



This letter contains important information related to water and wastewater utility rates.

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Dear MD of Pincher Creek Utility Customer:

This letter is to inform utility receiving customers that the MD of Pincher Creek (MD) has passed the first of three readings to amend Utility Bylaw 1344-22 related to the proposed changes to utility rates for water, wastewater, and waste collection in the MD. We opened a resident feedback survey and hosted an open house in Lundbreck in March prior to 1st reading. The MD thanks those customers whom took the time to join us and provide feedback.

We are hosting a 2nd open house May 20th, 2025 from 6-8 PM at the Administrative Building (1037 Herron, Ave.). We encourage residents whom still wish to give feedback to attend.

Having considered feedback to date, the MD recognizes a few common concerns from our customers. The following changes have been made to the proposed rates since the Jan. 9th letter was released based on the feedback received:

- CMR Base Rate increasing from \$5,000 to \$7,000 (\$12,000 annually) by 2028.
 - *Previously proposed to remain constant.*
- Standpipe (Bulk Fill Stations) to see increases in 2026 and 2028 only.
 - *Same rates as previously proposed, intent is to prevent odd price increases for coin payment system that accepts quarters as lowest denomination.*
- Mobile Home Park Base Rate increasing to \$270 by 2028.
 - *Previously proposed to increase to \$150.*
- Beaver Mines Commercial Wastewater Consumption Rate to increase to \$0.25/m³ by 2028.
 - *Previously proposed to increase to \$0.10/m³.*
- Phased increases added for unmetered services and overstrength wastewater surcharges.
 - *New services are mandated to have meters. Unmetered service charges are typically only required temporarily during new development construction*
 - *Overstrength wastewater surcharges are only charged to businesses producing high strength wastewater*

If you are unable to attend the second open house, we encourage feedback via email at info@mdpincercreek.ab.ca.

SUMMARY OF PROPOSED CHANGES

The following is a full list of proposed changes to utility rates (billed every 2 months):

		Current	2025 Rate (Once in effect)	2026 Rate	2027 Rate	2028 Rate
Residential	Water Base Rate	\$20	\$30	\$40	\$50	\$60
	Water Consumption Rate (per m ³)	\$1.15	\$1.44	\$1.70	\$2.01	\$2.30
	Sewer Base Rate	\$12	Lundbreck: \$18 Beaver: \$21	Lundbreck: \$24 Beaver: \$30	Lundbreck: \$30 Beaver: \$39	Lundbreck: \$36 Beaver: \$48
	Sewer Consumption Rate (per m ³)	\$0	Beaver: \$0.06	Beaver: \$0.13	Beaver: \$0.19	Beaver: \$0.25
	Waste Collection Rate	\$20	\$22.50	\$25	\$27.50	\$30
Rural – Non Cistern	Water Base Rate	\$25	\$56.25	\$87.50	\$118.75	\$150
	Water Consumption Rate (per m ³)	\$1.32	\$1.82	\$2.31	\$2.81	\$3.30
Rural Cistern	Water Base Rate	\$20	\$40	\$60	\$80	\$100
	Water Consumption Rate (per m ³)	\$1.15	\$1.44	\$1.70	\$2.01	\$2.30
Commercial	Water Base Rate	\$50	\$55	\$60	\$65	\$70
	Water Consumption Rate (per m ³)	\$1.50	\$1.70	\$1.90	\$2.10	\$2.30
	Sewer Base Rate	\$50	Lundbreck: \$56.25 Beaver: \$62.50	Lundbreck: \$62.50 Beaver: \$75	Lundbreck: \$68.75 Beaver: \$87.50	Lundbreck: \$75 Beaver: \$100
	Sewer Consumption Rate (per m ³)	\$0	Beaver: \$0.06	Beaver: \$0.13	Beaver: \$0.19	Beaver: \$0.25
	Waste Collection Rate	\$40	\$40	\$40	\$40	\$40
Institutional (School)	Bulk Fill Rate	\$2.64	\$2.64	\$3.31	\$3.31	\$3.97
	Water Base Rate	\$50	\$112.50	\$175	\$237.50	\$300
	Water Consumption Rate (per m ³)	\$1.50	\$1.70	\$1.90	\$2.10	\$2.30
	Sewer Base Rate	\$50	\$87.50	\$125	\$162.50	\$200
Industrial	Water Base Rate	\$50	\$75	\$100	\$125	\$150
	Water Consumption Rate (per m ³)	\$1.50	\$1.70	\$1.90	\$2.10	\$2.30
	Sewer Base Rate	\$50	\$75	\$100	\$125	\$150
Manufacture d Home Park	Water Base Rate	\$50	\$105	\$160	\$215	\$270
	Water Consumption Rate (per m ³)	\$1.50	\$1.70	\$1.90	\$2.10	\$2.30
	Sewer Base Rate	\$50	\$87.50	\$125	\$162.50	\$200
Community / Non-Profit	Water Base Rate	\$0	\$10	\$20	\$30	\$40
	Water Consumption Rate (per m ³)	\$0	\$0.58	\$1.15	\$1.73	\$2.30
	Sewer Base Rate	\$0	\$7.50	\$15	\$22.50	\$30
Province (Parks)	Water Base Rate	\$400	\$600	\$800	\$1000	\$1200
	Water Consumption Rate (per m ³)	\$1.50	\$1.70	\$1.90	\$2.10	\$2.30

