

By-law # 1313  
OF THE  
TOWN OF PINCHER CREEK

THE TOWN OF PINCHER CREEK  
NORTH HILL (Part of the NE $\frac{1}{4}$  22-6-30-W4M)

- AREA STRUCTURE PLAN NUMBER ONE -  
(West of Hewetson Avenue)

(Revised June 22 /81)

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    - b. Buffer Strip - Beauvais Lake
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-

1. ADOPTION

Pursuant to Section 62(1) of THE PLANNING ACT, 1977 as amended, and for the purpose of providing a framework for development in part of the NE¼ 22-6-30-W4M, the Council of the Town of Pincher Creek hereby adopts the following, to be known as The North Hill (part of the NE¼ 22-6-30W4m) Area Structure Plan Number One (west of Hewetson Avenue).

2. MAPS

Maps one through ten are approved as part of this Area Structure Plan.

3. AMENDMENTS

Suggested lot lines as shown on the Outline Plan (map four) may be varied at the time of the final linen preparation.

Any change to the Outline Plan (map four) to accommodate pedestrian rights-of-way will not require a formal amendment to this Area Structure Plan.

All other amendments will require a formal amendment to this Area Structure Plan.

4. CONFORMITY TO MUNICIPAL BY-LAWS

This Area Structure Plan conforms to the Town of Pincher Creek General Municipal Plan 1980, By-Law #1288, and to the Town of Pincher Creek Land Use By-Law No. 1289.

5. PURPOSE

The purpose of this plan is to define and describe the type and sequence of development which will occur in part of the NE¼ 22-6-30-W4M (see map four for Area Structure Plan boundaries).

6. SCOPE

This Area Structure Plan includes Stages A-I, A-II, A-III & C only (as indicated on map five). Stages B-I, B-II, B-III, & D will be subject to future area structure plans.

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7. PROPOSED LAND USE

It is proposed that the undeveloped lands which lie in the NE $\frac{1}{4}$  22-6-30-W4M be developed primarily for residential and open space uses and in conformity with Land Use By-Law No. 1289. Map four illustrates the Outline Plan for the entire area. This Outline Plan is conceptual only, and may be varied to some degree to allow for variations in lot sizes at the time of final linen preparation. Also, tot lots may be designated within later sub-division stages. (These may be created either from "left-over" parcels of land resulting from final survey adjustments to the design or from entire lots.) The intention of the Outline Plan is to provide a traffic circulation system and a conceptual development scheme to accommodate residential uses, i.e. single family dwellings (including mobile homes) and medium density dwellings (fourplexes, townhouses), but does not preclude discretionary uses as defined in the Land Use By-Law.

As is indicated on map four, detailed conceptual plans have been prepared and endorsed by Town Council for approximately 55 of the 111 acres of undeveloped land contained in this quarter section. At such time as development proposals are presented for the properties in Stages III, B and D (map five), Area Structure Plans for these parcels shall be prepared and adopted by by-law to ensure that logical and economic development occurs in relation to the lands contained in this particular plan, and any other properties affected by the proposed development.

8. DATA BASE

a. Density of Development

The Town of Pincher Creek has been growing at a rate of 2% to 2.9% per annum for the past 15 years. In examining the need for future residential land to accommodate population growth, it is evident that the major source of future residential properties will be unserviced, unsub-divided property. In assessing residential land requirements, the following assumptions have been made with respect to any future development in the Town.<sup>1</sup> (Phase I&II are currently in the process of development at this time.)

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<sup>1</sup> Town of Pincher Creek General Municipal Plan (1980). Residential Land Requirements, p. 29.

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(1) Assumptions

- 30 units/year demand
- 3.4 persons/unit (single family)
- 2.5 persons/unit (medium density)
- 3.4 single family units/acre
- growth rate remains at approximately 2%/year

In the future, the Town of Pincher Creek may tend to follow provincial and national trends of rising densities of development, and declining average of persons per household. These factors, occurring in tandem, would not substantially alter the projected densities which follow. If one trend occurred without the other (e.g. higher densities), the projected densities will be affected.

(2) Site Statistics

	RESIDENTIAL UNITS STAGE		
	A-I	A-II	A-III
SINGLE FAMILY UNITS	8	+66	+35
SINGLE FAMILY OR MOBILE HOME	49	--	--
MEDIUM DENSITY UNITS	30	?	?
TOTAL POPULATION	269	224	119

\* - OTHER LAND USES:      . Parks      - 1, 6-acre  
                                  . Streets - +11.41 acres  
                                  . Alleys    - +4.23 acres

\* - GROSS AREA:                . 54.9 acres

Note: These unit densities are approximate, and may vary somewhat at the time of final survey and linen preparation.

The 54.9 acres of land considered in this Area Structure Plan can accommodate approximately 188 (less 16 units in B-I & B-II) dwelling units. If a 30 unit/year demand is assumed, then this area could accommodate lot demand for approximately 6 to 7 years. The range might better fit a 5 to 10 year spread, depending upon residential demand.

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\* These figures include Stages B-I and B-II.

9. DESIGN CONSTRAINTS

- a. A 6-metre buffer strip adjacent to Beauvais Lake Road shall be designated (see Map 9a).
- b. A 9-metre alley along the north and western edges of the proposed development area shall be provided for right-of-way for the water line.
- c. Provision shall be made for utility rights-of-way. Consideration shall be given to interconnecting utilities within and between development stages (see Map 9c).
- d. Suggested lot lines as shown on the outline plan may be varied at the time of the final linen preparation. The intent of the outline plan is to provide an interior traffic circulation system and a general conceptual layout for residential dwelling units.
- e. The natural site contours indicated a 40' drop (approx.) occurred from the southwest corner to the northeast corner of the land being considered in this Area Structure Plan, which would suggest careful grading and terracing will be required. The street system based on the original contours, was designed to act as an interceptor to drain water from the south and west sides of the Area Structure Plan (see Map 8c).
- f. Housing type on the medium density site is not specified, in order to provide flexibility for the Municipal Planning Commission in their consideration of development proposals. Rather, a recommended density of 14 units/net acre is specified.
- g. Provision has been made for a Mobile Home Sub-Division in Stage A I. If demand provies sufficient in Stage A-I and these lots are filled, consideration shall be given to designating lots in Stages A II and A III for mobile homes prior to lot sales.

(Map 10 shows a development suggestion for mobile homes.)

10. STAGING OF DEVELOPMENT (Map 5B)

- a. Phasing of construction would most logically proceed from east to west, consistent with a systematic extension of water and sewer services. In accordance with the General Plan, there is a demand for mobile home lots in Pincher Creek. Since these lots are located in the eastern portion of the sub-division, this demand also supports an east to west phasing scheme.

- b. With these considerations in mind, a six phase development program has been produced and is shown on map 5B.
- c. Phase I includes 29 mobile home lots and 2 single family lots. This would provide the first access to Beauvais Lake Road at Tumbleweed Avenue.
- d. Phase II includes 16 mobile home lots, 6 single family lots and the 2.71 acre multi-family dwelling site. This phase will also provide access to the park site.
- e. Phases I and II and the park are now complete and are being sold to the public and the linen has been registered (RP. 8110267).
- f. Phases III, IV, V and VI include 25, 26, 27 and 25 single family lots respectively. Development in these phases may be developed simultaneously or individually based upon the demand for serviced lots in the Town of Pincher Creek.
- g. Stage B-I or B-II shall be the subject of future Area Structure Plans. Development may occur in conjunction with, or after the development, in Stages A and C once an Area Structure Plan is passed. These areas are logical extensions of the Stage A development, however they have received separate designations due to different ownerships.
- h. Stage B-II contains approximately 7 acres of land. Due to servicing problems, this property shall be the subject of a separate Area Structure Plan at such time as a specific development proposal is presented to the Town. The site has potential for residential and/or institutional use. This area requires special consideration with respect to sub-division and desing. Concerns include:
  - (1) Access problems pertaining to the type of development which could be accommodated at this site (commercial, medium density residential, institutional)
  - (2) Soil Stability
  - (3) Topography
  - (4) Serviceability (especially sanitary sewer)

- i. The area lying south of the property which is the subject of this Area Structure Plan (Stage D) shall be the subject of a future area structure plan. A conceptual road network has been outlined on map four (dashed lines) for Stage D. The purpose of this outline is to indicate that this property can be logically incorporated into a design which complements the present Area Structure Plan design. At such time as Stage D is considered for development, the design may be varied from the outline shown on map four, but shall include a road system which logically connects these two areas, and provides for the orderly and economic extension of the residential development presented in this Plan and affected properties.
- j. Consideration shall be given to linking the Stage A, B, and C development to the Town's creek bank walkway system via a walkway system in Stage D at the time the Area Structure Plan is prepared (refer to map one).

11. INTERNAL TRANSPORTATION SYSTEM (Mpas 4, 7a and 7b)

- a. The structure of the proposed street system in this Area Structure Plan is basically a loop street with two connections to the Beauvais Lake Road. The secondary system consists of sub-loops and cul-de-sacs. The system is designed to respond to the contours of the site. The property to the west was recently annexed into the Town (January, 1981) and shall be designated for future residential development.
- b. The vehicular transportation system will be formalized at the time of sub-division in accordance with the Area Structure Plan. Any changes to the road network which would substantially alter the system, shall require formal amendment of this Area Structure Plan.
- c. Any change to the outline plan (map 4) to accommodate pedestrian rights-of-way (e.g. at the time of final survey, if narrow "left-over lots" are created), will not require a formal amendment to this Area Structure Plan.

12. UTILITY SYTEM (maps 8a, 8b and 8c)

- a. All services (water, sewer, gas, AGT, cablevision) shall be placed underground.
- b. All lots shall be serviced by an alley.
- c. Sizing of all utilities should have regard for the fact that these utilities will eventually be required to service the land contained in this Area Structure Plan and also lands lying to the south (Stage D) and west.
- d. The trunk sanitary sewer collector shall run approximately 200 feet south of the Beauvais Lake Road right-of-way.

Sanitary sewer should drain toward the northeast corner of the site (given the nature of the contouring of the property) to connect with existing lines in the area.

