



Community Profile

Municipal/County Name	Town of Pincher Creek	Contact Name	Angie Lucas
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Date	December 2023	Phone Number	403-627-3156
Give an overview of your region (150-200 words)			
<p>Tucked in amongst the tranquil landscapes of the southwest corner of Alberta, Pincher Creek stands as a quintessential rural community, where the rolling hills and expansive prairies gracefully meet the majestic peaks of the Rocky Mountains. As a gateway to outdoor recreation, this charming town invites you to explore the natural wonders that surround it. Pincher Creek offers a harmonious blend of serene rural living and the convenience of modern amenities. Here, you will discover not only the breathtaking beauty of the outdoors but also a welcoming community that values its connection to nature. With ample shopping options and a range of amenities, Pincher Creek beckons residents and visitors alike to experience the best of both worlds – the tranquility of rural life and the excitement of outdoor adventure.</p>			
Sectors			
What sectors are you most competitive for and why?			
<ol style="list-style-type: none"> Agriculture- with a large number of farms/ranches in the adjacent area, Pincher Creek is a regional hub to support the sector with services and inputs. Renewable Energy- as one of the windiest places in Canada, wind energy is blowing the doors off for growth and opportunity. Natural Resources- with the Shell Plant south of the town, Pinchers offers labour, services, and support for the natural gas sector as well as the logging industry. Tourism- being a gateway to the Rocky Mountains in the Southwest and as one of the main stops on the Cowboy Trail, this sector is growing at a rapid pace with lots of opportunity. 			
What is your value proposition?			
<p>Pincher Creek extends an irresistible value proposition as a community where affordability with some good convenience amenities, creating a harmonious blend that enhances the quality of life. Our commitment to providing affordable housing options ensures that residents can establish roots in a welcoming environment without compromising their budget. Enjoy the best of both worlds as Pincher Creek offers access to an array of big city amenities, from small town shopping experiences to quality healthcare services. As a gateway to outdoor recreation, our community invites you to explore the pristine natural landscapes that surround us, fostering an active and healthy lifestyle. Emphasizing responsible growth, Pincher Creek is dedicated to sustaining its unique charm while evolving to meet the needs of its residents, creating a community where the balance between affordability, amenities, outdoor recreation, healthcare, and sustainable growth sets us apart. Welcome to Pincher Creek, where the best of rural living harmoniously coexists with the conveniences of modern life.</p>			
Costs of Doing Business			
Tax rates			
Residential: 9.2799 Non-Residential: 11.8587			
Land Costs per acre (average)			
Average housing price is \$336K YTD (www.realtor.ca)			
Real estate costs per sq. ft (average)			
\$125K for a 21,344 square foot lot			
Incentives or cost advantages (if any)			
No formal programs at the time for new business but there is a Business Recovery Support Program which provides micro-grants.			
Other	There are several commercial buildings/locations for sale		
Ease of Doing Business			
What supports do you bring for new businesses (try to be specific)?			
An active Chamber of Commerce will help business get settled in as well as the municipality will help in providing a business license as well as connect to supports/services that the business may need.			
Are there major transport access (road, rail, air)			

Road: Highways 6, 3, and 507 connect the community. Airport: Pincher Municipal Only 1 hour north of the Chief Mountain Border Crossing to the United States.
Describe the business culture in the community
Pincher Creek's business culture is a harmonious mix of small business resilience, an unwavering focus on agriculture and the outdoors, shopping and dining opportunities, a supportive community, and a stable foundation for growth. This combination makes Pincher Creek not just a place to do business but a community where businesses and residents can thrive together.
How do you make new businesses feel welcomed? Feel supported?
Pincher Creek warmly welcomes businesses through a robust framework of community support, where local organizations and residents actively collaborate to foster entrepreneurial success. Additionally, the town's commitment to average taxes provides an attractive environment for businesses, ensuring they can thrive financially while enjoying the support and camaraderie of a community dedicated to mutual prosperity. This combination of support and financial advantages creates an inviting atmosphere for businesses to flourish in Pincher Creek.
Who is the point of contact for inquiries?
Please call Reception to be directed to the correct staff member.
Speed of Doing Business
What are the permitting & zoning timelines?
As per Alberta legislation.
Is the point of contact for inquiries familiar with land use planning, development approvals and the building process?
Please call Reception to be directed to the correct staff member.

