



Community Profile

Municipal/County Name	MD of Pincher Creek	Contact Name	Laura McKinnon
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Date	December 2023	Phone Number	
Give an overview of your region (150-200 words)			
<p>Welcome to the MD of Pincher Creek, where the Rocky Mountains meet the rural way of life thus encouraging people to enjoy the outdoors and western lifestyle. With over 3,200 people calling this municipality home, there is a lot of opportunity for responsible growth and development to provide additional support and services to the sectors and citizens flourishing in this area. With major highways and rail running through the MD and the BC border not far away, the ability to trade and send products to other areas is immense. Home to many ranchers, farmers, and small business operators, the municipality has gems tucked away in its various hamlets for dining and unique experiences. Add to that the thousands of acres of protected parkland and you get a wide array of opportunities for an exceptional quality of life. You will never forget this municipality once you have seen it.</p>			
Sectors			
What sectors are you most competitive for and why?			
<p>-Agriculture- due to the rolling hills and access to freshwater as well as the history, ranching, and farming flourishes in this area.</p> <p>-Tourism- with so many parks and the mountain scenery, there is a strong pull for visitor attraction to the area. Castle Mountain Ski Resort is also a major pull for the area.</p> <p>-Renewables- by harnessing the wind power that is naturally evident in the area as well as the sunshine, this region provides many opportunities.</p> <p>-Oil and gas- While this sector has seen some decline over the years, it remains relevant with the Shell plant still in operation.</p>			
What is your value proposition?			
<p>By locating your business in this municipality, you can guarantee an amazing quality of life for your employees as they will have access to outdoor venues and scenic vistas hard to find in other places. With a focus on managed and strategic growth, the municipality also lends itself to being a stable business environment helping set up investment for success.</p>			
Costs of Doing Business			
Tax rates			
Residential: 4.23 Farmland: 7.6 and SMC: 7.5			
Land Costs per acre (average)			
\$4-8000/acre ranchland.			
Real estate costs per sq. ft (average)			
\$331-687/square foot, \$85K for lots < 1acre,			
Incentives or cost advantages (if any)			
While there are no formal incentives, the council is willing to approach this on a case-by-case basis.			
Other	Industrial Lots are available near the Waterton Dam and in Pincher Station. Commercial brownfield space available in Lundbreck.		
Ease of Doing Business			
What supports do you bring for new businesses (try to be specific)?			
<p>With a strong connection to Community Futures, SW Alberta, the Pincher Creek Chamber of Commerce, there are a variety of supports and grants for the business community including micro-loans.</p>			
Are there major transport access (road, rail, air)			
<p>Road: The major highways #3 running E-W and Highway #6 running N-S give you access to B.C and to the U.S (seasonally). Hwy 22 gives you access to the Kananaskis and mountain areas.</p> <p>Air: There is also a municipal airport which provides an opportunity for smaller commercial ventures.</p> <p>Rail: Rail runs through the MD as well giving the opportunity to connect for other transportation opportunities.</p>			
Describe the business culture in the community			

Due to the nature of the community, it is supportive of its local businesses as they provide important services and support to the citizens. It is entrepreneurial with an eye on ensuring that ventures align with the western lifestyle and focus on ensuring sustainability of the region and its natural resources.
How do you make new businesses feel welcomed? Feel supported?
The Pincher Creek Chamber of Commerce offers support as well as through the business directory through the MD.
Who is the point of contact for inquiries?
Laura McKinnon
Speed of Doing Business
What are the permitting & zoning timelines?
Permitted Use: < 1 week. Discretionary < 3 months
Is the point of contact for inquiries familiar with land use planning, development approvals and the building process?
Yes
Talent
What does your talent pipeline look like? How do you attract talent? What is the affordability look like (e.g., Average housing costs)
The municipality is comprised of many towns and villages, so there is some home-grown talent that exists in those areas. There is also the potential of recruitment from the Piikani nation which runs adjacent to the MD. People are attracted to the region due to the access to amenities for outdoor enthusiasts, a hospital in Pincher Creek, and the laid-back western lifestyle. Housing costs are lower than in the big centers when you consider the additional land that comes with homes being sold.
Is there access to post-secondary or training programs offered?
The nearest University and College is one hour away in Lethbridge. There is also a satellite campus of Training Inc which provides specific vocational training and Women in Business training options.
What are the stats about the local workforce?
There is a strong working population between the ages of 20-65 which makes up 58% of the population according to the 2020 Stats Canada Census. The average age of the worker is 45 with an average family income of \$94,000.
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?
Lifestyle acts as a natural retention bonus for employees. With access to the Rocky Mountains, scenic vistas, and facilities in neighboring towns like Pincher Creek with their pool, library, hospital, schools, and arena, there is lots to keep residents in the community. Expansion of unique dining facilities in the small towns and villages also provides a draw as there is a chance to listen to live music, eat tasty food, and socialize after a day spent in the mountains.
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 community has a "Clean Energy" bylaw with tax incentives for adoption of ways to reduce emissions. In addition, they have EV chargers and provide educational information to their ratepayers through a Clean Energy newsletter. Sustainable development is a priority of the council and administration.
What are the DEI initiatives in your community?
A strong relationship with the neighboring Piikani Nation has existed for some time and continues to be a priority for the MD to maintain. There is also a migration of diverse cultures and ethnicities to the area to work in local business so ensuring resources are available for them to connect is important.
Other
Are there any other aspects that make your community unique?
Where the city comes to roam could be a tagline for this municipality. With the scenic vistas, unique eateries and destinations, vast amounts of parkland to hike, the MD provides a special type of lifestyle for those that are trying to keep it country.
Include any relevant maps or photos of investment ready sites

