

INVEST IN PINCHER CREEK



Envisioning a Landscape of Investment Opportunities and Export Capacity

Invest in Pincher Creek contains an analysis of the community of Pincher Creek from an investment perspective. This document contains information on the community's competitive edge, key industry sectors, demographics, taxation, cost of living, and lifestyle.



INVEST
Southwest Alberta

www.InvestSouthwestAlberta.com
1-403-627-3020
info@cfabsw.com

Invest in Pincher Creek

ENVISIONING A LANDSCAPE OF INVESTMENT OPPORTUNITIES AND EXPORT CAPACITY

ABOUT THE TOWN

The Town of Pincher Creek is located in southwest Alberta where the prairies meet the Canadian Rocky Mountains. With a population of approximately 3500 people, this town is doing big business with companies looking to invest in industries as diverse as wind energy, advanced technology, manufacturing and agriculture. Pincher Creek is open to new development and welcomes investment.

Pincher Creek received its name in 1874 when a group of prospectors lost a pincer (similar to a pair of pliers) in the small creek at this location and an officer from the North-West Mounted Police later discovered the rusting tool. Before modern day settlements, this region was home to the Blackfoot, Peigan and Kootenai First Nations.

INTERESTING FEATURES

Warm Chinook winds often blow down the mountains bringing mild weather in the coldest months of winter. The town frequently experiences strong gusts of wind, with the strongest recorded wind clocking in at 177 Km/h. The presence of these winds has led to a significant number of wind farm developments in the area, and the iconic wind turbines are a defining characteristic of the landscape.

PINCHER CREEK'S COMPETITIVE EDGE

The Town of Pincher Creek is a business-friendly community that actively encourages new commercial and industrial development. There is a modern two-acre industrial park that is zoned for both light and heavy industry. With a dedicated Economic Development Officer and a local Chamber of Commerce, Pincher Creek is able to provide the support needed to get new business off the ground.

A Diversified Economy

Pincher Creek is surrounded by southern Alberta's prime farming and ranching land. The local economy is primarily driven by the agriculture, wind energy and natural resource industries. In recent years, economic growth has occurred in the tourism industry and related businesses.

Continuing economic development is a top priority for Pincher Creek. The town seeks to balance growth with sustainability and the preservation of the local culture.

Major Employers in Pincher Creek are:

- Alberta Health Services
- Enmax Energy
- Livingstone Range School Division
- Municipal District of Pincher Creek
- Pincher Creek Coop
- Shell Waterton Gas Plant
- Town of Pincher Creek
- TransAlta
- Vestas Canadian Wind Technology
- Walmart

Market Accessibility

Pincher Creek is well located and has the infrastructure necessary to be an efficient industrial hub. The Town is situated on the intersections of Highways 3, 6 and 507. Highway 3 (The Crowsnest Highway) runs east-west to British Columbia in the west and Medicine Hat in the east, with connections to the other eastern Canadian provinces via the TransCanada (Highway 1). Highway 3 intersects with Highway 6 and connects to the CANAMEX corridor. Two Border Crossings connect Alberta to the American State of Montana: Carway (open all year); and Chief Mountain (seasonal).

Pincher Creek also has a local airport with a 2011 metre long paved airstrip, it currently has limited winter maintenance and is unmanned. The nearest commercial and air freight services are located only 100km away in Lethbridge. The Calgary International Airport (225 KM) provides commercial flights to many national and international destinations. The nearest seaports are located in Vancouver and Prince Rupert, British Columbia. Canadian Pacific Rail provides rail freight services for Pincher Creek businesses.

Distances and Times to Major Centres					
Lethbridge	Calgary	Edmonton	Red Deer	Carway (US Land Crossing)	Vancouver (Seaport)
100 km	218 km	508 km	356 km	70 km	1163km
1 hour	2 hours	5 hours	3 hours	1 hour	12 hours



Pincher Creek Regional Map

View the Pincher Creek Regional Map [Online](#).