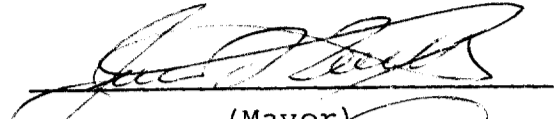
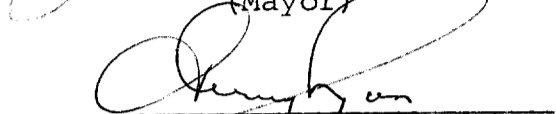
The main loop road localizes sanitary and storm sewer drainage in Stage A (map 8c). Lands lying to the east and south (Stages A-III and D) could be developed on independent systems.

13. LANDSCAPING

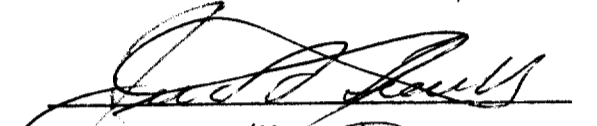
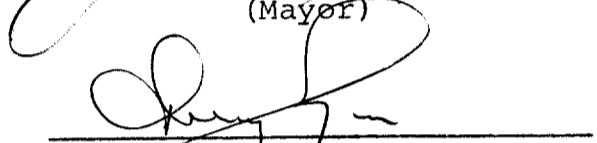
- a. A 1-meter buffer strip shall be created on the northern boundary of the Plan (adjacent to Beauvais Lake Road). Map 9b indicates development suggestions for this buffer.
- b. A 9-meter alley shall be dedicated on the western boundary of the Plan in order that the main sewer trunk may be accommodated. (See map 9c for Landscaping Development Suggestions for this area.)
- c. In accordance with the General Municipal Plan, 1980, the Town should attempt to link this residential area to the creek bank walkway system through Stage D by a pedestrian walkway.

14. READINGS

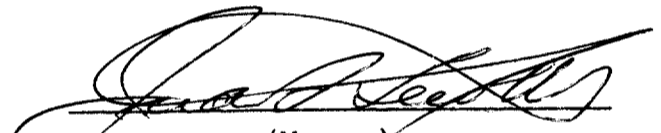
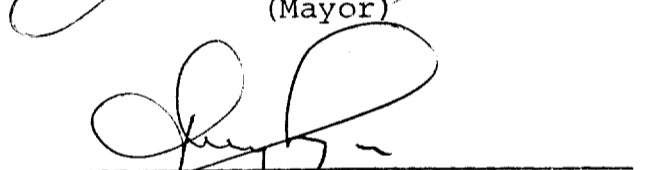
READ A FIRST TIME THIS 22 DAY OF JUNE, 1981, A.D.

  
\_\_\_\_\_  
(Mayor)  
  
\_\_\_\_\_  
(Municipal Secretary)










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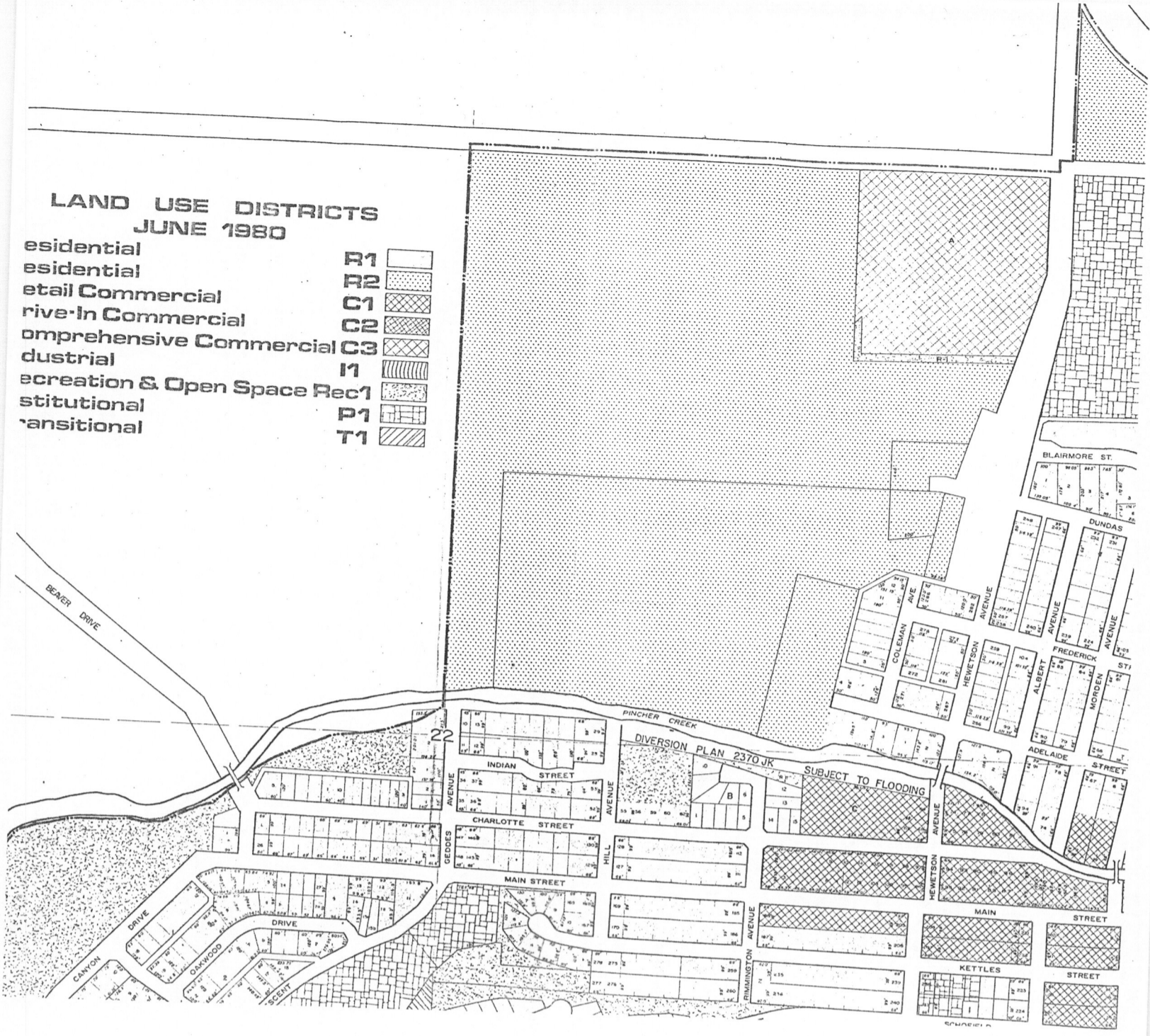
  
\_\_\_\_\_  
(Mayor)  
  
\_\_\_\_\_  
(Municipal Secretary)

READ A THIRD TIME THIS 31 DAY OF AUGUST, 1981, A.D.

  
\_\_\_\_\_  
(Mayor)  
  
\_\_\_\_\_  
(Municipal Secretary)

**LAND USE DISTRICTS  
JUNE 1980**

- Residential R1 
- Residential R2 
- Retail Commercial C1 
- Drive-In Commercial C2 
- Comprehensive Commercial C3 
- Industrial I1 
- Recreation & Open Space Rec1 
- Institutional P1 
- Transitional T1 

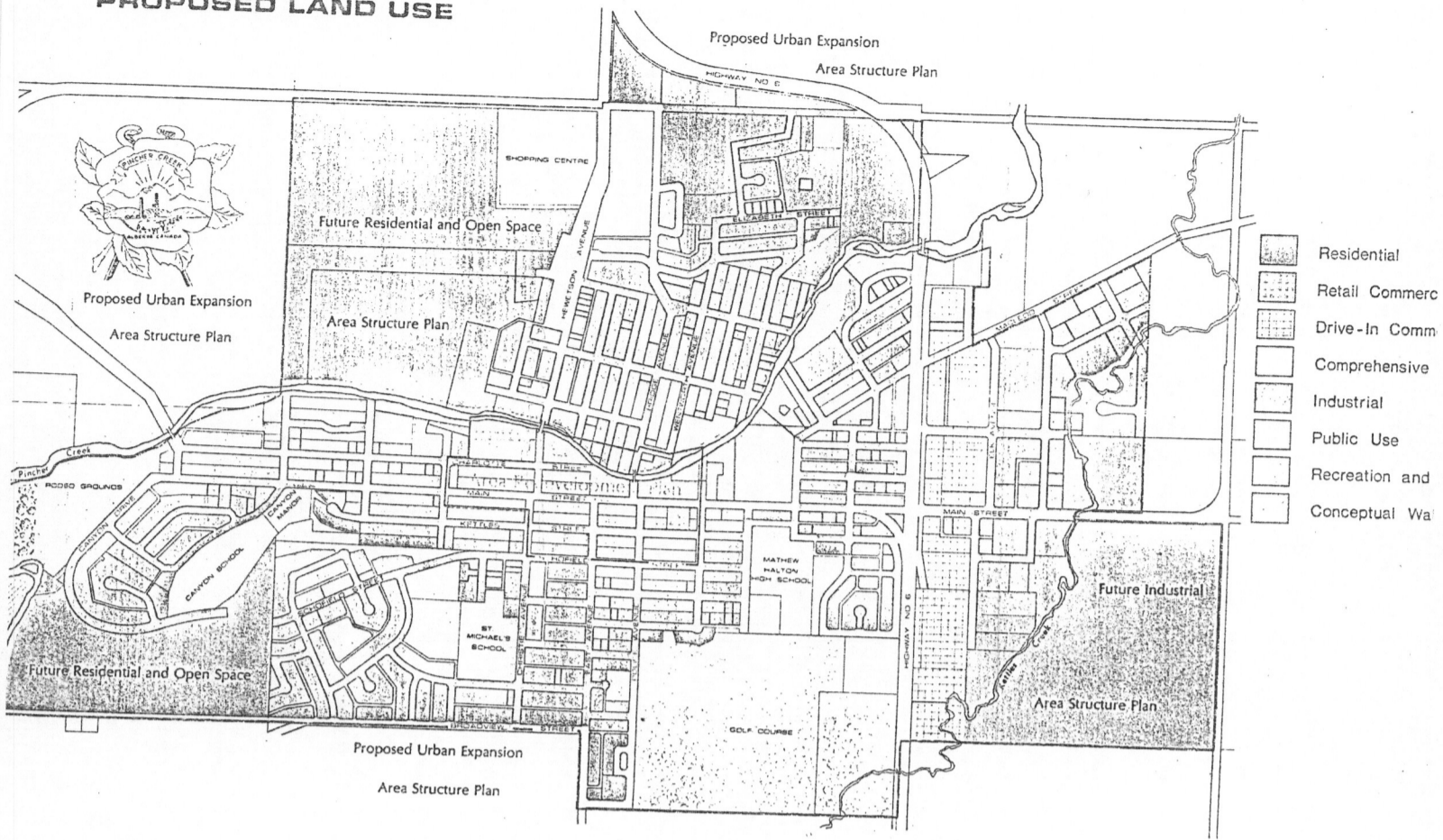


Bylaw 1313

Land Use Districts Map.