		Current	2025 Rate (Once in effect)	2026 Rate	2027 Rate	2028 Rate
Cowley	Water Base Rate	\$600	\$900 ¹	\$1,200 ¹	\$1,500 ¹	\$1,800 ¹
	Water Consumption Rate (per m ³)	\$1.15	\$1.44	\$1.70	\$2.01	\$2.30
Castle Mountain	Water Base Rate	\$5,000	\$5,500	\$6,000	\$6,500	\$7,000
	Water Consumption Rate (per m ³)	\$1.50	\$1.70	\$1.90	\$2.10	\$2.30
Unmetered Residential	Water Base Rate (less than 2" meter)	\$250	\$250 ¹	\$275 ¹	\$300 ¹	\$325 ¹
	Water Base Rate (2" or greater meter)	\$250	\$300 ¹	\$345 ¹	\$390 ¹	\$435 ¹
Unmetered Other	Water Base Rate (less than 2" meter)	\$400	\$400 ¹	\$450 ¹	\$500 ¹	\$550 ¹
	Water Base Rate (2" or greater meter)	\$600	\$600 ¹	\$675 ¹	\$750 ¹	\$825 ¹
Unmetered Transmission	Water Base Rate (less than 2" meter)	\$250	\$300 ¹	\$345 ¹	\$390 ¹	\$435 ¹
	Water Base Rate (2" or greater meter)	\$250	\$500 ¹	\$575 ¹	\$650	\$725
Overstrength Wastewater	BOD (per kg)	\$0.15	\$0.16	\$0.17	\$0.18	\$0.19
	COD (per kg)	\$0.15	\$0.16	\$0.17	\$0.18	\$0.19
	O&G (per kg)	\$0.15	\$0.16	\$0.17	\$0.18	\$0.19
	TSS (per kg)	\$0.10	\$0.107	\$0.115	\$0.122	\$0.13
	TKN (per kg)	\$1.00	\$1.06	\$1.13	\$1.19	\$1.26
	TP (per kg)	\$6.25	\$6.66	\$7.08	\$7.50	\$7.92
Overstrength Wastewater	BOD (per kg)	\$0.15	\$0.16	\$0.17	\$0.18	\$0.19
	COD (per kg)	\$0.15	\$0.16	\$0.17	\$0.18	\$0.19
	O&G (per kg)	\$0.15	\$0.16	\$0.17	\$0.18	\$0.19
	TSS (per kg)	\$0.10	\$0.107	\$0.115	\$0.122	\$0.13
	TKN (per kg)	\$1.00	\$1.06	\$1.13	\$1.19	\$1.26
	TP (per kg)	\$6.25	\$6.66	\$7.08	\$7.50	\$7.92

¹Amending Utility Bylaw 1359-25 first reading failed to reflect this proposed rate. The MD plans to amend the second and third reading to reflect this proposed rate, pending further changes.