Talent
What does your talent pipeline look like? How do you attract talent? What is the affordability look like (e.g., Average housing costs)
With a population of over 3400 people plus a large talent pool at the adjacent Piikani Reserve and the rural community, the regional ability to attract people makes the Town attractive. Add to that the surplus of amenities and affordable housing, plus the scenic vistas and Pincher Creek is an amazing place to live and work.
Is there access to post-secondary or training programs offered?
The nearest is in Lethbridge
What are the stats about the local workforce?
With a labour force of 1615, participation rate of 57%, unemployment rate of 8%, and 55.75 of the population between 15-64 there is room for expansion. There is also disposable income with a couples family income being \$122k. The average age is 44.6 and the leading employment by sectors are sales/service, trades/transport, business/finance, education/law/government, and rounded out with health.
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?
Talent is retained by the affordable cost of living, the access to amenities like a pool, golf course, arena, curling club, shopping/dining, and access to an amazing outdoor lifestyle in the adjacent parks and mountains. Families like to call the town home due to low crime, lots of options for schooling, and numerous community events for them to meet one another.
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?
A strong commitment to renewable energy is evident in the community as Pincher Creek is one of the nation's best places for wind. The Council is also investigating its impact on climate change by recently completing a Climate Risk and Adaptation Plan and participating in the Municipal Energy Manager Program.

What are the DEI initiatives in your community?
With a large Indigenous population as neighbors with the Piikani reserve, the town has a long history of being inclusive through employment and providing housing. Add to that the growing cultures that are moving to the community including Filipino and Asian citizens, diversity is happening organically due to opportunity and quality of life.
Other
Are there any other aspects that make your community unique?
Pincher Creek's uniqueness lies in its seamless fusion of breathtaking natural beauty, a vibrant small-town atmosphere, and a strong commitment to outdoor living. Nestled between rolling prairies and the Rocky Mountains, the town offers a rare blend of rural tranquility and access to modern amenities, creating a distinctive community where residents can embrace a harmonious balance of nature and convenience.
Include any relevant maps or photos of investment ready sites

Commercial Lots for Sale

<i>COMMERCIAL</i>				
Property Description	Council Set List Price	Lot Size	Assessment Value	Zoning
Roll #8603000 Plan 0613747, Block 7, Lot 3 1125 Table Mountain Street	\$75,000.00	21,739 Sq ft	\$74,780.00	I1
Roll #8605400 Plan 0613747, Block 7, Lot 15 1120 Mountain View Avenue Not Serviced	\$250,000.00	3.00 Acres	\$250,000.00	I1
Roll #8606000 Plan 0613747, Block 8, Lot 1 1121 Mountain View Avenue Not Serviced	\$273,800.00	7.76 Acres	\$273,800.00	I1
Roll #8600400 Plan 0613747, Block 5, Lot 5 1126 Table Mountain Street	\$75,000.00	20,459 Sq ft	\$70,380.00	I3
Roll #8600600 <i>SALE PENDING</i> Plan 0613747, Block 5, Lot 6 1124 Table Mountain Street	\$75,000.00	20,497 Sq ft	\$70,510.00	I3
Roll #8602400 Plan 0613747, Block 5, Lot 15 1118 Table Mountain Street Not Serviced	\$132,250.00	1.43 Acres	\$132,250.00	I3
Roll #4200200 Plan 0512718, Block 5, Lot 2 1416 McEachern Street Not Serviced	\$183,700.00	4.74 Acres	\$183,700.00	I3
Roll # 4102200 <i>SALE PENDING</i> Plan 0512718, Block 4, Lot 18 1368 Dobbie Avenue Not Serviced	\$99,640.00	43,270 Sq ft	\$99,640.00	I3
Roll #4102400 <i>SALE PENDING</i> Plan 0512718, Block 4, Lot 19 1364 McEachern Street	\$99,600.00	43,238 Sq ft	\$99,600.00	I3