

Community Growth Profile

Village of Glenwood

ALBERTA SOUTHWEST REFRESH 2026

Everything below was compiled from public sources and Alberta SouthWest files before the session. Nothing here has been verified with the community. Feel free to flag any sources or results.

Snapshot

Population	294 (2025), 0 annual change
Area	1.4 sq. km
Businesses	16 (2025), 23.1% annual change
Small business share	100.0% (2025), 0 annual change
Property assessment	\$31.9M (2024), 11.4% annual change
Residential share of assessment	92.3% (2024), -0.08% annual change
Non-residential mill rate, municipal portion	17.1 (2026), -0.85% annual change
Building permits, value	\$881,000 (2025), -26.8% annual change
Building permits, number	4 (2025), -55.6% annual change
Dwelling units	123 (2023), 0 annual change
Major projects	Not published

Labour market now

The province publishes a monthly labour estimate for the Cardston County labour area, which groups Glenwood with Cardston, Cardston County, Coutts, Hill Spring, Improvement District No. 4 Waterton, Magrath, Milk River, Raymond, Stirling, Warner and Warner County No. 5. No monthly figure is produced for a community of this size on its own. This is the most current labour reading that exists for Glenwood.

Unemployment rate	6.0% (May 2026)
Employment	11,290 (May 2026)
Employment rate	62.5% (May 2026)

For comparison, the other two Alberta SouthWest labour areas in the same month: the Pincher Creek area at 5.4% unemployment on 3,650 employed, and the Willow Creek No. 26 area at 5.6% on 7,660 employed.

Glenwood at the 2021 census

These lines exist only at the community level and only from the census, so they are five years old and will not move until the 2026 census labour tables are released. They are structural rather than current: they describe how this community is put together, not what the job market is doing this month.

Labour force	75 (2021)
Participation rate	51.0% (2021)
Net commuter flow	+40 (2021)
Post-secondary qualified	85 (2021)
Unemployment rate at the 2021 census	0%

Households

Median family income	\$71,340 (2023), 13.9% annual change
Residential vacancy	Not published
Average 2-bedroom rent	Not published
Median download speed	Not published
Median upload speed	Not published

Statutory plans on record

Plan	On record
Municipal development plan	Village of Glenwood Municipal Development Plan Bylaw No. 257-2021, March 2021
Land use bylaw	Glenwood Land Use Bylaw 192-2019 - March_12_2020 (Map)
Area structure and redevelopment plans	0 on record
Intermunicipal development plans	1 on record

Intermunicipal development plans on record:

- Cardston County & Village of Glenwood Intermunicipal Development Plan Bylaws 770.2021 & 258.2021, August 2021

On the market today

Commercial and industrial property listed in the provincial site inventory that feeds the Alberta Site Selector Tool. This is what an investor searching the province sees for your community today.

Property	Size	Type	Price
60 Main Avenue NW	875ft ²	Not stated	\$100,000 (sale)

Assets on record

Key sectors: Local services, agriculture (MECAP)

- Former Saputo cheese plant (G&O, sectors/eat.md).
- Inside the Waterton Gateway Hub catchment (G&O).

Opportunities on record

- Former Saputo cheese plant reactivation, in active exploration as of July 2026 and the community's headline value-added play (G&O, per Sean 2026-07-20).
- Waterton Gateway Hub, an ABSW validated file (G&O).

What the data flags

These are read off the published numbers above. They are conversation starters, not conclusions, and some will turn out to be wrong once you correct the data.

- Residential carries 92.3% of the assessment base (2024), leaving 7.7% non-residential. Growth in the non-residential share is the cleanest single measure of investment actually landing here.
- Building permit value fell to \$881,000 in 2025 (-26.8% annual change). One year is not a trend, but it is the number a funder will ask about.
- Employment rate is 49.0% (2021). In most of this region that reflects age structure rather than idle workers, and it changes what a recruiting employer should be told.
- Net commuter flow at the 2021 census is +40: this community draws workers in. That is a service-centre argument worth making to an investor.

Sources

Every figure in this profile, line by line, with the body that publishes it, the dataset it sits in and the date that dataset was last refreshed. The last-updated column is the one to read first. It is what tells you whether a number is capable of moving before the next conversation.

All indicator values were read from the Alberta Regional Dashboard community page for Glenwood, regionaldashboard.alberta.ca/region/glenwood, on 25 August 2026. The dashboard is the point of collection, not the publisher. The publisher of each line is named below.

