

Town of Pincher Creek

Inspiration Area Structure Plan

FINAL



Prepared for: 2536977 ALBERTA LTD.

Prepared by: ISL Engineering and Land Services Ltd.

Prepared on: June 2025

Table of Contents

SECTION ONE	1
Policy Context	1
1.1 INTRODUCTION	1
1.2 PURPOSE	1
1.3 POLICY CONTEXT	3
1.4 PLAN INTERPRETATION	8
1.5 MONITORING AND REVIEW	8
1.6 AMENDING THE ASP	8
1.7 LIMITATIONS	8
SECTION TWO	9
Plan Area	9
2.1 AREA CONTEXT	9
2.2 CURRENT LAND USE	9
2.3 TOPOGRAPHY	9
2.4 LAND OWNERSHIP	9
2.5 SUPPORTING STUDIES	9
SECTION THREE	13
Development Concept	13
3.1 VISION	13
3.2 GUIDING PRINCIPLES	13
3.3 CONSULTATION	14
3.4 DEVELOPMENT CONCEPT	14
3.5 LAND USES	16
SECTION FOUR	18
Development Framework	18
4.1 GENERAL DEVELOPMENT POLICY	18
4.2 RESIDENTIAL	18
4.3 OPEN SPACE	19
SECTION FIVE	21
Transportation Framework	21
5.1 TRANSPORTATION NETWORK	21
SECTION SIX	23
Servicing Framework	23
6.1 GENERAL SERVICING POLICY	23
6.2 WATER	23
6.3 SANITARY	24
6.4 STORMWATER	24
6.5 SHALLOW UTILITIES	24
SECTION SEVEN	28
Implementation	28
7.1 SEQUENCE OF DEVELOPMENT	28
7.2 CIRCULATION AND COLLABORATION	28

Figures

Figure 1: Location Plan 2

Figure 2: Context Plan 7

Figure 3: Topography 12

Figure 4: Development Concept 15

Figure 5: Open Space and Pedestrian Network 20

Figure 6: Transportation Network 22

Figure 7: Water Distribution System 25

Figure 8: Sanitary System 26

Figure 9: Stormwater Management 27

Figure 10: Sequence of Development 30

SECTION ONE

Policy Context

1

This section outlines the purposed of the ASP and the local policy context.

1.1 INTRODUCTION

The Inspiration Area Structure Plan (ASP) is intended to provide a framework for future development on lands within the Town of Pincher Creek; located south of Tumbleweed Avenue and west of current development on Crocus Street as shown on [Figure 1: Location Plan](#).

Inspiration fuels the process to create new things. It is the stimulus that stirs motivation and action and leads to great accomplishments. The proposed community of Inspiration is born from the creativity and positivity generated from the natural environment and the enthusiasm to create something great!