INDUSTRY SECTORS

Wind Energy

The Town of Pincher Creek is the Wind Energy Capital of Canada. The wind in the area around Pincher Creek is extraordinarily strong and consistent. It is often warm as Chinook winds come down the eastern slopes of the Rockies in wintertime. Pincher Creek and the surrounding area offer the wind energy industry the ideal geographical area for developments in alternative and renewable energy technology. This industry is increasingly important to Canada as a sustainable energy resource.



The Canadian Wind Energy Association rates the Pincher Creek area as one of the nation's best places for wind energy development. There are currently eight wind energy projects in the region, consisting of 272 turbines producing 401 megawatts of energy. An additional five wind energy projects consisting of 180 turbines are in the planning and permitting stages, and when fully operational will be capable of producing an additional 580 megawatts of energy. With the available skilled workforce and a wealth of informational resources, Pincher Creek is well positioned to host large-scale wind farm projects.

Agriculture

Pincher Creek is a community with a long history of farming and ranching.

Since the 19th century, many generations of Canadians have farmed and raised livestock in this area. Agriculture still remains at the heart of Pincher Creek's economy and culture.



Alberta is the sunniest province in Canada. The long summer days of concentrated sunlight allow for a diversified crop base to be grown in the Pincher Creek region. These

crops can be further processed to provide feed for livestock and materials for food processing industries or sold in bulk to export markets. The 2000+ farms and ranches in the area make a tremendous contribution to the overall Canadian agriculture industry.

Tourism

Tourism is the fastest growing industry in Pincher Creek. Surrounded by natural beauty and cultural destinations, the area attracts more than 500,000 visitors per year. Pincher Creek is an exciting year-round travel destination.

With Waterton Lakes National Park and Castle Mountain Ski resort nearby, Pincher Creek is a gateway community to the surrounding natural destinations. These same recreational assets help employers attract and retain skilled workers.

There are working guest ranches on the 'Cowboy Trail', long vertical runs on Rocky Mountain ski hills and adventurous cycling paths to be explored. Afterwards, relaxation can be found at a charming bed and breakfast or pristine camping site. Visitors come from all over the world to enjoy the beauty of this area and take home special memories.



Pincher Creek is home to the [Kootenai Brown Pioneer Village](#), an outdoor heritage facility established in 1966 to preserve the history of the area's pioneers. The village is a large site with 24 buildings and over 22,000 artefacts to be enjoyed by avid historians of every age.

NATURAL RESOURCES



Natural resources such as timber, oil and gas are plentiful in the Pincher Creek region. In 1957, Shell Canada discovered a rich sour gas field west of Pincher Creek and constructed a plant to process it.

The Shell Canada Waterton Gas Complex processes more than 5.5 million cubic meters of raw gas each day and is a major employer in the region.

CURRENT CAPITAL PROJECTS

Pincher Creek is constantly growing and upgrading. There are currently infrastructure upgrades in the works for Pincher Creek's St. Michael's School. There is a 500 million dollar electrical transmission infrastructure upgrade to the Castle Rock Ridge to Chapel Rock lines. A further \$150 million dollar upgrade to the Windy Point Wind Farm Scheduled for completion in 2016



In 2015 a \$12 million Seniors Lodge was announced. The new 50-unit seniors' home will be constructed to replace Crestview Lodge by 2017.

More information on capital projects can be found [here](#).

