mexico, contributing to a growing population of hardworking Mexican Mennonites. This demographic diversity further enhances the town's capacity to meet the diverse needs of businesses seeking skilled and dedicated individuals.



Coaldale offers several innovative training programs in partnership with post-secondary institutions including a Fire Fighter/Paramedic course that starts in high school. The Registered Apprenticeship Program in the high school has significant uptake and soon there will also be Early Childhood Development Opportunities with the new school starting. The nearest post-secondary is a short drive away of 20 minutes at Lethbridge Polytechnic and the University of Lethbridge.

Talent



**Labour Force of
4,360 people**

**There is a 8%
unemployment rate and a
65% participation rate.**

**A strong increase in
apprenticeship is being seen
as well as enrolment in
post-secondary.**

Notable Statistics

**Median Household Income
is \$128,000**

**0.4% of the population is
between the ages of 15-64
with an average age of 38.**

**22% of the population is
between 0-14 years, giving
credence to this being a
young and growing town.**

*Statistics from
Alberta Regional Dashboard
and Stats Canada*



Environmental, Social and Governance

The Town of Coaldale has dedicated itself to sustainable practices, implementing various initiatives such as community gardens, wetlands investment, and partnership with Alberta Birds of Prey for wetland management. In addition, the town is exploring 2.0 Recycling for power generation, and the integration of solar panels within its wastewater infrastructure. From a governance standpoint, an annual comparative analysis is published, allowing citizens to scrutinize the municipality's spending by providing easy to understand information relative to other nearby and similarly sized communities. The town has a highly active committee (Access Coaldale) dedicated to continuous community improvement and input to support accessibility throughout the town.

Diversity, Equity and Inclusion

Situated in Southern Alberta, Coaldale seizes the chance for diversity through immigration, actively embracing various cultures and ethnicities as part of the Rural Renewal program. Inclusive signage throughout the municipality reinforces the commitment to welcoming individuals from diverse backgrounds. Notably, the recent shift of council meeting times to evenings reflects a proactive effort to promote equity, encouraging greater participation from young parents in community decision-making processes.

Investment Opportunities



Coaldale's uniqueness lies in its steadfast commitment to maintaining low taxes, providing a favourable environment for economic growth. The town's growing population is characterized by a dynamic and young workforce, fostering innovation and energy. Combined with its family-friendly atmosphere, Coaldale stands out as a community where economic vibrancy, youthful dynamism, and a welcoming environment converge to create a truly distinctive place to live and thrive.



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.