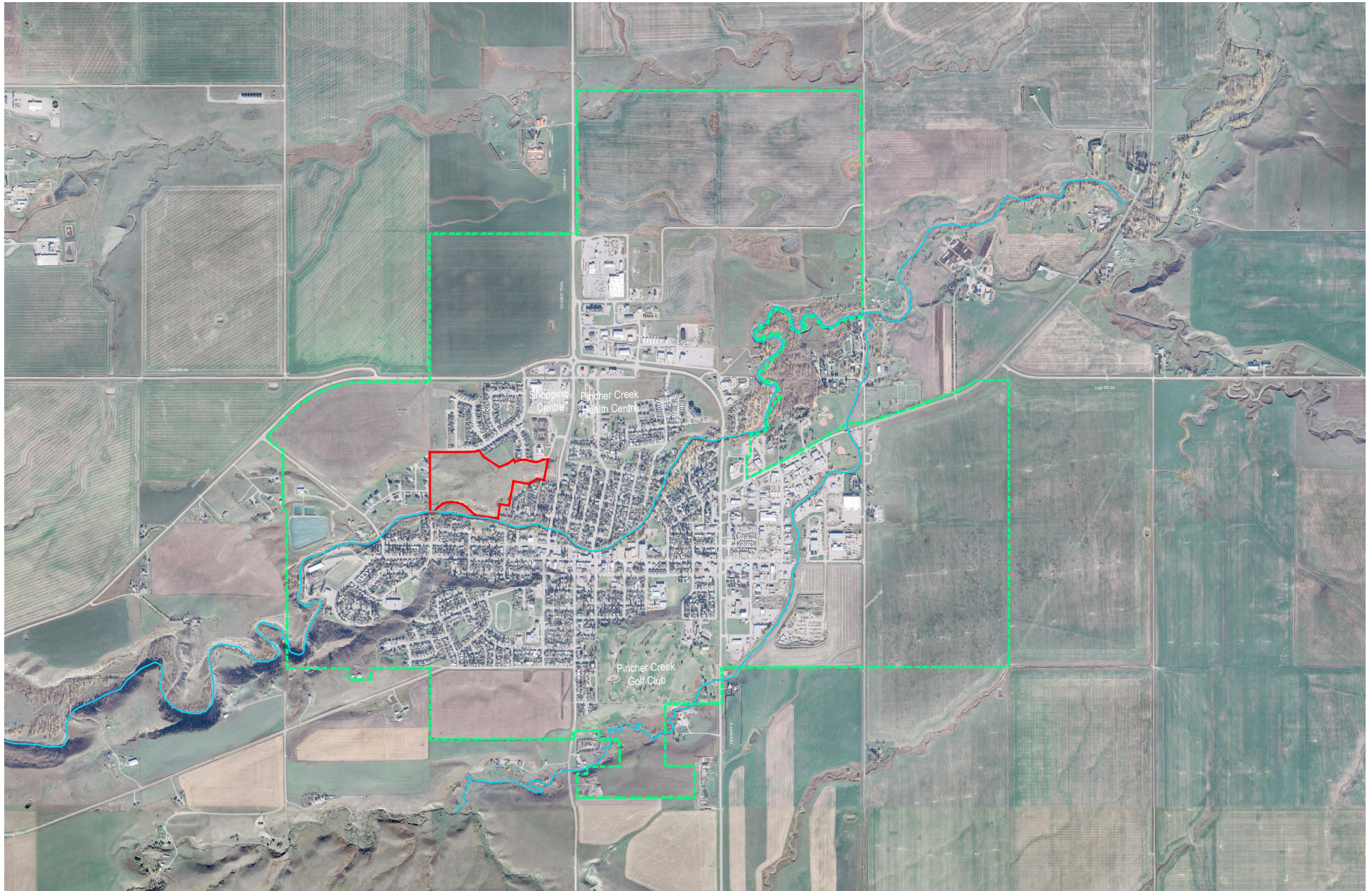
1.2 PURPOSE

The Inspiration ASP is a statutory plan that provides a comprehensive development concept for the lands within the plan area. As outlined in Section 633 (1) of the Municipal Government Act (MGA), ASPs are developed “for the purpose of providing a framework for subsequent subdivision and development of an area of land...”

The MGA empowers municipalities to shape their communities to in alignment with statutory plans, local bylaws, and relevant regulations including matters relating to reserves. Per the MGA requirements, this ASP addresses the following:

- Sequencing of development proposed for the area,
- Proposed land uses,
- Proposed density of population, and
- General location of major transportation routes and public utilities.

This plan is intended to be a road map for the Inspiration Lands. It is anticipated that minor revisions to the plan may be required over time. Modifications to this plan at the time of development should be supported where the intent of the plan is not compromised.



 ASP Boundary
 Town of Pincher Creek Boundary

0 600 1200 m



Integrated Expertise, Locally Delivered

1.3 POLICY CONTEXT

Policies within this ASP are consistent with the following relevant regulation, statutory plans, and local bylaws:

Provincial Regulation

All development within this ASP is consistent with Provincial regulation, in particular the MGA and those of Alberta Environment and Protected Areas (AEPA).

South Saskatchewan Regional Plan (SSRP)

The Alberta Land Use Framework provides a blueprint for land-use management and decision-making that addresses Alberta's growth pressures. The Town of Pincher Creek is located within the geographical area of the South Saskatchewan Regional Plan (SSRP). The SSRP lays out a number of key desired outcomes and strategic directions relating to the region's economy, people, environment, and resources.

The Inspiration ASP aligns with the SSRP, which establishes broad policies to guide responsible land management in southern Alberta by promoting efficient land use, quality of life and response to community needs.

Municipal Development Plan

The MDP designates the ASP subject lands primarily as Residential and Parks and Open Space. The ASP aligns with MDP Map 1, General Growth Direction and Future Land Uses and the key goals and objectives of the MDP by providing efficient and effective development in an area proposed for residential development. Per Section of the MDP: "Overall, residential development will continue to be directed to areas west of Highway 6 so as not to conflict with commercial and industrial uses to the east of the highway. A mix of conventional residential and higher density residential development will generally be directed to areas in the northwest portion of the community as sewer and water services can be more easily accommodated in this portion of the community."

The ASP supports the following relevant MDP goals and policies:

Part 4, Section 3.0. MUNICIPAL, SCHOOL, ENVIRONMENTAL AND COMMUNITY SERVICES RESERVE

Target

To establish guidelines for the allocation of municipal, school, environmental and community services reserve.

POLICIES

Policy 3.1 Municipal and/or school reserve will be provided in accordance with sections 666 and 667 of the Municipal Government Act.

Municipal reserve will be provided per the MGA. A small portion of the existing MR parcel has been redistributed elsewhere within the ASP as part of the open space network and added to the reserve dedication. This redistributed reserve is in addition to the 10% reserve obligation for the subject lands. A formal Disposition of Reserve will be required for the redistributed areas to accommodate the residential development.

Part 4, Section 4.0 GENERAL GROWTH AND DEVELOPMENT

TARGET

To identify appropriate areas for development and redevelopment based on infrastructure, site characteristics, and compatibility with adjacent and existing uses.

POLICIES

Policy 4.1 Future urban growth and development in the Town should be directed to the areas identified in the Future Land Use and Growth Directions Map (Map 1) as future growth areas if they are determined to be suitable for development and can be serviced with municipal infrastructure.

Map 1 identifies this area as future residential development.

Policy 4.7 An area structure plan or conceptual design scheme may be required for any proposal involving:
(a) industrial development;
(b) large-scale commercial development;
(c) multi-lot residential development resulting in the creation of more than five lots or which has the potential to trigger capacity upgrades or require expansion of infrastructure (roads, water, sewer, etc.); or

(d) as deemed necessary by Council.

An ASP is required per (c) above.

