

BY-LAW #1315  
of the  
TOWN OF PINCHER CREEK  
IN THE PROVINCE OF ALBERTA

A BY-LAW OF THE MUNICIPALITY OF THE TOWN  
OF PINCHER CREEK, IN THE PROVINCE OF  
ALBERTA, FOR THE PURPOSE OF PROVIDING A  
FRAMEWORK FOR DEVELOPMENT OF BLOCK B,  
PLAN PINCHER CREEK 7410714. (AREA STRUCTURE  
PLAN #2)

NOW THEREFORE pursuant to Section 62(1) of The Planning Act, 1977 as amended, The Council of the Town of Pincher Creek hereby enacts as follows: (to be known as the Town of Pincher Creek, Block B, Plan Pincher Creek 7410714 portion of SE¼ 23-6-30-W4M, Area Structure Plan Number Two).

1. Maps

Maps one and two are approved as part of this Area Structure Plan.

2. Conformity to Municipal By-Laws

This by-law 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 #1289.

3. Purpose

The purpose of this plan is to define and describe the servicing scheme and road pattern to be used in the development of this sub-division.

4. Proposed Land Use

It is proposed that the sub-divided lots be developed for drive-in commercial uses in conformity with Land Use By-Law #1289. The lots number 5 to 9 inclusive have been kept to the minimum size allowed thereby allowing flexibility to prospective purchasers who may wish to purchase a block of the lots. The proposed sub-division provides access to traffic for all lots onto the existing street system.

5. Servicing Scheme

- a. All services of the lot shall be extended from existing services in the area.
- b. The lots on the east side of the Block shall be served from Elk Avenue.
- c. The lots on the west side of the Block shall be served by extending the services from Elk Avenue along the street south of the Block, and then north at the southwest end of the Block.
- d. The Town and Developer shall enter into a Development Agreement regarding financial responsibilities of providing lot service and service road construction.

6. Road Pattern

The road pattern shall remain as it exists, Block B, Plan 7410714, namely as follows:

- a. Elk Avenue shall extend the length of the easterly side of the Block.
- b. The street as shown on the outline plan attached hereto shall extend along the southerly side of the Block.
- c. The service road shown in Plan Number 53 J.K. on the outline plan attached hereto, shall extend along the westerly side of the Block.

6. Road Pattern ... Cont'd

- d. An alley shall service the rear of the proposed lots and shall have exits onto Elk Avenue and the street to the south of the property.

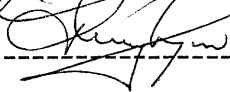
READ A FIRST TIME THIS 24 DAY OF August, 1981, A.D.

(Mayor) -----

(Manager) -----

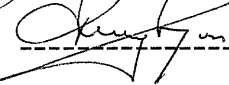
READ A SECOND TIME THIS 14 DAY OF SEPTEMBER, 1981, A.D.

(Mayor) -----

(Manager) -----

READ A THIRD TIME THIS 14 DAY OF SEPTEMBER, 1981, A.D.

(Mayor) -----

(Manager) -----

# TOWN OF FINCHER CREEK PROPOSED LAND USE

- Residential
- Retail Commerci
- Drive - In Commc
- Comprehensive
- Industrial
- Public Use
- Recreation and
- Conceptual Vial