Snapshot

Line	Value used	Published by	Dataset	Source last updated
Population	294 (2025)	Office of Statistics	Population by	16 January 2026

		and Information, Alberta Treasury Board and Finance	municipality	
Area	1.4 sq. km	Alberta Regional Dashboard community page. No separate attribution is published for this line	Not applicable	Not stated
Businesses	16 (2025)	Statistics Canada, Establishment Counts by census subdivision, derived from the Business Register	Businesses by municipality	16 April 2026
Small business share	100.0% (2025)	Statistics Canada, Location Counts by census subdivision, derived from the Business Register	Percent of small businesses by municipality	9 April 2026
Property assessment	\$31.9M (2024)	Alberta Municipal Affairs, from the statistical and financial information returns filed by the municipality	Total equalized assessment by municipality	25 August 2026
Residential share of assessment	92.3% (2024)	Alberta Municipal Affairs, same municipal returns	Residential share of property assessments by municipality	6 May 2025
Non-residential mill rate	17.1 (2026)	Alberta Municipal Affairs, same municipal returns	Non-residential mill rate by municipality	23 July 2026
Building permits, value	\$881,000 (2025)	Statistics Canada, Building Permits Survey, custom data request	Building permits by municipality	30 June 2026
Building permits, number	4 (2025)	Statistics Canada, Building Permits Survey, custom data request	Building permits by municipality	30 June 2026
Dwelling units	123 (2023)	Alberta Municipal	Dwelling units by	6 May 2025

		Affairs, same municipal returns	municipality	
Major projects	Not published for Glenwood	Economic Development and Trade	Major projects by municipality	2 March 2026

Labour market now

Line	Value used	Published by	Dataset	Geography	Source last updated
Unemployment rate	6.0% (May 2026)	Statistics Canada, Small Area Estimates, Table 14-10-0480-01, unadjusted for seasonality, published through the Alberta labour market information portal by Jobs, Economy, Trade and Immigration	Sub-region labour force estimates	Cardston County labour area	Monthly, read 29 August 2026
Employment	11,290 (May 2026)	Statistics Canada, Small Area Estimates, Table 14-10-0480-01, unadjusted for seasonality, published through the Alberta labour market information portal by Jobs, Economy, Trade and Immigration	Sub-region labour force estimates	Cardston County labour area	Monthly, read 29 August 2026
Employment rate	62.5% (May 2026)	Statistics Canada, Small Area Estimates, Table 14-10-	Sub-region labour force estimates	Cardston County labour area	Monthly, read 29 August 2026

		0480-01, unadjusted for seasonality, published through the Alberta labour market information portal by Jobs, Economy, Trade and Immigration			
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Read at labour-market.alberta.ca, the labour market information portal run by Jobs, Economy, Trade and Immigration. The Cardston County labour area is a Statistics Canada self-contained labour area, drawn from where people travel to work rather than from municipal boundaries. It covers Cardston, Cardston County, Coutts, Glenwood, Hill Spring, Improvement District No. 4 Waterton, Magrath, Milk River, Raymond, Stirling, Warner and Warner County No. 5, and it sits inside the Lethbridge-Medicine Hat economic region. Statistics Canada does not produce a monthly labour estimate for a community of this size on its own, and the small area estimation method behind these figures is documented at statcan.gc.ca, catalogue 75-005-M.

Glenwood at the 2021 census

Line	Value used	Published by	Dataset	Source last updated
Labour force	75 (2021)	Statistics Canada, census long form 1981 to 2021 and National Household Survey 2011, custom data request	Employment by industry by municipality	28 February 2023
Participation rate	51.0% (2021)	Statistics Canada, census long form 1981 to 2021 and National Household Survey 2011	Census employment by municipality	28 February 2023
Net commuter flow	+40 (2021)	Statistics Canada, census long form and National Household Survey, custom data request	Net commuter flow by municipality	28 February 2023
Post-secondary qualified	85 (2021)	Statistics Canada, census long form 1981 to 2021 and National Household Survey 2011	Educational attainment by municipality	28 February 2023
Unemployment rate	0% (2021)	Statistics Canada,	Census employment	28 February 2023

at the 2021 census		same census source	by municipality	
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These lines were read from the Alberta Regional Dashboard community page for Glenwood. They carry a 2021 reference year and a February 2023 update date because the census is the only source that reaches a community this small, and it has not been refreshed since.