Policy 4.8 Area structure plans shall take into consideration the following:

- (a) phasing of development;*
- (b) land uses proposed for the area;*
- (c) density of development;*
- (d) transportation patterns;*
- (e) ease of municipal servicing including logical expansion of infrastructure;*
- (f) linking open space with existing open space, parkways, walkways, and railways;*
- (g) stormwater management;*
- (h) compatibility with adjacent land uses;*
- (i) consistency with the Municipal Development Plan policies and other municipal or provincial plans, policies, and regulations; and*
- (j) any other matter Council deems necessary.*

The ASP addresses the items above.

Part 4, Section 5.0 RESIDENTIAL

TARGET

- Encourage a variety of housing form and affordability that appeals to a broad section of people.
- Create an attractive residential environment with strong aesthetic merit.
- Promote proportional increases in multi-unit housing compared to other housing types.
- Support the development of housing for people wishing to retire in Pincher Creek to take advantage of proximity to wilderness amenities, fishing, camping, and quiet small-town atmosphere.

POLICIES

Policy 5.1 All future residential development:

- (a) shall comply with the objectives of this plan and the current Land Use Bylaw;*
- (b) should be directed to the areas of the Town as identified in Map 1;*
- (c) shall be evaluated by the Council and/or the Municipal Development and Subdivision Authority.*

The proposed development is primarily residential.

Policy 5.4 Developers are encouraged to design subdivisions that provide diversity in housing type, accessibility, tenure, and cost.

Higher density and seniors housing is incorporated into the neighbourhood design. These sites will require a Land Use Amendment concurrent with the ASP.

Policy 5.6 The Town shall, for the convenience and enjoyment of residents, emphasize the provision of parks, playgrounds, space, and walkways for pedestrian traffic in new and established residential neighbourhoods.

A small portion of the existing MR parcel has been reconfigured within the ASP area to provide a comprehensive open space network. Relocation of the MR parcel requires a disposition of reserve and will require a Land Use Amendment for those portions of the parcel proposed for residential development.

Policy 5.10 The Town should consider the impact of a rising seniors population and attempt to accommodate their housing needs.

The multi-unit residential site is anticipated to accommodate Seniors.

Part 4, Section 8.0 RECREATION, PARKS AND OPEN SPACE

TARGETS

- To provide quality recreational facilities, parks and open space and pathways for the enjoyment of residents and visitors alike.
- Encourage linkages between open space, parks, schools, and pathways where feasible.

POLICIES

Policy 8.1 *The Town should continue to encourage the commitment of residential developers to incorporate green space, community parks, and connections to the existing pathway system into future developments. It is also important to maintain landscaping minimums in future commercial and industrial developments.*

A small portion of the existing MR parcel has been reconfigured within the ASP area to provide a comprehensive open space network. Relocation of this area requires a disposition of reserve and will require a Land Use Amendment for those portions of the MR parcel proposed for residential development.

Policy 8.2 *Future recreational development should have regard to optimizing the use of land for social and recreational facilities.*

Active and passive recreational uses have been incorporated into the comprehensive open space network.

Part 4, Section 9.0 TRANSPORTATION

TARGET

To provide the residents and businesses of the Town with safe, efficient and effective municipal infrastructure and transportation systems, which meet the present and future needs of the Town.

POLICIES

Policy 9.2 *Residential street designs shall continue to employ a hierarchical road pattern, which provides local, collector and arterial roadways to service the population.*

The street network will be developed to Town standards to accommodate anticipated traffic volumes.

Policy 9.5 *Major subdivisions and developments may be required to submit a Traffic Impact Assessment or other analysis, as deemed necessary by the Town. Any upgrading identified by such studies shall be implemented by the developer at its sole cost and to the satisfaction of the Town and Alberta Transportation.*

Per discussions with the Town, given the proposed density, a TIA is not required.

Part 4, Section 10.0 MUNICIPAL SERVICES AND FACILITIES

TARGET

It is important to carefully consider the siting of all new development in terms of existing infrastructure, ease of servicing and potential storm water drainage issues. Ideally, for a more effective and efficient process, a comprehensive water management drainage plan should be developed in those areas targeted for expansion to reduce costs of piece-mealing development.

POLICIES

Policy 10.5 *All new development will be required to hook up to municipal water and sewer unless demonstrated to the satisfaction of the Town that the proposed use does not require municipal servicing.*

Servicing will be provided to Town standards through connections to adjacent servicing connections and the downstream stormwater conveyance system.

Policy 10.6 *The Town supports low impact development practices as a sustainable means of stormwater management.*

Low impact development practices will be incorporated where feasible.

The subject lands are identified within the context of the MDP on **Figure 2: Context Plan.**

Land Use Bylaw

The Development Concept prepared for this ASP has been designed to reflect the regulatory parameters Land Use Bylaw 1547 (the “LUB”).