**TOWN OF PINCHER CREEK  
PROPOSED LAND USE**



Bylaw 1313

Proposed Land Use Map

#4  
OUTLINE

Area 5  
Plan

SHOPPING CENT

FUTURE  
AREA STRUCTURE  
PLAN

FUTURE AREA STRUCTURE PLAN

FUTURE AREA  
STRUCTURE PLAN

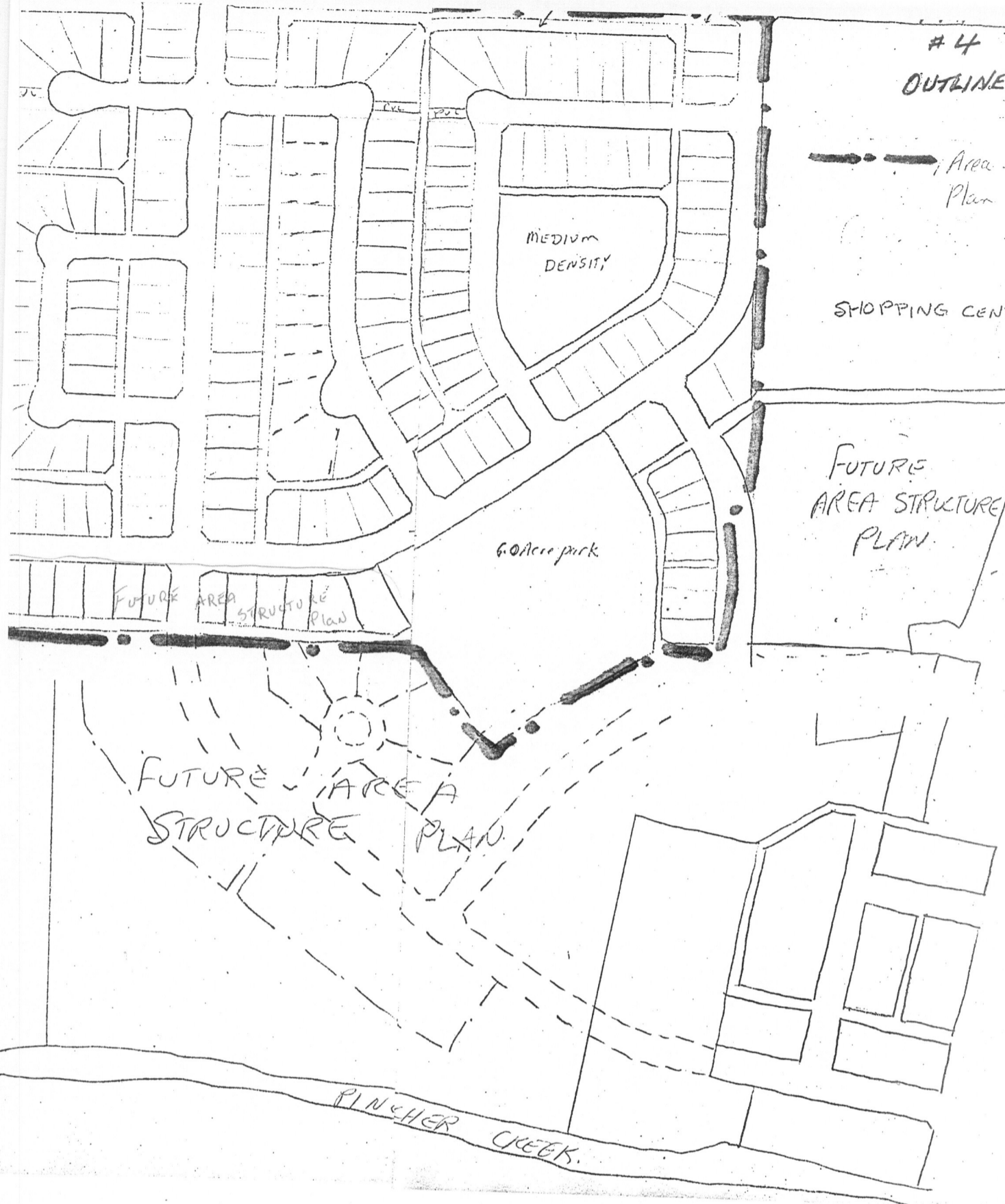
MEDIUM  
DENSITY

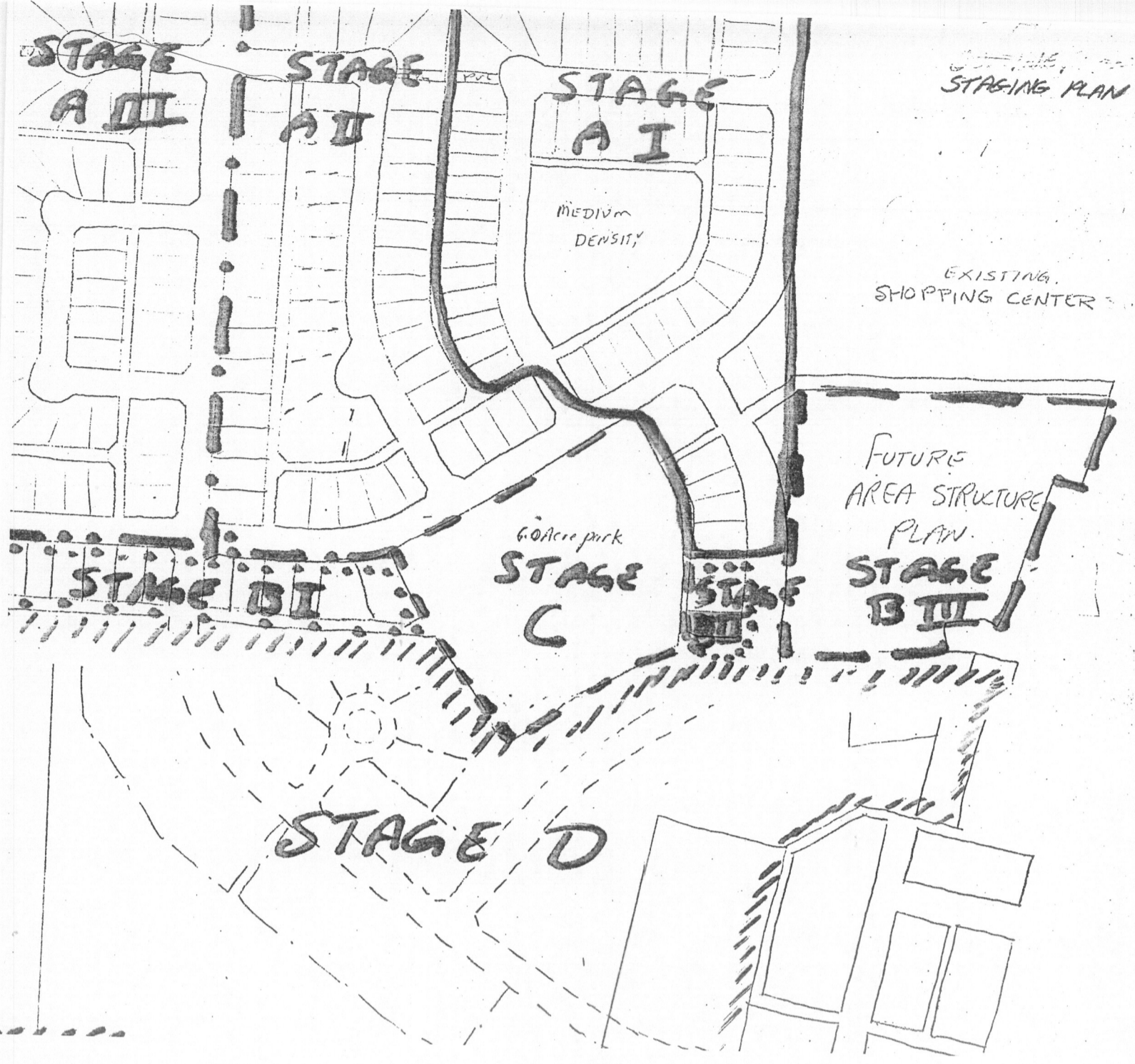
6.0 acre park

PINCHER CREEK

Bylaw 1313

#4 outline plan map.





Bylaw 1313

Zoning Plan, Map 5A



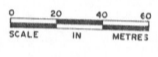
BEAUVAIS LAKE ROAD




CO-OP SHOPPING CENTRE

PARK

NOTE: ALL LOTS ARE SINGLE FAMILY DWELLINGS UNLESS SHOWN OTHERWISE.



METRIC

No.	DATE	REVISION
<b>PROPOSED NORTHWEST RESIDE DIVISION - TOWN OF PINCHER</b>		
PROPOSED PHASING		
 <b>the grumble consultin</b> <small>consulting engineers</small> <small>incorporated</small>		
DESIGNED	W A W	DRAWN T H
CHECKED	W A W	SCALE AS SHOWN
		PROJECT No. 263201
		DATE JUNE / 79

Bylaw 1313  
 Northwest sub-Div  
 Map # 5B



6m. buffer

BEAUVAIS LAKE ROAD

9m. alley

6m. buffer

MAP # 6

STAGE AII

STAGE AI

DENSITY

35 Single family lots.  
1 tot lot.

± 66 single family lots.  
1 tot lot.