The remainder of this letter contains details on reasoning related to the proposed changes, to reflect changes from the original Jan. 9th letter.

Average Billing Increases

Below are summaries of how the proposed changes will effect billing for an average user in each rate class:

Summary of Proposed Changes – 2025

User Group	Usage m ³	Current Typical Bill	2025 Typical Bill	Actual Dollar Increase
Residential (Lundbreck)	30	\$87	\$114	\$27
Residential (Beaver Mines)*	30	\$87	\$119	\$32
Residential (Rural Cistern)	50	\$77.50	\$112	\$34
Residential (Rural Non Cistern)	50	\$91	\$147	\$56
Commercial (Lundbreck)	100	\$290	\$321	\$31
Commercial (Beaver Mines)*	100	\$290	\$334	\$48
Bulk Fill Rate	30	\$79	\$79	\$0
School	180	\$410	\$506	\$96
Industrial	100	\$290	\$360	\$70
Manufactured Home Park	500	\$850	\$1,043	\$163
Community/Non-Profit	30	\$0	\$35	\$35
Province (Parks)	50	\$475	\$685	\$210
Cowley	2400	\$3,360	\$4,350	\$990
Castle Mountain Resort	3000	\$9,500	\$10,600	\$1,100

Summary of Proposed Changes – 2028

User Group	Usage m ³	Current Typical Bill	2028 Typical Bill	Actual Dollar Increase
Residential (Lundbreck)	30	\$87	\$195	\$108
Residential (Beaver Mines)*	30	\$87	\$212	\$125
Residential (Rural Cistern)	50	\$77.50	\$215	\$138
Residential (Rural Non Cistern)	50	\$91	\$315	\$224
Commercial (Lundbreck)	100	\$290	\$415	\$125
Commercial (Beaver Mines)*	100	\$290	\$470	\$180
Bulk Fill Rate	30	\$79	\$119	\$40
School	180	\$410	\$914	\$504
Industrial	100	\$290	\$570	\$280
Manufactured Home Park	500	\$850	\$1,620	\$770
Community/Non-Profit	30	\$0	\$139	\$139
Province (Parks)	50	\$475	\$1,315	\$840
Cowley	2400	\$3,360	\$7,320	\$3,960
Castle Mountain Resort	3000	\$9,500	\$13,900	\$4,400

Red: New Rate Class

*: Includes a new sewer consumption charge (previously flat rate only)

SUMMARY OF COMMON CONCERNS – OPEN HOUSE, LETTERS, SURVEY

Below is a summary of common concerns brought up concerning the original proposed rate changes, further background information, and the path forward the MD has proposed with first reading of the amended utility bylaw.

Garbage Fees/Pickups

Multiple concerns/suggestions brought forth regarding ability to opt out of Garbage services, or utilize alternate pickup schedules.

PATH FORWARD

The MD considered potential changes to Waste Services, comparing further to what other municipalities are doing in terms of pickups. Giving residents the option to opt out of garbage pickup was considered. It was concluded that this would likely result in unfairness and extra costs to other users, without saving major costs overall related to Waste Services delivery. It is very atypical to offer the ability to opt out of garbage services for these reasons, among others.

The MD also considered switching to bi-weekly garbage pickups, as done in Lethbridge, which would save some costs. For the time being, this switch is not being made. Lethbridge has organics and recycling bins as well, allowing residents to more easily divert material from garbage bins. Currently, the MD does not have a dedicated (cost-effective) disposal location for organics. Most single bin municipalities in the area pickup garbage weekly and we proposed to maintain this level of service in our Hamlets.

Low/Fixed Income Concerns

Residents have brought forth concerns regarding citizens in Lundbreck being on fixed/low income, unable to afford increases.