REGIONAL INDUSTRY SECTORS

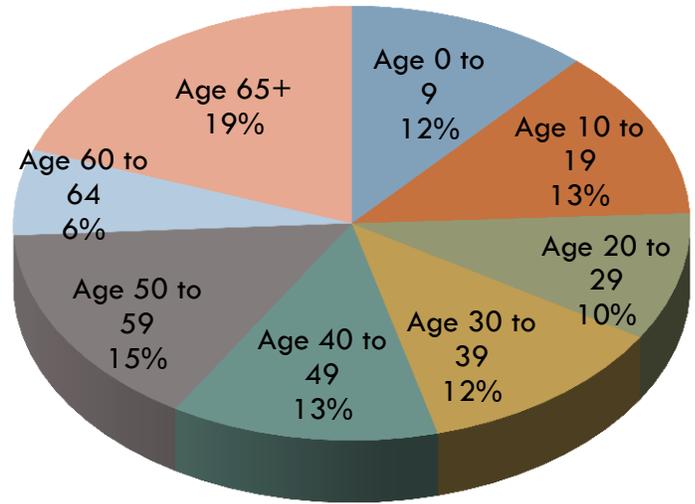
Southwest Alberta has three primary industrial sectors which drive its economic engine. For a detailed description of these industries click to learn more:

- [Agriculture](#)
- [Alternative, Renewable and Bioenergy](#)
- [Tourism](#)

DEMOGRAPHICS

Population: 3,685
Median Age: 43.4
% Aged 15+: 82.6%

Mother Tongue Composition
English: 90.4%
French: 1.2%
Other Non-Official: 7.2%
Statistics Canada (2011)



Quick Facts	
Population: 3,685 (2011)	Employment rate (%): 68.1 *
Median age of the population: 46.9 (2011)	Key Economic Sectors: Agriculture, Energy, Tourism
% of the population aged 15 and over: 83.5 (2011)	Average House Price: \$289,113.00 (2012); Rural Area Average: \$445,488.00
Land Area: 3,482 km ²	Participation rate (%): 73.6 *
Trading Area: 154,987 population within its 100 kilometre Trading Area (extended trading area reaches into Crowsnest Pass, the BC interior, Lethbridge and south into Montana)	Utilities: Municipal water, sewage and garbage collection; Electrical – Enmax; Natural gas – Atco; Telecommunications – Telus; Persona Cable
Number of Businesses: 247 licensed businesses in 2015	Employment: 1,600 persons *
Labour force: 1730 persons *	Time Zone: Mountain Time (-7 UTC)
Unemployment rate: 8.7 *	Unemployment: 125 persons *

*2011 National Household Survey, Statistics Canada

English is the dominant language in the community (90.4%), with 1.2% of the population declaring French as their first language and 7.2% declaring a non-official language. Pincher Creek has a highly skilled workforce, with 52% of the population attaining some form of post-secondary education. The labour force participation rate of Pincher Creek is 73.6%.

A complete table of population statistics for Pincher Creek is provided by [Statistics Canada](#). National Household Survey Profile Data for Pincher Creek can be found [here](#).

TAXATION AND COST OF LIVING

Alberta boasts one of the most competitive tax environments in North America. There are no capital or payroll taxes in the province. The only sales tax in Pincher Creek is the Federal GST (5%), as no provincial sales taxes are levied in Alberta.

How to calculate property taxes:

$$\text{ASSESSED PROPERTY VALUE} \times \text{MILL RATE}/1000 = \text{TAXES OWED}$$

$$\text{TAXES OWED} + \text{ASFF} + \text{MCF} = \text{TOTAL TAXES TO BE PAID}$$

Town of Pincher Creek Property Tax Statistics (2014)				
	Municipal	Education	Seniors Lodge	TOTAL MILL RATE
Residential	9.6133	2.538	0.2252	12.3765
Commercial (Non-Residential)	11.2136	3.6735	0.2252	15.1123

Business Use Description		License Cost
Charitable, Non-Profit Organization		\$NIL
Resident Business – Annual	a) before February 28 th	\$125.00
	b) after February 28 th	\$150.00
Resident Business – Weekly		\$50.00
Home Occupation	a) before February 28 th	\$125.00
	b) after February 28 th	\$150.00
Mall Rate – Annually		\$120.00
Non-Resident Businesses – Annually		\$325.00
Non-Resident Businesses – Weekly		\$165.00
Alberta SouthWest Regional Business License		\$80.00
Garage Sales		\$10.00