Single family lots  
mobile home lots.  
medium density

MEDIUM DENSITY

EXISTING SHOPPING CENTER SITE

60 Acre park

FUTURE AREA STRUCTURE PLAN

STAGE BII

± 13 single family lots

STAGE BII

± 3 single family lots

6m. water BEAUVAIS LAKE ROAD

9m. alley

6m. buffer

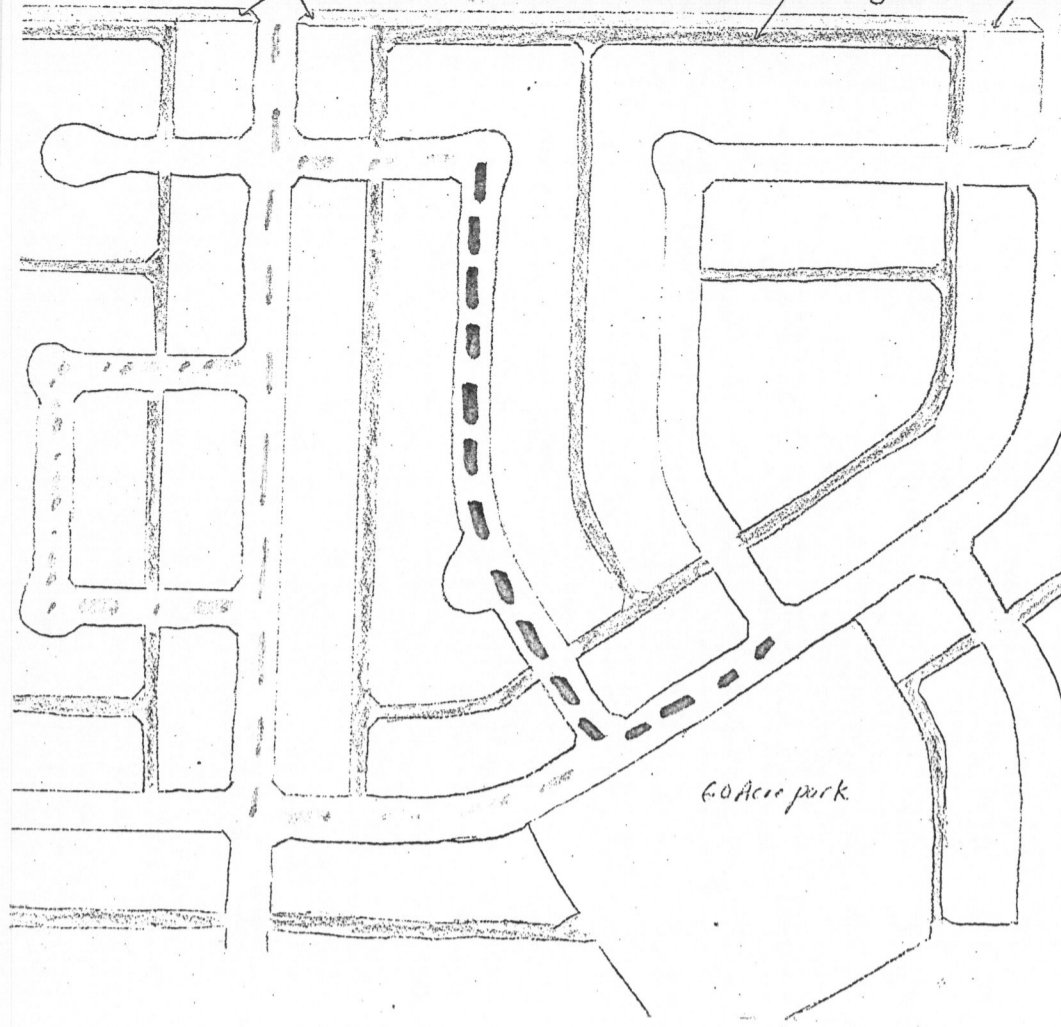
MAP # 7 (a)

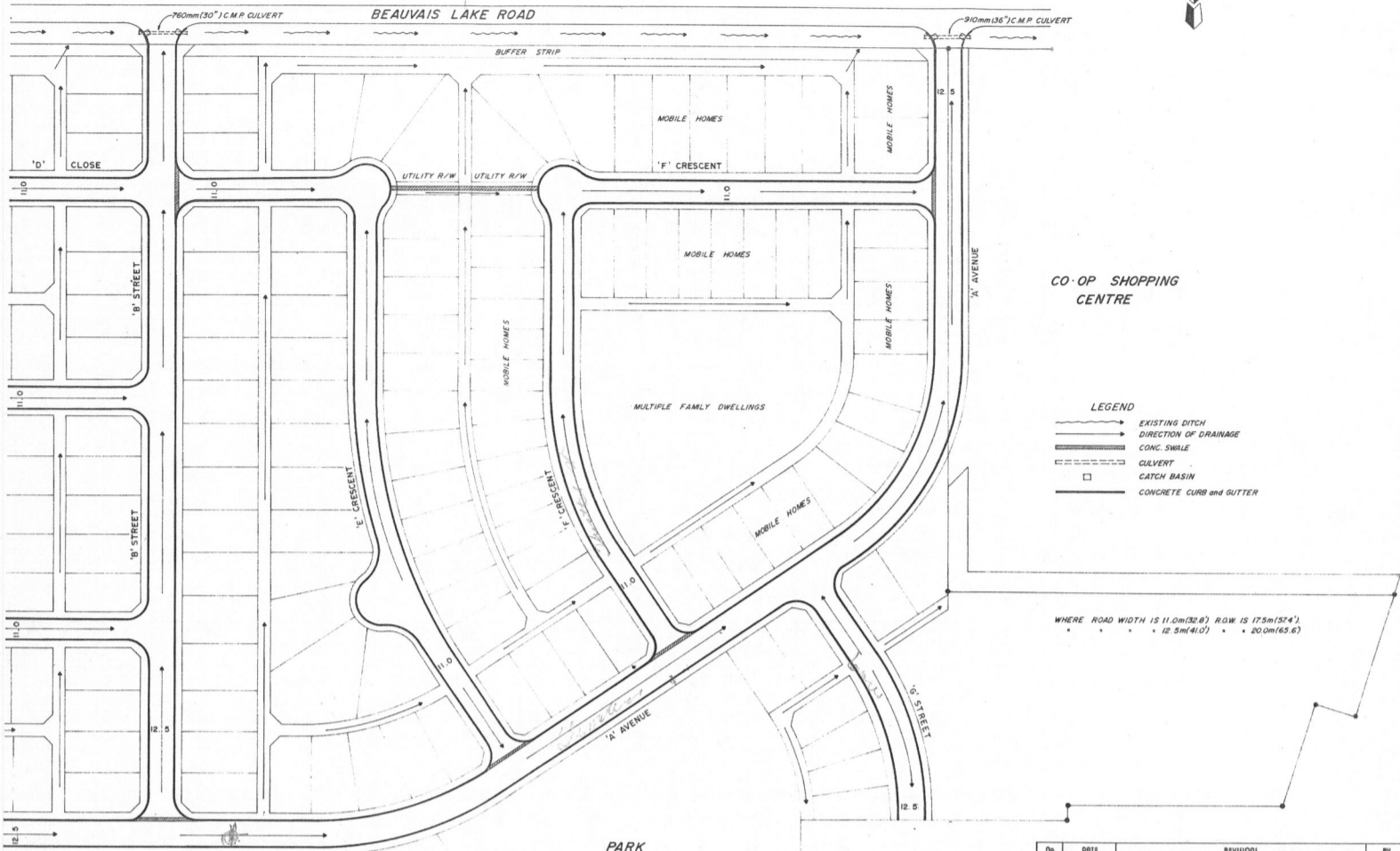
TRANSPORTATION  
-staging

SHOPPING CENTER SITE

6.0 Acre park

- Buffer
- line (6m)
- lane (9m)
- Stage I Roads
- Stage II Roads
- Stage IIIa Roads
- III b Roads



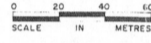


CO-OP SHOPPING CENTRE

- LEGEND**
- EXISTING DITCH
  - DIRECTION OF DRAINAGE
  - CONC. SWALE
  - CULVERT
  - CATCH BASIN
  - CONCRETE CURB and GUTTER

WHERE ROAD WIDTH IS 11.0m(32'8") R.O.W. IS 17.5m(57'4")  
 • • • • • 12.5m(41'0") • • • • • 20.0m(65'6")

NOTE ALL LOTS ARE SINGLE FAMILY DWELLINGS UNLESS SHOWN OTHERWISE  
 ALL ROADS TO HAVE CONC. CURBS AND GUTTERS, AND ASPHALT PAVEMENT  
 ROAD WIDTH DIM'S ARE FACE OF CURB TO FACE OF CURB  
 ALL LANES TO BE GRAVEL SURFACED