PATH FORWARD

We have heard this concern as well and carefully considered various options other municipalities have put in place. Crowsnest Pass (CNP) is the only nearby community which offers a discount that we are aware of. Seniors receiving the Federal Guaranteed Income Supplement (FGIS) receive \$13.06 off the typical \$211 bill. While the MD understands the desire to help, creating a separate low-income rate that is actually verifiable year to year (similar to CNPs) would take up considerable administrative and resident time, likely more than the savings it would provide. To avoid abuse, such a system would require annual verification via a T40AS and form submission. Compared to the seniors discount in CNP, by 2028, using a bit less water would actually lead to similar savings. For now, we are not considering a separate low-income rate, but are open to feedback on ways to manage costs effectively for all residents.

Large User/Customer Group Increase Fairness

Concerns were brought up related to the minimal base rate increases proposed for Castle Mountain Resort Inc. (CMR) compared to other user groups.

PATH FORWARD

Currently, Castle Mountain Resort (CMR) pays a bi-monthly base rate of \$5,000, and their water usage costs are set to increase to \$2.30/m³. Currently, the combined base rates from Beaver Mines and Lundbreck are less than what CMR pays. CMR also maintains their own distribution system, although there is a 26km dedicated pipeline and two (2) dedicated booster stations serving CMR, of which the MD is responsible for. Beaver Mines is served by a 23km pipeline and booster station (which also serves CMR), along with a distribution system and reservoir maintained by the MD. Lundbreck is served by a 7km dedicated pipeline and three (3) reservoirs maintained by the MD. We're now proposing to gradually increase the base water rate for CMR by 2028 to more closely match total planned base rates for 2028 for our other large communities served by the regional system. This adjustment aims to ensure large user groups contribute more equitably to the infrastructure dedicated to serving those user groups.

Beaver Mines Sewer Consumption Options & Fairness

Concerns were brought up regarding proposed method of sewer consumption charges in Beaver Mines and differing rates for Commercial and Residential.

PATH FORWARD

In Beaver Mines and Lundbreck, Customers are not currently charged based on consumption. However, in Beaver Mines, higher sewer usage directly increases MD costs for pumping and treatment. We cannot easily

measure individual sewer use, it is therefore often estimated/charged based on water consumption instead, as a portion of water usage inherently becomes wastewater usage. We are proposing a small charge for sewer usage by 2028 in Beaver Mines, a few dollars per bill for most residents. We considered other ways to handle this, including further increases to the base rate in Beaver Mines, or by using winter water usage to estimate sewer use. However, many Beaver Mines properties are second homes used seasonally, and using winter usage to estimate summer usage would also be an imperfect solution. Therefore, the consumption based sewer charge for Beaver Mines remains as originally proposed for residents of Beaver Mines. We have however reconsidered the differing charge between residential and commercial users in Beaver Mines, and equated those fees.

Other Customer Concerns Considered

Below is a (non-exhaustive) listing of other Customer considerations, which we have also been carefully considered.

Tiered payment system:

Some municipalities charge less or more per m³ after a certain usage threshold

- *Not implementing tiered pricing at this time. Consumptive charges (vs. base rate) are already going to see a significant increase, which disincentives excess usage*

RV Sani Dump:

Concerns brought forth regarding “free” system and usage

- *The MD is not directly paying for water. Pincher Creek Emergency Services (PCES) is however (under \$150/yr.)*
- *The MD has put in extensive work into investigating the potential of installing a payment system, and determined it would be uneconomical to install (i.e. would likely never payout via user fees)*
- *The MD is working with PCES on solutions related to potential donation bins and garbage concerns*

Water Conservation Incentives/Bylaw Changes:

Some municipalities mandate low flow fixtures, rain barrels, etc. Some also incentivize or provide residents with rain barrels

- *MD is not considering putting in low flow fixture mandates via bylaw due to enforcement issues*
- *Grants are being monitored related to options for rain barrel style programs for all residents, including Hamlets*

Please refer to the original letter dated Jan. 9th for further background and frequently asked questions related to the originally proposed utility rate changes (<https://mdpinchercreek.ab.ca/content.php?p=173>).

If you believe your concern was missed and should be reconsidered, or about your inability to make a payment, please contact the MD Office.

We thank you for taking the time to read this letter and look forward to your feedback.

The MD wishes everyone in the community a safe, happy, and healthy Spring and Summer.

Regards,



Roland Milligan, CAO



David Desabrais, Utilities & Infrastructure Manager