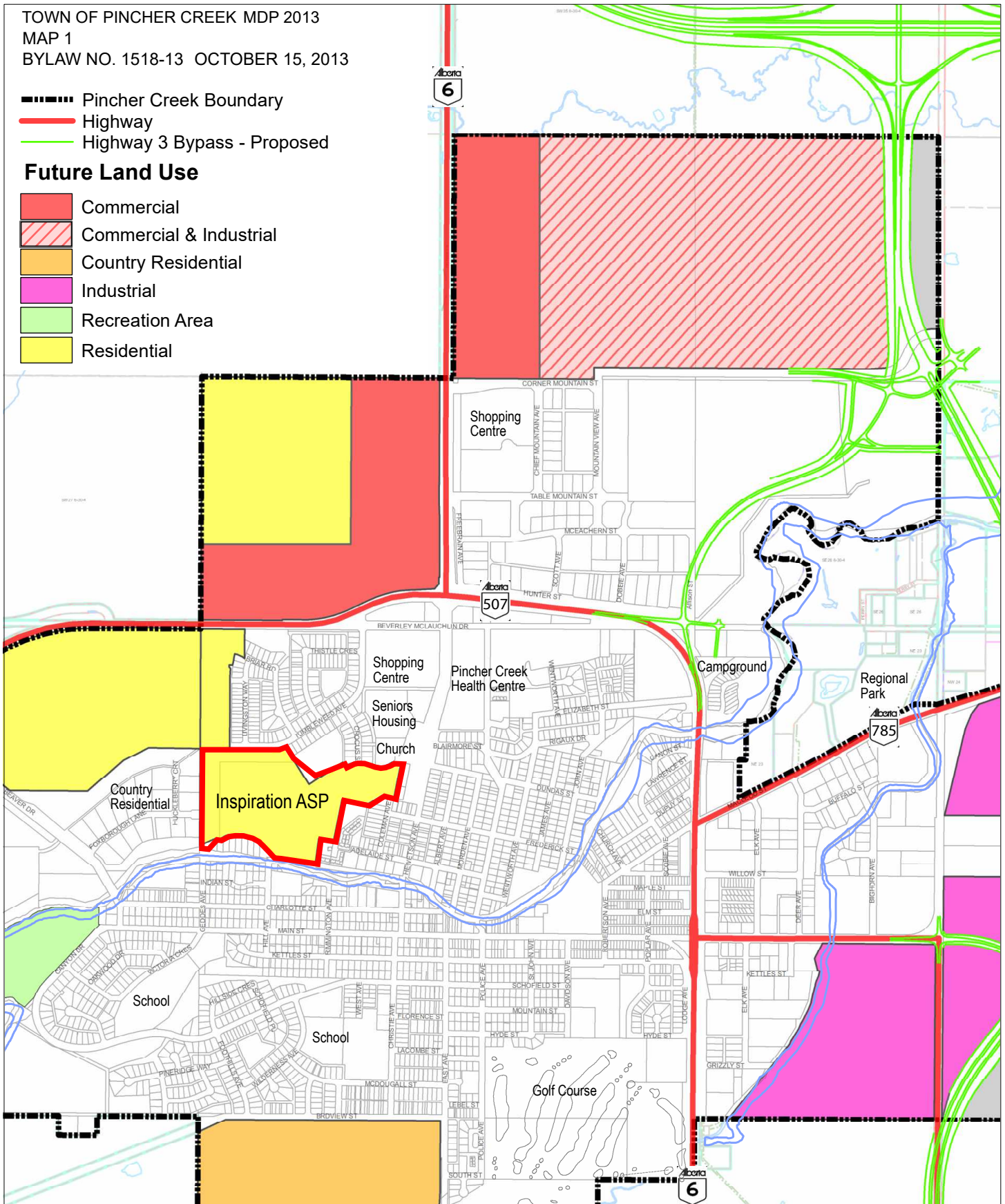
The subject parcels are currently zoned R1 (Residential) and POS (Parks and Open Space). The addition of multiple-unit development or non-residential uses within the ASP will require a land use amendment to accommodate higher density areas. A small portion of the existing POS parcel is anticipated to be relocated within the greater ASP area and the planning process will include a Disposition of Reserve, including a Public Hearing.



- Pincher Creek Boundary
- Highway
- Highway 3 Bypass - Proposed

Future Land Use

- Commercial
- Commercial & Industrial
- Country Residential
- Industrial
- Recreation Area
- Residential



ASP Boundary

0 0.25 0.5 1 Kilometers

1.4 PLAN INTERPRETATION

Map Interpretation

Unless otherwise specified within this ASP, the boundaries or locations of any symbols or areas shown on a map or illustration are approximate only, not absolute, and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or utility/road rights-of-way. Details shown on the maps will be subject to further study at the development approval stage. No measurements or area calculations shall be taken from the plan maps. Minor revisions to the Development Concept will be permitted at time of development, provided they are consistent with the intent of this ASP.

Policy Interpretation

Where “shall”, “will” or “require” are used in a policy, the policy is considered mandatory in order to achieve a desired result. Where “should” or “encourage(d)” is used in a policy it is anticipated that the policies will be applied in all situations unless it can be clearly demonstrated to the satisfaction of the Development Authority, that the intent of the ASP is not compromised.

1.5 MONITORING AND REVIEW

This ASP is a long-term policy document that promotes a vision for development and provides guiding principles and policies that work towards achieving that vision over-time. The policies within this ASP will be monitored and should be reviewed and updated every 10 years until such time as build-out of the plan area is achieved. This ASP may also be amended in response to changes in the overall policy direction within the Town or specific planning applications. The ASP policies have been developed to provide for flexibility as the community evolves.

1.6 AMENDING THE ASP

If major changes with regards to land use, road networks or any other significant aspect of the plan are contemplated, such as a change in use from residential to non-residential uses or densities which would trigger greater road capacity, an amendment to the ASP, that includes a public hearing, shall be held in accordance with the MGA.