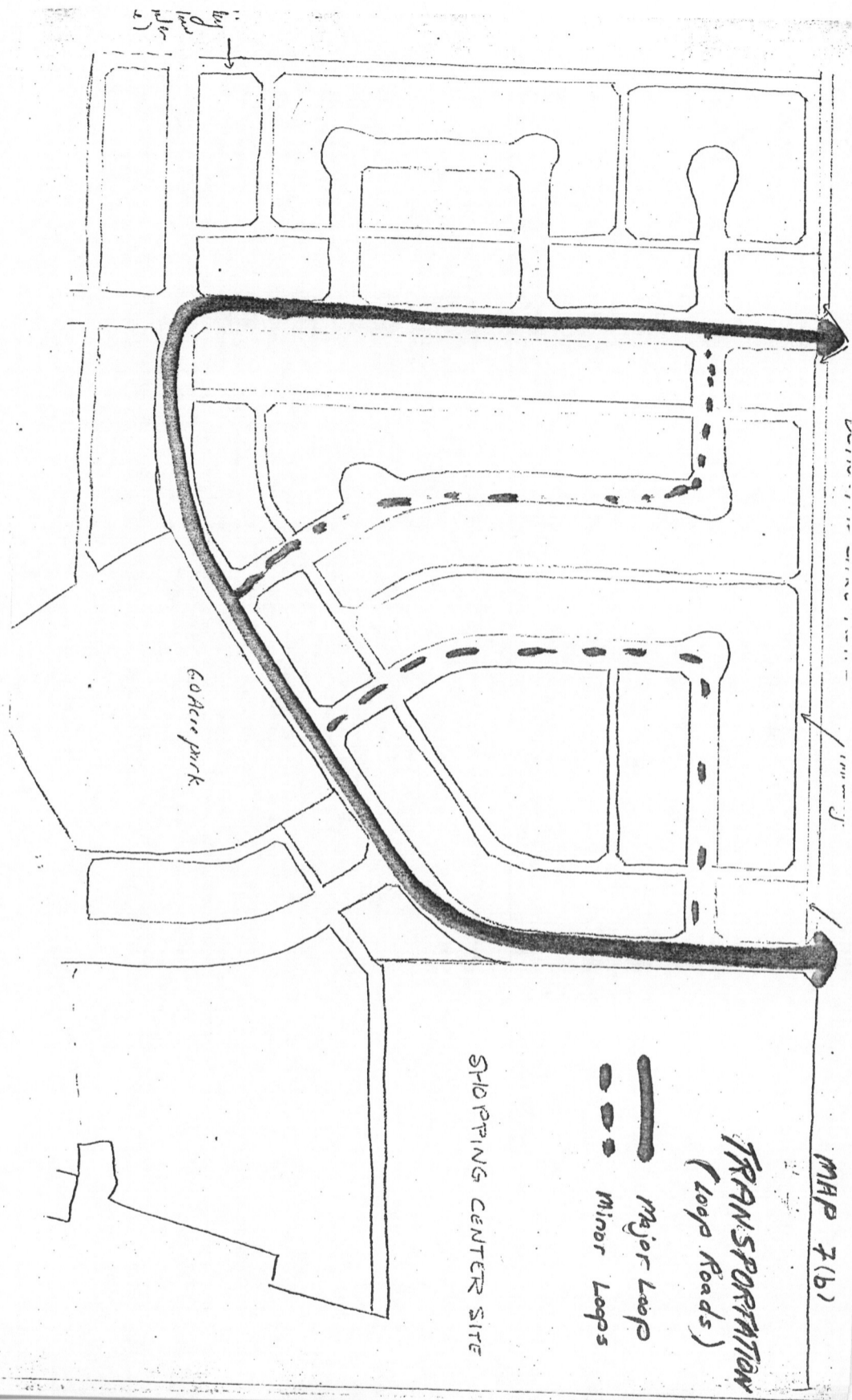


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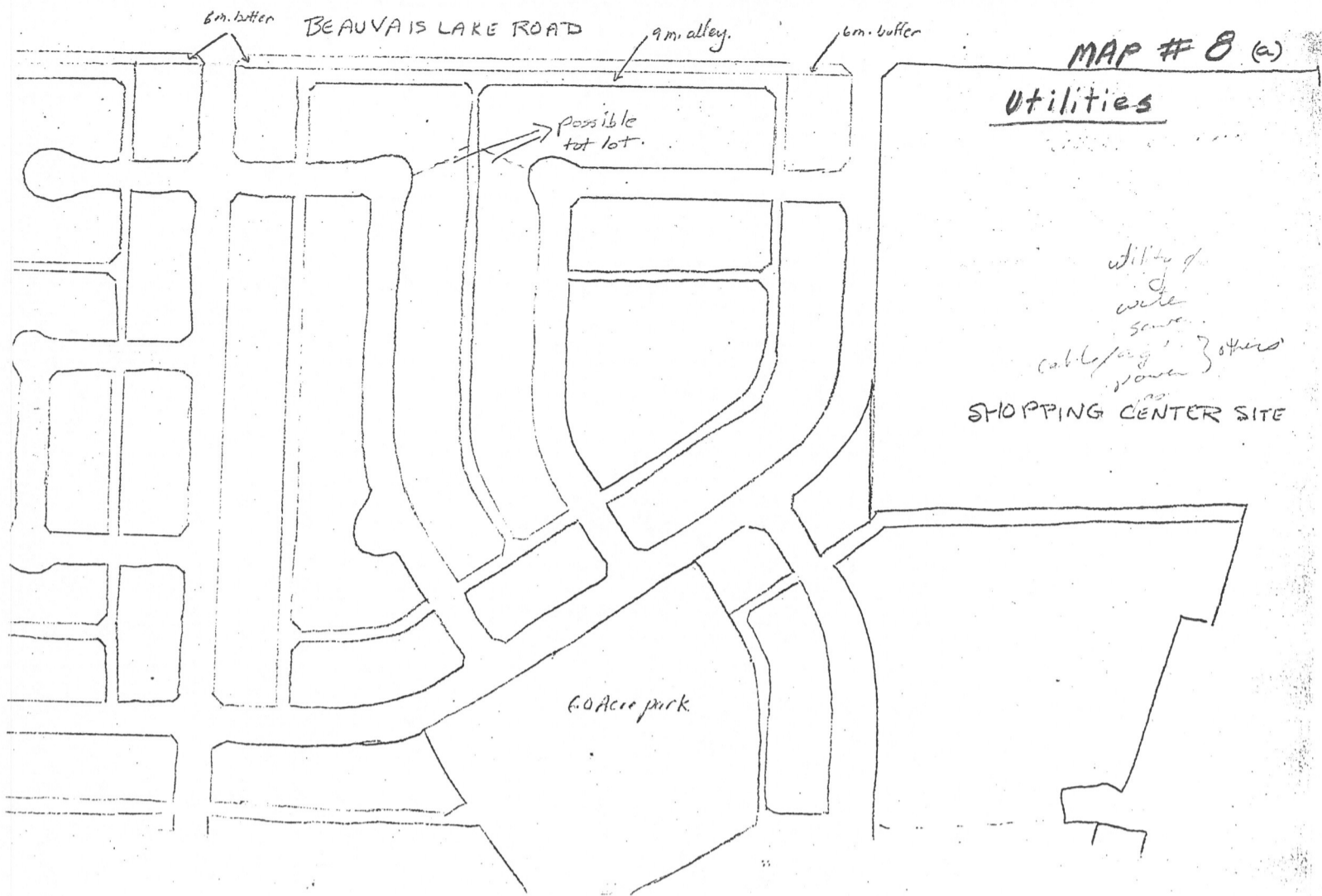
No.	DATE	REVISIONS	BY
<b>PROPOSED NORTHWEST RESIDENTIAL SUB-DIVISION - TOWN OF PINCHER CREEK</b>			
<b>STREET LAYOUT and STORM DRAINAGE PLAN</b>			
<b>the grumble consulting group</b>			
DESIGNED	W A W	DRAWN	T H
CHECKED	W A W	SCALE	AS SHOWN
PROJECT No. 263201		STREET No. 3	
DATE JUNE / 79			

Bylaw 1313

Map # 9 D



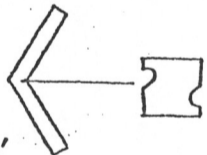
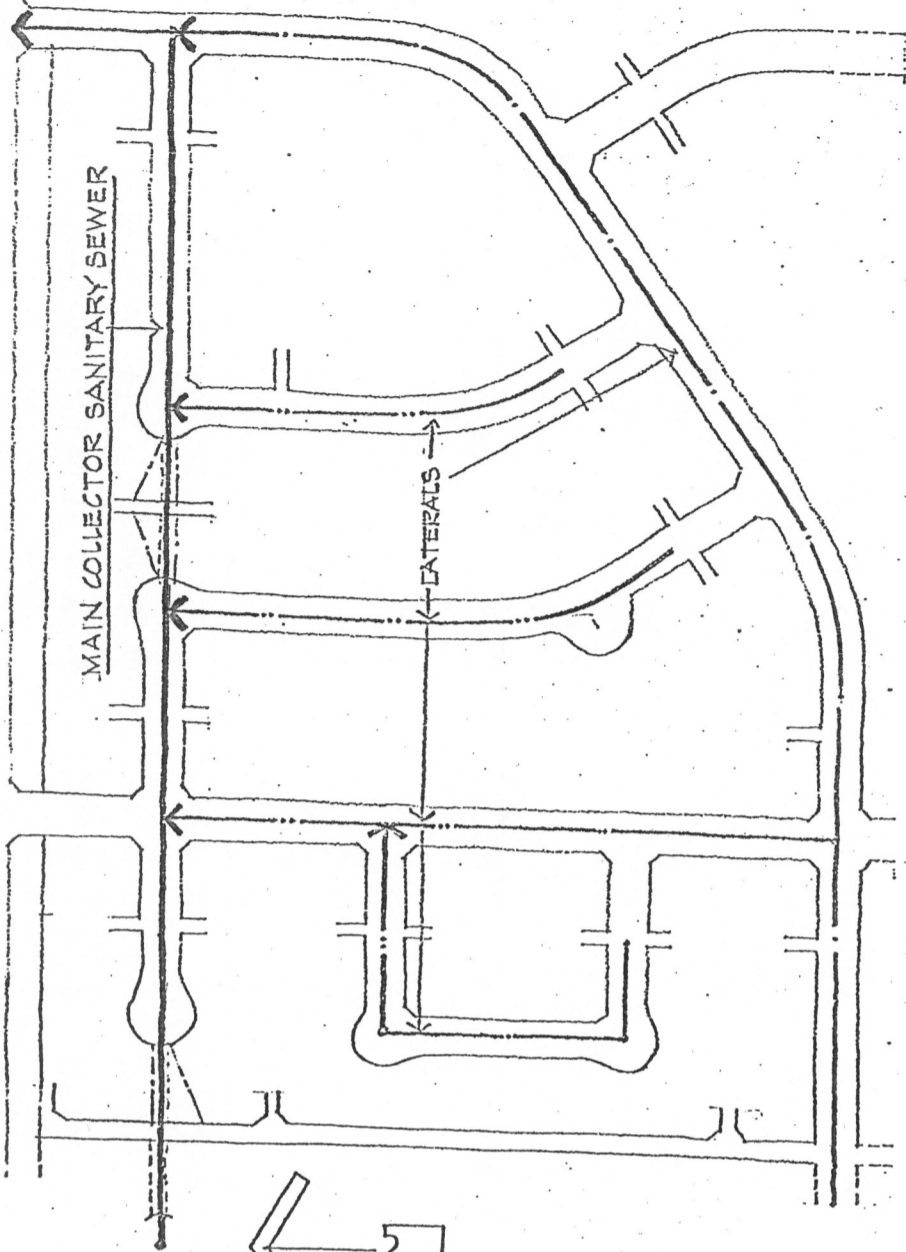




