

BY-LAW # 1312
of the
TOWN OF PINCHER CREEK

A BY-LAW OF THE MUNICIPALITY OF THE TOWN OF
PINCHER CREEK FOR THE PURPOSE OF AMENDING
THE PINCHER CREEK GENERAL MUNICIPAL PLAN, 1980.

Pursuant to Section 135 of The Planning Act, the Council of the
Town of Pincher Creek, duly assembled, enacts as follows.
The following policies are amended as follows:

- #5 An Area Structure Plan shall be required before any sub-division greater than one acre in a previously undeveloped area is recommended for approval.
- #8 The Council of the Town of Pincher Creek shall encourage and, whenever possible, adopt joint and complementary policies with the Municipal District of Pincher Creek #9 which governs the use of land lying within the urban fringe as indicated on Map #8.
- #23 The Town shall incorporate more open space and play areas into new residential designs, using a minimum of 10% of the area to be developed. At the recommendation of Council and the School Boards, the sub-division approving authority may require that money be provided in lieu of all or part of municipal and/or school reserve.
- #24 If sub-division of a quarter section occurs in phases, the 10% open space and play area requirements for the initial phases may be deferred to later phases in accordance with a concept plan for the entire area, in order to allow for the provision of substantial recreation and open space areas.
- #39 The Town shall require that all future public and private developments and any future development schemes in the downtown conform to the redevelopment plan as outlined in Policy 36 above, upon its adoption.
- #42 The North Hill (Co-Op) Shopping Centre site shall be strictly controlled in terms of the development and use of land and buildings.
- #63 All future designs in the Town should include landscaping programs.
- #73 The Town shall provide legal and physical access to the rear of the downtown commercial buildings through expropriation where necessary.
- #94 In accordance with The Planning Act, 1977, as amended, any amendments to the Plan shall be made only after a public hearing is held, to give residents the opportunity to comment on the proposed amendments.

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

(Mayor) [Signature] (Manager) [Signature]

READ A SECOND TIME THIS 31 DAY OF August, 1981, A.D.

(Mayor) [Signature] (Manager) [Signature]

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

(Mayor) [Signature] (Manager) [Signature]