Commercial Water Usage Rates (2015)			
Water Usage Rates		Waste Water Usage	
Basic Rate (bi-monthly)	\$35.00	Basic Rate (bi-monthly)	\$44.75
1,000 - 4,000 gallons	\$4.10	1,000 - 4,000 gallons	\$4.10
4,001 - 8,000 gallons	\$8.25	4,001 - 8,000 gallons	\$8.25
8,001 - 10,000 gallons	\$9.10	8,001 - 10,000 gallons	\$9.10
10,001 and over	\$10.20	10,001 and over	\$10.20

Direct Energy Electricity Regulated Rate Tariff (2015)			
Rate	Description	Administration Charges	
		Fixed (\$/Day)	Cost of Energy (\$/kWh)
E1	Residential Service	0.285	0.03831
E2	Small General Service	0.313	0.03854
E3	Large General Service	0.585	0.03736

THE PINCHER CREEK LIFESTYLE

Pincher Creek residents enjoy a very high quality of life. Residents have access to first-rate education, health care, social services, recreational facilities and community organizations. . The average resale home price in Pincher Creek is \$289,113.00 (2012). The low cost of utilities, land, and real estate make the Pincher Creek a affordable community to live in.

Recreation

Pincher Creek is home to a variety of options for individuals seeking an active lifestyle. The Pincher Creek Golf Club houses a beautiful 9-hole course in the foothills of the Rockies. There is a multi-purpose facility with an aquatic centre, soccer field, library and conference facilities. The Memorial Community Centre Arena offers free public and family skating in addition to hosting a variety of tournaments, games and special events. The scenic Rocky Mountains to the west provide skiing and camping in both National and Provincial parks.

Community Organizations

There are a multitude of churches in Pincher Creek serving a diverse group of denominations. Sports clubs cover activities such as football, baseball, soccer and swimming. Other community organizations include the Pincher Creek Chamber of Commerce, the Rotary Club, Army Cadets, a Lions Club, various youth clubs, 4-H agricultural clubs, Scouts and Guides.

Education

An elementary (K-6) and secondary (grades 7-12) public school serves the children of Pincher Creek. St. Michael's (French immersion) School offers comprehensive Catholic education for grades K-12. Notable post-secondary institutions serving the community include the University of Lethbridge, Lethbridge College, Southern Alberta Institute of Technology (SAIT), University of Calgary and the University of Alberta in Edmonton. There are also numerous other options for post-secondary education located in the cities of Calgary, Edmonton and Lethbridge.

Healthcare

Pincher Creek's Health Centre provides the most comprehensive medical care in southwest Alberta. The Health Centre provides 24-hour emergency services, lab and x-ray, renal dialysis, acute care, regional support services including rehabilitation, community care programs, detox programs, health protection and health assessments. Long-term care is available at a multitude of senior's lodges. Additionally, the services of dentists, denturists, chiropractors, naturopathic practitioners, homeopathic practitioners and massage therapists are available to Pincher Creek residents.

A full list of community resources can be found in this [Community Services Directory](#)

ONLINE BUSINESS AND INVESTMENT RESOURCES

Community:

- [Town of Pincher Creek](#)
- [Pincher Creek & District Chamber of Commerce](#)
- [Pincher Creek Business Directory](#)
- [Alberta Southwest Regional Economic Development Alliance -](#)
- [Community Futures Alberta Southwest](#)

Provincial:

- Business Link - businesslink.ca

National:

- Invest in Canada - www.investincanada.gc.ca
- Canada Business Network - www.canadabusiness.ca

CONTACT INFORMATION

Pincher Creek Administration Office

962 St. John Avenue

P.O. Box 159

Pincher Creek, AB

T0K 1W0

Tel: 1- 403-627-3156

Monday – Friday

8:00am – 4:00pm MST

reception@pinchercreek.ca

Chief Administrative Officer

Laurie Wilgosh

1-403-627-3156

cao@pinchercreek.ca

Economic Development Officer

Marie Everts

1-403-627-3156

economic@pinchercreek.ca