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Map # 8A

MAP # 8B



SCALE: 1"=200'  
O.R.R.P.C. September 12/78

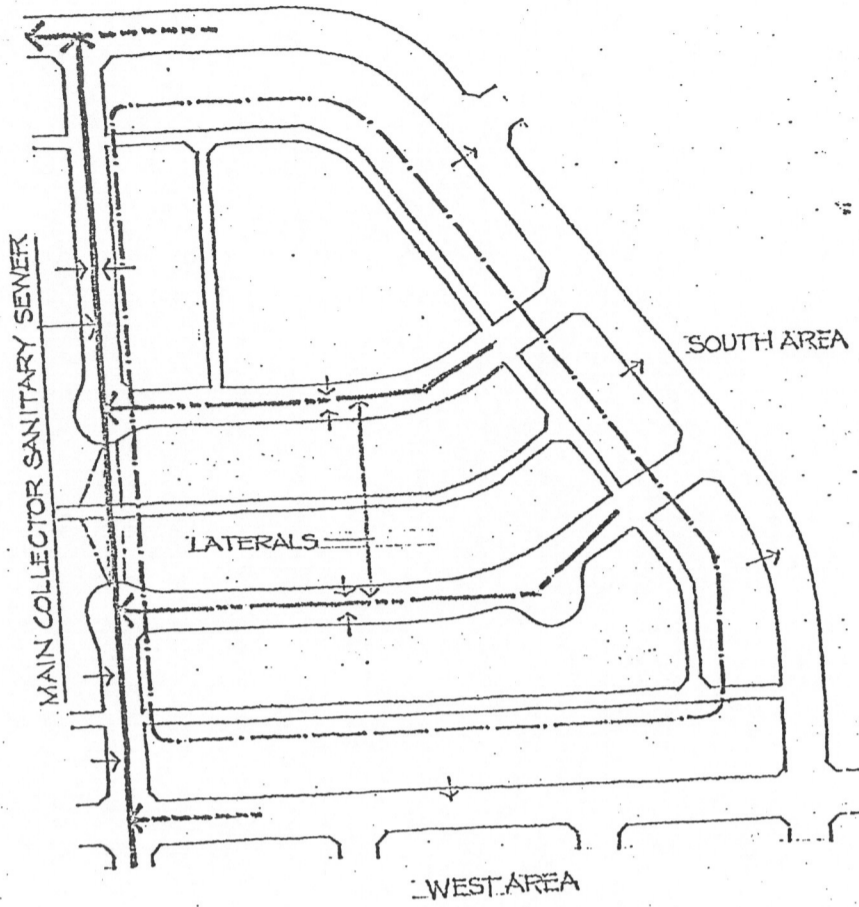
MAIN COLLECTOR SANITARY SEWER.

Bylaw 1313

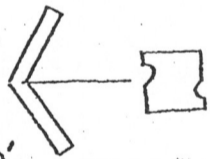
Map # 8B

MAP # 8C

NOTE: AREA (APPROXIMATE) CONTAINED WITHIN THIS BOUNDARY IS NOT AFFECTED BY SANITARY OR STORM DRAINAGE INFLOW FROM AREAS SOUTH AND WEST BECAUSE OF THE SURROUNDING LOOP STREET.



NOTE: THE SANITARY AND STORM SEWER SYSTEMS (EG. LATERALS) COULD BE DESIGNED INDEPENDENTLY OF THE AREAS OUTSIDE THE LOOP (EXCEPT FOR THE MAIN COLLECTORS ALONG THE BEAUVAIS LAKE ROAD)



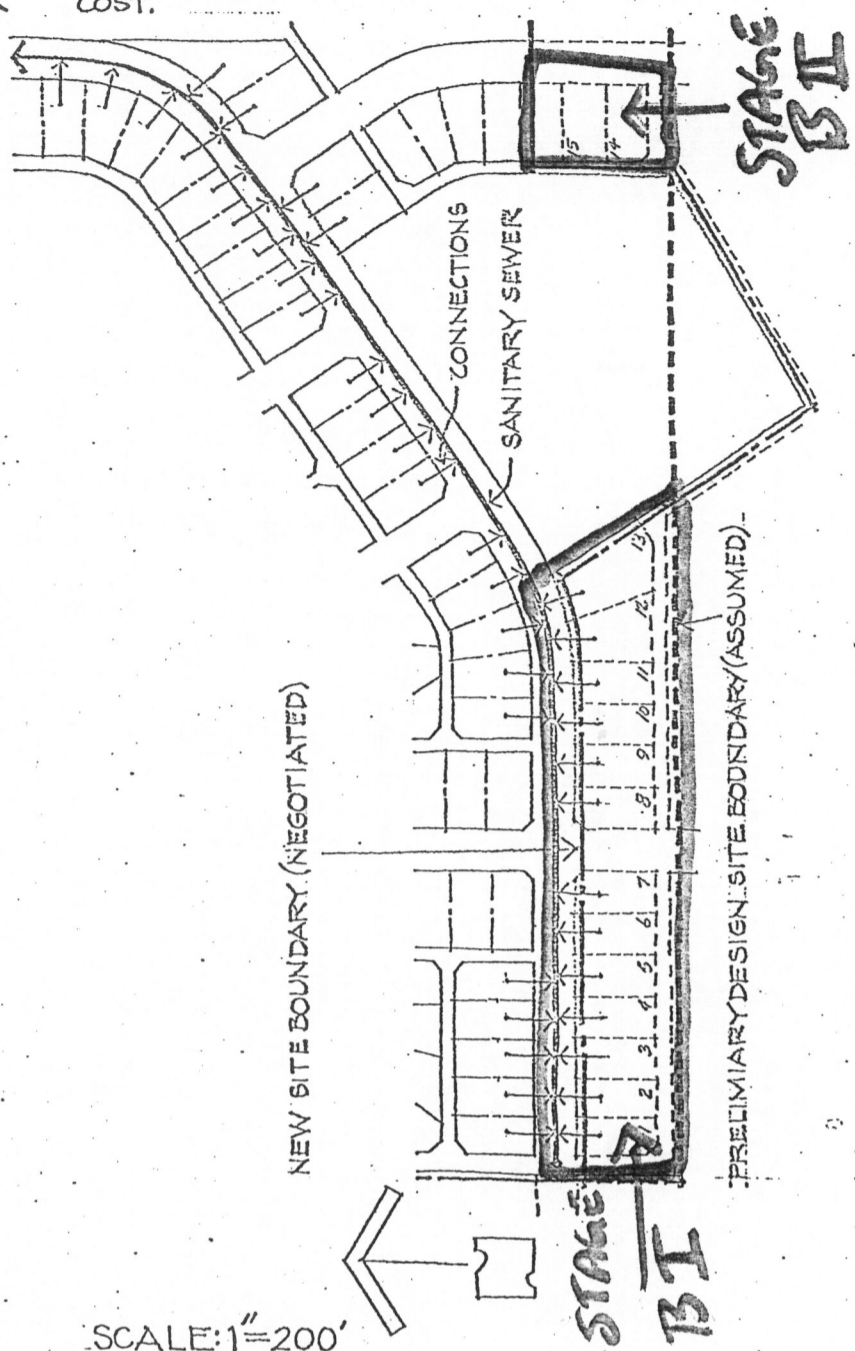
SCALE: 1" = 200'  
O.R.R.P.C. September 12/78

SUB DRAINAGE AREA

*Figure 1*

MAP # 80

NOTE: LOTS SHOWN NUMBERED 1 TO 13 (OUTSIDE THE SITE) WOULD BE SERVICED TO THE SANITARY SEWER IN THE MAIN LOOP STREET. THEY SHOULD BE EXPECTED TO PAY THEIR SHARE (SEWERS, STREET, SIDEWALK ETC.) OF COST.



SCALE: 1" = 200'  
O.R.R.P.C. September 12/78

EFFECT OF BOUNDARY CHANGE

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Map # 80

Bylaw 1313

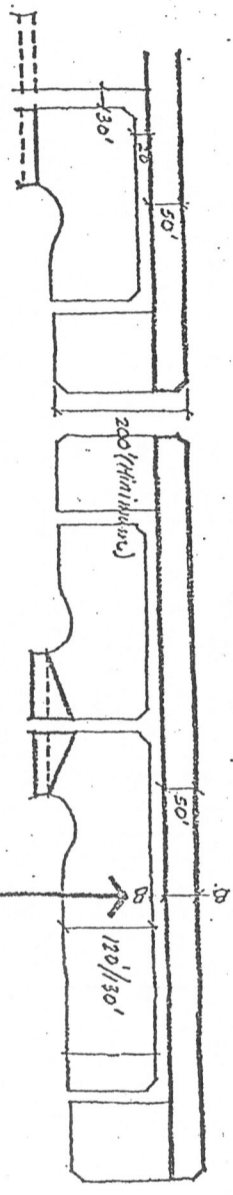
map # 9A.