Minor changes will not require an amendment if, in the opinion of the Development Authority and/or Council, the intent of the ASP is still achieved. Where an amendment to this ASP is requested by an applicant, the applicant shall be required to submit the justification and information necessary to support the amendment.

1.7 LIMITATIONS

Policies within this ASP are not to be interpreted as an approval for a use on a specific site. Detailed site conditions or constraints – including environmental considerations – must be assessed on a case-by-case basis as part of an application for a Land Use Amendment, Subdivision, or a Development Permit. Minor revisions to ASP are expected over time and will not require an amendment to the ASP.

SECTION TWO

Plan Area

2

This section highlights the existing conditions within the plan area, the technical studies prepared to understand the plan area better and support the ASP, and the opportunities and constraints as they relate to future development.

2.1 AREA CONTEXT

The Inspiration ASP encompasses approximately 15.96 hectares. The lands are surrounded by existing residential neighbourhoods and the area has been identified primarily for future residential growth.

2.2 CURRENT LAND USE

The lands within the plan area are designated as Residential (R1) and Parks and Open Space (POS) under the LUB. Future development within the ASP area, will require a Land Use Amendment prior to development in areas where proposed uses are not consistent with the existing designation.

2.3 TOPOGRAPHY

The parcel is located along the coulee edge north of Pincher Creek as shown in [Figure 3: Topography](#). There are significant slopes within the parcel and development areas are divided between a small area on the lower lands in the Southwest corner and the larger development parcel on the upper bench lands to the north of the escarpment. The plan area is surrounded by residential areas of the Town of Pincher Creek. Most of the plan area appears to be agricultural land use, and the portions at the top of and below the south slope are native grassland and the riparian area of Pincher Creek.

2.4 LAND OWNERSHIP

The ASP area includes two parcels that are privately owned by 2536977 ALBERTA LTD. as well as a small portion of an undeveloped Municipal Reserve parcel owned by the Town of Pincher Creek.

2.5 SUPPORTING STUDIES

The following studies were completed in support of the ASP. Policy content within the ASP has been prepared to reflect the findings of these studies.

Stormwater Management Report

ISL prepared a Stormwater Management Report for the development which included our design criteria for the entire development ensuring all phases align with the overall master planning.

The stormwater analysis was based on compliance with the Town of Pincher Creek Infrastructure Master Plan. The scope and accuracy of the design and analysis for the study area was limited to the conditions considered therein. The main findings and recommendations from this analysis included:

- The development will have a dry pond located in the Municipal Reserve parcel adjacent to the site. The Infrastructure Master Plan identified that developments control site release rates to 4.2 L/s/ha for all lands within the Town of Pincher Creek. For the proposed development, the preliminary release rate is calculated as 73.3 L/s.
- SWMF for the site is estimated to contain runoff up to the 1:100-year storm event in the main facility. There is a small section of roadway on the east side of the site that will have a separate storage facility that will require approximately 200m³ of storage.
- The development will require a storage volume of 5,582 m³ for the 1:100-year storm event.
- Ensure that the Stormwater Management Facility (SWMF) is adequately sized to manage runoff up to the 1:100-year storm event, based on the conservative design storm modeling.
- Integrate stormwater management facilities within the adjacent open space network, ensuring they serve both functional and recreational purposes.
- Follow Best Management Practices (BMPs) to enhance water quality and reduce the risk of flooding.
- Minimize the transference of drainage issues from one location to another, ensuring that downstream properties are not adversely affected by increased flow rates resulting from the development.
- Ensure that the site does not restrict or redirect upstream runoff that would have otherwise naturally flowed through the area.

Sanitary and Water Servicing Report

The design brief provides a comprehensive analysis of the servicing requirements and options for the proposed development, which aims to create a sustainable and livable community in the area. The infrastructure and servicing analysis was completed based on compliance with the Town of Pincher Creek Infrastructure Master Plan. The scope and accuracy of the design and analysis for the study area was limited to the conditions considered therein. The main findings and recommendations from this analysis included:

- The water connection to service the development is proposed to connect to the existing watermain underneath of Tumbleweed Avenue and Crocus Street.
- The sanitary connection to service the development is proposed to connect to the existing sanitary underneath of Tumbleweed Avenue.
- Peak dry weather sanitary sewer flow leaving the proposed development is an estimated 6.79 L/s. The development plans for the development involve utilizing an existing a 200 mm PVC sanitary sewer main to the east of the site along Crocus Street, and an additional connection to an assumed 200 mm PVC sanitary sewer main to the north along Tumbleweed Avenue. Peak wet weather sanitary sewer flow for the site is an estimated 9.64 L/s, considering peaking factors and inflow and infiltration into the system. The existing sanitary sewer system has been assessed as capable of handling the projected peak wet weather flows from the development.
- Water demand for the proposed development is an estimated 156 L/s, considering both single detached and multi-unit residential needs for maximum daily demand and fire flows. The proposed development in the area will be connected to an existing 300 mm PVC watermain to its north and a 200mm PVC watermain to the east, which has been deemed sufficient in capacity and does not require immediate rehabilitation or upgrades.

- Both sanitary and water demands have been sized utilizing the Towns published demand rates. These rates in ISL's experience are conservative relative to actual demands seen in many municipalities throughout Western Canada. As a result, it should be noted that conveyance main sizes could be reduced in diameter at time of detailed design.