Households

Line	Value used	Published by	Dataset	Source last updated
Median family income	\$71,340 (2023)	Statistics Canada, Annual Income Estimates for Census Families and Individuals, T1 Family File	Median income by municipality	10 December 2025
Residential vacancy	Not published for Glenwood	Statistics Canada table 34-1001-33, Canada Mortgage and Housing Corporation average rents for areas with a population of 10,000 and over, together with the Government of Alberta Rural Apartment Vacancy and Rental Cost Survey	Vacancy rates by municipality	8 June 2026
Average 2-bedroom rent	Not published for Glenwood	Same CMHC and Government of Alberta sources as the vacancy line	Average rents by municipality	18 June 2026
Median download speed	Not published for Glenwood	M-Lab Network Diagnostic Tool data set, measurementlab.net/tests/ndt	Internet speeds by municipality	15 April 2026
Median upload speed	Not published for Glenwood	M-Lab Network Diagnostic Tool data set, measurementlab.net/tests/ndt	Internet speeds by municipality	15 April 2026

Every dataset named above except the Small Area Estimates is published on the Alberta Open Government portal at open.alberta.ca/opendata under the dataset name given.

Where a line reads not published, the source has no entry for a community of this size rather than an entry of zero. The vacancy and rent lines are the clearest case: the CMHC survey behind them covers centres of 10,000 people and over, and the provincial rural survey that supplements it does not reach every community in this region.

Statutory plans on record

Oldman River Regional Services Commission member register, orrrsc.com, read 25 August 2026. Source of the municipal development plan, land use bylaw, area structure and redevelopment plans, and intermunicipal development plans, each with its bylaw number and adoption or consolidation date as the register carries it.

On the market today

The provincial site inventory that feeds the Alberta Site Selector Tool, read through the Glenwood community page of the Alberta Regional Dashboard on 25 August 2026. An empty result means nothing was listed for this community on that date.

Draft, prepared 25 August 2026 by Alberta SouthWest, sourcing added 29 August 2026. Compiled from public sources and ABSW files; not yet verified with the community. Figures carry the year of the source, and where a source publishes nothing the line reads not published rather than being estimated.

The questions

Section 1: Administration

1. Industrial land: total zoned, how much the municipality owns, and how much privately held land has a willing seller behind it rather than being land-banked.
2. Serviced land that could take a build within twelve months, in acres, and what is actually at the property line: water, wastewater, power, gas, road, rail, broadband.
3. Commercial land and vacant or derelict buildings that are blocking redevelopment, and who owns them.
4. Water treatment and wastewater headroom against current use, and any upgrade underway with its timeline.
5. The largest new electrical load you could connect today and the time to power for it, with the utility named.
6. What is your highway access, rail access or spur potential, and any truck route constraints?
7. What an investor would run into that is not on any map: road bans, lift station limits, floodway, a single landlord holding the good frontage.
8. Jobs unfilled longer than three months, by sector.
9. Who are your largest employers, what sector, and roughly how many people do they employ?
10. What do your largest employers expect to need over the next two to three years.
11. Are you aware of businesses facing succession or ownership transition inside three years.
12. Is housing actively costing you hires, and where?
13. How many lots are ready to build, what larger parcels are in planning, and what is your rental vacancy?
14. How is child care, school and health service capacity as it affects attracting workers.
15. What is your municipal business licence count and three-year trend, and whether permits can be coded new business against existing.
16. Additional adds or comments.

Section 2: Council

1. In one or two sentences, what does success look like here in five years?
2. What is council's goal for economic development: growth, stability, or explicitly no growth? Any answer is usable.
3. Which industries would you actively pursue?
4. Which industries are incompatible with this community's values or land base?
5. What is missing that this community could support today?
6. What is currently in place to support existing business and what could be done to make it easier for them to expand?
7. What is the single biggest barrier to growth right now?
8. Which one site or area, if redeveloped, would change the most here?
9. Where are your natural inter-community collaboration opportunities and what could they look like in the future?
10. What is not in place in policy, process or procedure that may be getting in the way of investment?

11. How can Alberta SouthWest help realize your goals for this community?
12. Would you commit administration time to a regular economic development regional session if the value case is made first?
13. Other information you would like to include. This may include what Alberta SouthWest could do more of, less of, or stop.