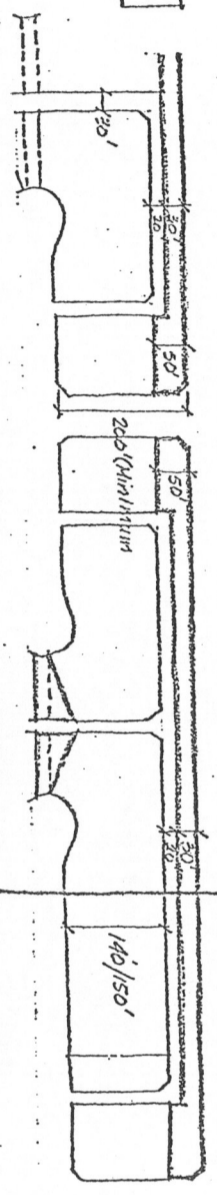
... BUFFER STRIP - BEAUVAIS LAKE

SCALE: 1"=200'  
O.R.P.C. September 12/78

ALTERNATIVE #1 (PREFERABLE)



ALTERNATIVE #2 (POSSIBLE)



DEVELOPMENT

SUGGESTION

DETAIL B-B  
SCALE: 1"=40'

PLAN VIEW  
SCALE: 1"=40'

DETAIL B-B  
SCALE: 1"=40'

ELEVATION VIEW  
SCALE: 1"=40'

BRM  
WATERLINE

20' BUFFER  
20' BUFFER

lot | lot | lot

Detailed cross-section and plan views of the buffer strip. The plan view shows a row of trees with a 20-foot buffer on either side. The elevation view shows the ground profile and water table. The cross-section shows a 20-foot buffer zone with a water line and a berm (BRM).

MAP # 9B

Bylaw 1313

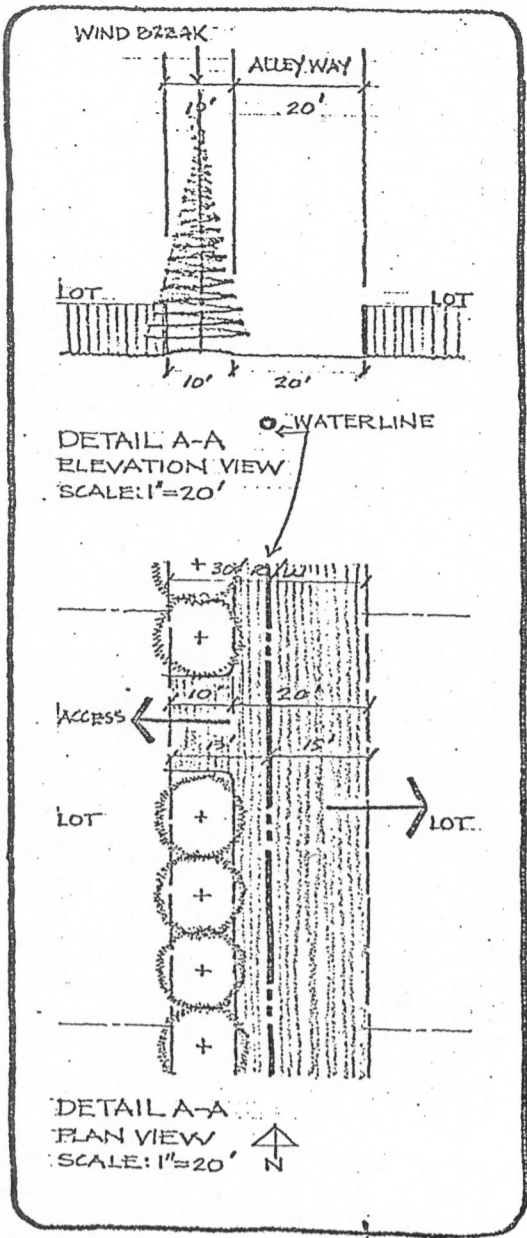
Map # 9B



MAP # 9(c)

BEAUVAIS LAKE ROAD

WATER LINE



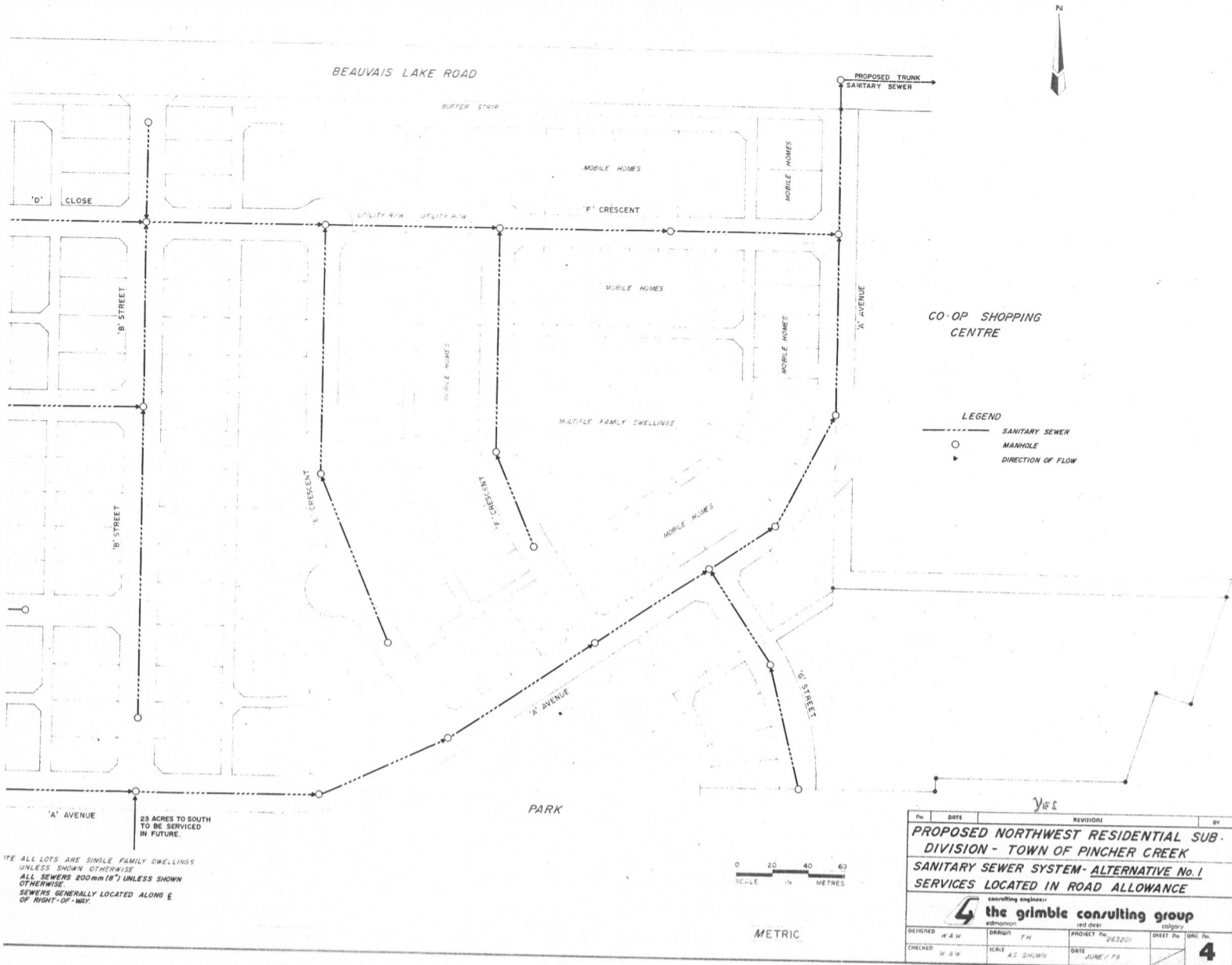
DETAIL A-A  
ELEVATION VIEW  
SCALE: 1"=20'

DETAIL A-A  
PLAN VIEW  
SCALE: 1"=20'

DEVELOPMENT SUGGESTION

Bylaw 1313  
Map # 9c

SCALE: 1"=200'  
O.R.P.C. September 12/78



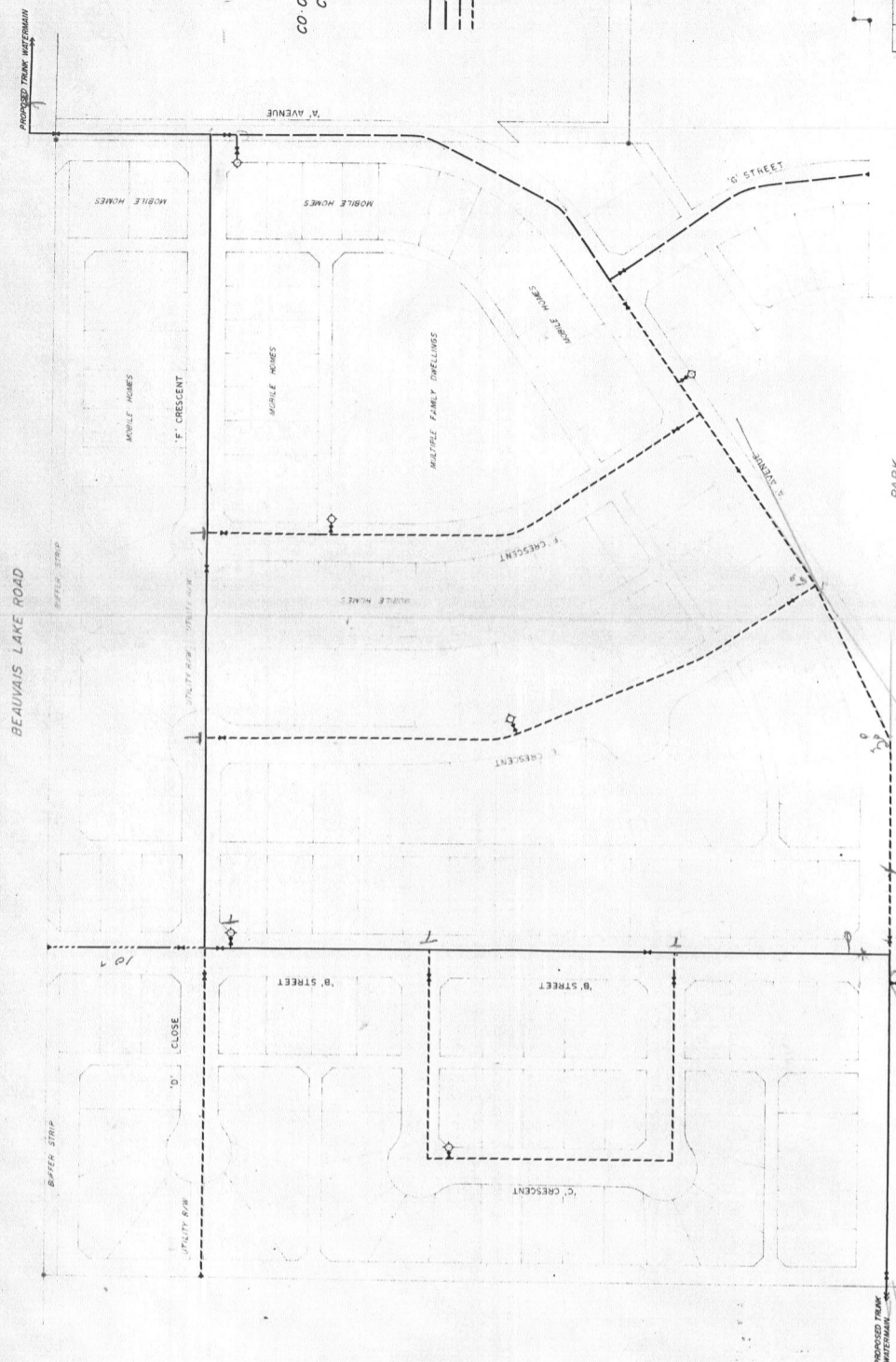
NOTE ALL LOTS ARE SINGLE FAMILY DWELLINGS UNLESS SHOWN OTHERWISE.  
 ALL SEWERS 200mm(8") UNLESS SHOWN OTHERWISE.  
 SEWERS GENERALLY LOCATED ALONG E OF RIGHT-OF-WAY.