Historical Resources

Historical Resources Act approval has been granted for the activities described in this application and its attached plans/sketches subject to Section 31, "a person who discovers a historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery".

Geotechnical Report

A geotechnical review of previous slope stability assessments was conducted by Tetra Tech Canada Ltd. (originally EBA Engineering) in June 2023.

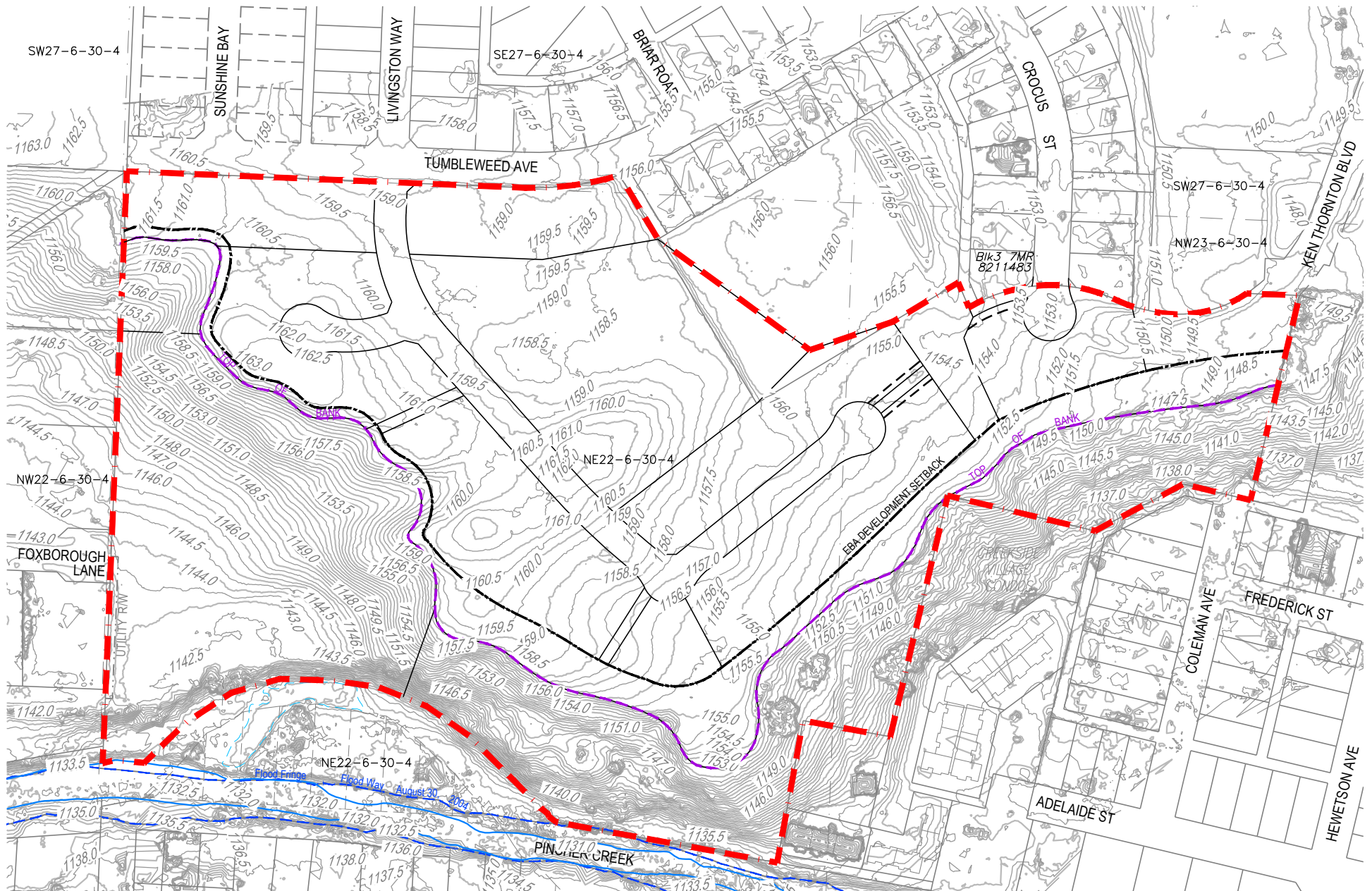
Based on the previous engineering review conducted on the slope stability assessments conducted in 1996 and 2004, and the site reconnaissance in 2013 for the subject development site, the recommendations contained in those reports for the safe development setback lines established remain valid. It was noted that a minimum 15 meters from an escarpment and-or top of slope would be required, according to Bylaw No. 1547. The Tetra Tech review indicated that a 6 m minimum setback line is technically applicable for the western area of the property according to the nature of the slope stability.

The current conditions of the site were anticipated in 2004, in that it was expected over time that the head scarp would regress to the defined top-of-bank and beyond; however, will not exceed the limits established by the setback development line restriction. To this date, the regression has been minimal from that noted in 2004 and 2013. Nothing was identified that would preclude the development as proposed. Grading, compaction excavations, underground utilities, building construction, stormwater facilities and pavement construction will follow the guidelines set out by the geotechnical investigations.

Environmental Review and Onsite Assessment

A Desktop Environmental Review was conducted to identify potentially sensitive biological and physical features that may be impacted by the proposed development. ISL completed field assessments, no wetlands were noted within the development.





--- ASP Boundary



Integrated Expertise, Locally Delivered



SECTION THREE

Development Concept

3

This section provides the overall Development Concept for the plan area, showing the general location of land uses, community amenities and the road network.

3.1 VISION

The Inspiration ASP area is intended to integrate with the existing community and provide a diverse range of residential and recreational opportunities that will contribute to a healthy environment and a high quality of life. In compliance with the goals and objectives of the MDP, the Plan area will accommodate a residential neighbourhood that is well integrated with the existing neighbourhood and connected to adjacent institutional and commercial amenities and through a network of trails and open spaces associated with the coulee area.

3.2 GUIDING PRINCIPLES

The following principles provide guidance on the nature of development within the plan area:

Sustainability

Infrastructure and servicing should be developed in an efficient manner following sustainable best practices. Energy efficiency, innovative housing design, active transportation networks and alternative servicing options for new construction should be considered.

Housing Diversity

A diversity of housing options is encouraged in order to respond to various market segments and meet the needs of a variety of different income groups and lifestyles. While the predominant form of housing is anticipated to be single detached dwellings, demands for alternative housing choices, including seniors' housing, will arise as Pincher Creek continues to grow.

Connectivity

Vibrant neighbourhoods promote walking, cycling and convenient vehicular access to amenities and services. Trails and pathways should be incorporated into the linear open space corridors to promote a healthy balance of mobility choices. The provision of safe and convenient routes and access to services and amenities is a key principle of sustainability and an important component of future development.

Flexibility

Market conditions and policy direction will evolve as the community grows and the ASP policies have been developed to provide for flexibility as the community evolves. Revisions required to respond to these factors should be supported without requiring an amendment to this ASP.

3.3 CONSULTATION

The Development Concept was prepared in consultation with Town Administration through pre-application discussions and a review of the proposed design.

An Open House was conducted during the circulation period for the initial application to gather input from the neighbouring residents and the public. Comments were evaluated in coordination with the agency comments received during the circulation period and the development concept was revised to reflect the feedback received, including the following:

- Only a small portion of the existing MR parcel will be incorporated into the development area to accommodate minimum lot depths and parcel configuration.
- Flow-through traffic has been reduced to limit the impact of additional traffic to the adjacent neighbourhood.
- Development of the lower bench will be consistent with the existing zoning for single detached residential units.

3.4 DEVELOPMENT CONCEPT

As noted above, the Development Concept, shown in [Figure 4: Development Concept](#), has been created using input gathered from consultation with the Town to prepare a design that respects the physical constraints within the plan area and supports existing Town goals and objectives. The road network connects to Tumbleweed Avenue and no through access will be permitted via Crocus Street. No vehicular connection has been provided from Foxborough Lane to the upper lands along the edge of the coulee.

The residential layout is intended to provide a variety of housing options on the upper lands including single detached homes, townhouses, multiple-unit dwellings and seniors' accommodations. Dwellings have been located to take advantage of views to the open space corridor and the internal park areas. Development of the lower lands will accommodate single detached homes, consistent with the current land use district.

The road network provides a flexible design and minor changes to the local road layout will be allowed as the development proceeds without requiring revisions to this ASP. This provides the opportunity to respond to market demand and the Town's evolving needs without compromising the integrity of the plan.

The road network has been designed to provide for pedestrian and cycle connections as shown on [Figure 5: Open Space and Pedestrian Network](#) in section 4. Trails are provided along the top of the escarpment to promote non-vehicular transportation options and convenient access to the parks and local amenities to the east of the plan area.



0 60 120 m



Integrated Expertise, Locally Delivered

- ASP Boundary
- Residential
- Townhouse
- Multi-Unit
- DC (Direct Control)
- Open Space
- Environmental Reserve

Development Concept Town of Pincher Creek

Figure 4

2536977 ALBERTA LTD
Inspiration Area Structure Plan

June 2025

3.5 LAND USES

Four primary areas have been identified within the Plan including:

- **Single Detached Residential.** The plan accommodates primarily single detached residential uses. A variety of lot sizes will accommodate various sizes and product type to respond to a range of demographics and market demand.
- **Multi-Unit Residential.** A 1.88 hectare area in the central portion of the plan is intended to provide opportunities for multi-unit residential development at a maximum density of 75 units per hectare. The development is intended to accommodate up to 141 units, which may provide an opportunity for seniors housing within a portion of the development area. The multi-unit development will integrate with the open space area along the east boundary of the site. Approximately 34 multi-unit dwellings in the form of townhouses have been proposed along the main entry to the plan area to provide an alternate housing choice.
- **Direct Control.** A direct control parcel is proposed along the escarpment on the upper portion of the development area. The parcel is currently designated R-1 Residential and is proposed to follow the rules of the R-1 district with the addition of spa services as a permitted use.
- **Recreation/Open Space.** The open space throughout the plan area, has been designed to accommodate connections to the natural area within convenient walking distances for all residents. This open space network provides meeting areas and aesthetic focal points and enhances overall walkability by providing valuable connections within and beyond the ASP area. Where possible, portions of the environmentally sensitive areas have been incorporated into the rear yards of development parcels as environmental easements. On the east side of the plan, incorporating easements into private parcels would preclude the opportunity to provide a trail along the top of bank, and in these areas, the environmentally sensitive areas are proposed to be dedicated as Environmental Reserve (ER). Setbacks from the slope stability line, ranging from 6m to over 15 m were established in the Geotechnical Evaluation and areas between the top of bank and the slope stability line are proposed to be dedicated as either rear yards of residential lots or as Municipal Reserve (MR).