23 ACRES TO SOUTH TO BE SERVICED IN FUTURE.

No.	DATE	REVISIONS	BY
<b>PROPOSED NORTHWEST RESIDENTIAL SUB-DIVISION - TOWN OF PINCHER CREEK</b> <b>SANITARY SEWER SYSTEM - ALTERNATIVE No. 1</b> <b>SERVICES LOCATED IN ROAD ALLOWANCE</b>			
<small>consulting engineers:</small> <b>the grimble consulting group</b>			
DESIGNED	W.A. W.	DRAWN	T.H.
CHECKED	W.A. W.	SCALE	AS SHOWN
		PROJECT No.	263201
		DATE	JUNE / 79
		SHEET No.	4

Bylaw 1313  
 Map 9A.  
 Sanitary Sewer System.





**LEGEND**

- PROPOSED 300 mm (12") WATERMAIN
- PROPOSED 250 mm (10") WATERMAIN
- PROPOSED 200 mm (8") WATERMAIN
- PROPOSED 150 mm (6") WATERMAIN
- GATE VALVE
- FIRE HYDRANT
- PLUG



METRIC

NO.	DATE	REVISION	BY
<b>PROPOSED NORTHWEST RESIDENTIAL SUB-DIVISION - TOWN OF PINCHER CREEK</b> <b>WATER DISTRIBUTION SYSTEM-ALTERNATIVE No. 1</b> <b>SERVICES LOCATED IN ROAD ALLOWANCE.</b>			
REVISION	DATE	BY	NO.
1	JUNE 7/79	J.S. SCHWAB	5

NOTE ALL LOTS ARE SINGLE FAMILY DWELLINGS  
 ALL WATERMANS GENERALLY LOCATED 3m  
 FROM E OF RIGHT-OF-WAY(SOUTH & EAST)

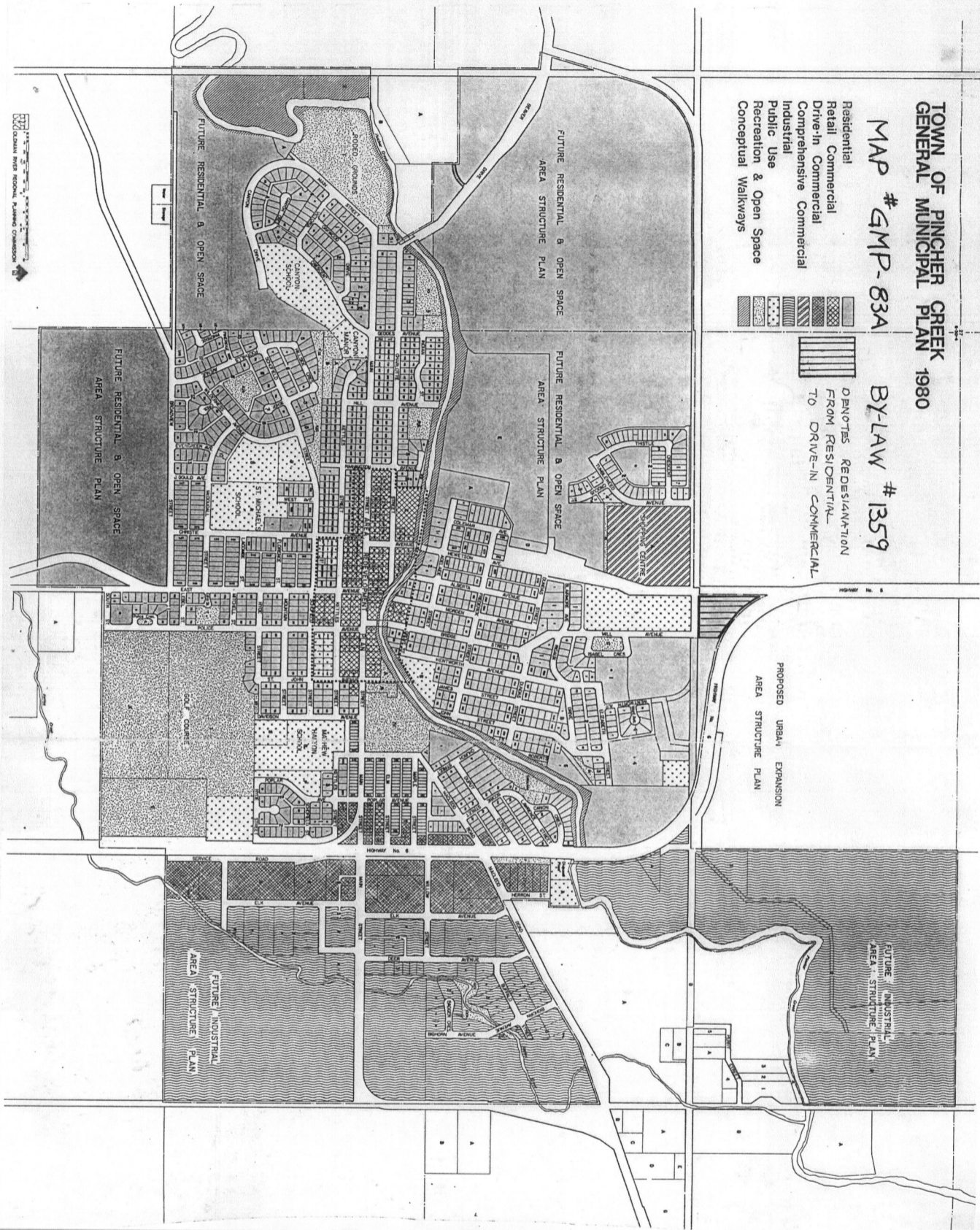
9 B

Bylaw 1313.  
 Map 9 B.

Water Distribution System

Bylaw 1313. Map # 9 D.

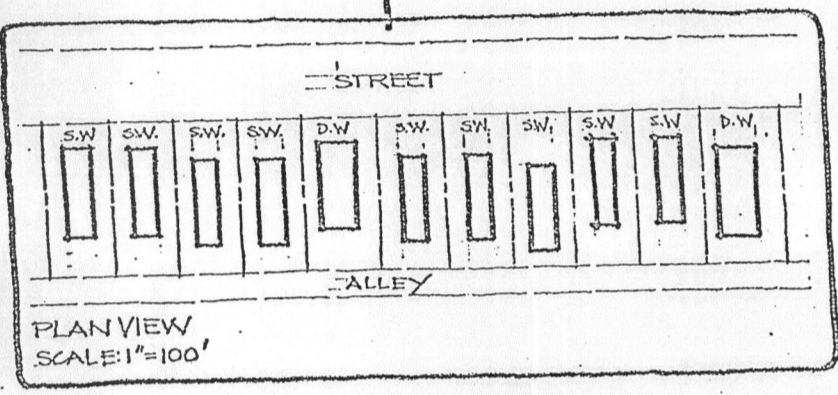
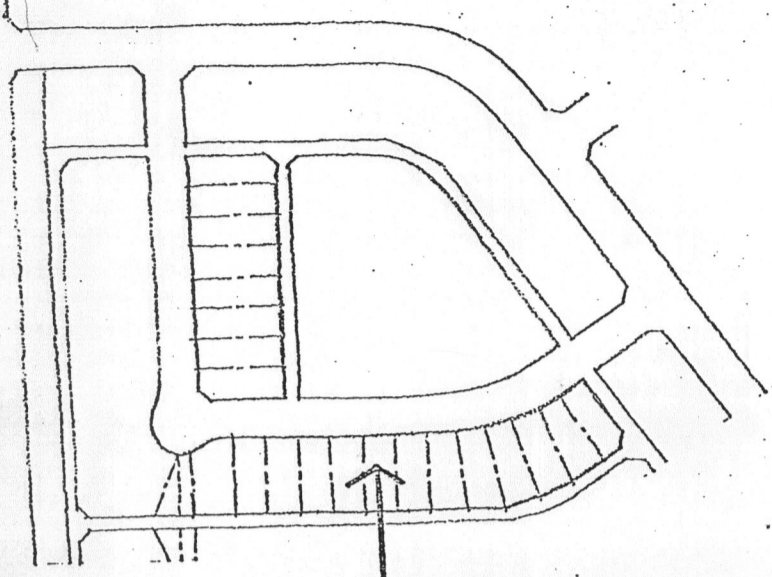
ST Layout and Storm Drainage Plan



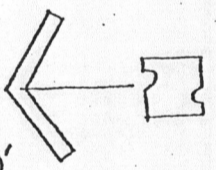




MAP # 10



DEVELOPMENT SUGGESTION



SCALE: 1"=200'  
O.R.R.P.C. September 12/78

MOBILE HOME SUBDIVISION