The uses identified are a general indication for future land use and do not constitute land use approvals per the Town's LUB. Modifications over time are expected as development progresses. A Land Use Amendment will be required to comply with the LUB in areas of the plan that are not currently designated for the proposed use.

3.6 MUNICIPAL RESERVE (MR)

The ASP area encompasses three separate areas. Two of the parcels, Title No. 141 281 928+1, and Title No. 141 281 928 are privately owned and will be required to provide 10% Municipal Reserve based on the area of the parcels, less the Environmental Reserve and Environmental Easements.

The third area is the 0.27 ha portion of the existing POS parcel which is proposed as part of the residential development to accommodate minimum lot depths and site configuration. The development concept has redistributed this portion of the existing MR within the overall design for the ASP. The final plan area design will provide 1.76 ha of dedicated Municipal reserve lands which satisfies the MR obligation. A formal Disposition of Reserve and Land Use Redesignation will be required to redesignate 0.27 ha of the existing POS site to accommodate the proposed residential development.

A calculation of MR owing and overall Land Use statistics are provided below in **Table 1: Municipal Reserve Calculation**, **Table 2: Existing Municipal Reserve Parcel** and **Table 3: ASP Land Use Statistics**.

Table 1: Municipal Reserve Calculation for Titled Parcels

Area of Titled Parcels	15.69 ha
Environmental Reserve	2.76 ha
Environmental Easements.	1.65 ha
Gross Developable Area of Titled Parcels	11.55 ha
10% Municipal Reserve Owing from Titled Parcels	1.15 ha

Table 2: Existing Municipal Reserve

Portion of MR Parcel to be Developed	0.27 ha
Additional Reserve Owing for MR Area	0.27 ha

Table 3: ASP Land Use Statistics

Proposed Land Use	Area in Hectares*	% of GDA	Units	Population
Total Area of ASP	15.96	-		
Environmental Reserve	2.76	-		
Environmental easements (within CR parcels)	1.65	-		
Gross Developable Area of ASP	11.55	100%		
Roads	1.07	9%		
Municipal Reserve (1.42 ha owing)	1.76	15%		
PULs (Walkways)	0.08	<1%		
Net Residential Area	8.64	75%		
Single Detached Residential (@3.1 ppu)	5.49	-	51	158
DC	0.20	-	1	3
Townhouses (@2.7 ppu)	1.07	-	34	91
Multi-Unit Residential (Seniors) (@ 75 upha and 1.7 ppu)	1.88	-	141	240
Total No. of Anticipated Units	-	-	227	-
Total Anticipated Population	-	-	-	492
Anticipated Density per Net Residential Hectare			26.3	

* Areas are approximate only and any discrepancies are a result of rounding.

SECTION FOUR

Development Framework

4

This section details the policies designed to actualize the development potential of the plan area.

4.1 GENERAL DEVELOPMENT POLICY

The Development Concept has been designed to respond to stakeholder feedback, align with current statutory policy and reflect market conditions. The following policies shall apply to all development within this ASP.

Policy 4.1.1	MR shall be dedicated per the requirements of the MGA at the time of subdivision.
Policy 4.1.2	Building setbacks and landscaping requirements shall comply with the requirements of the LUB.
Policy 4.1.3	Energy efficiency and alternative servicing options for new construction is encouraged.
Policy 4.1.4	Unless otherwise noted in this plan, sidewalks and pedestrian access shall be provided in accordance with Town standards.
Policy 4.1.5	Architectural Controls to restrict watering, require xeriscaping, etc., may be registered on title as a form of Restrictive Covenant at the time of future subdivision to assist with the sensitivity of the development adjacent to the south slopes.
Policy 4.1.6	Revisions to the design of the local roadways may be considered at the time of subdivision without requiring an amendment to this ASP.

4.2 RESIDENTIAL

The Development Concept provides for a range of residential uses compatible with the adjacent existing development. The area is designed to enhance connectivity and encourage walking and cycling through linear open space connections and local parks. Direct connections are provided to parks and the local amenities east of the plan area. The residential area will accommodate a diversity of housing types including single detached homes and multi-unit development, including seniors.

Policy 4.2.1	The residential area shall be provided in the areas shown on Figure 4: Development Concept .
Policy 4.2.2	Single detached residences shall be the predominant form of housing.
Policy 4.2.3	A diverse range of housing forms may be accommodated.

Policy 4.2.4	Innovative housing types to accommodate home occupations or secondary suites are encouraged.
Policy 4.2.5	Opportunities for affordable housing are encouraged.
Policy 4.2.6	If, at the time of construction, market conditions do not support the seniors' development, alternate multi-unit residential development may be provided, to the satisfaction of the Development Authority.
Policy 4.2.7	The primary entrance to multi-unit development should be oriented toward the street.

4.3 OPEN SPACE

The open space network has been designed to accommodate passive recreational amenities and provides safe and enjoyable spaces throughout the neighbourhood. Strategic connections will facilitate connectivity within the plan area and key connections will be provided to the open space corridor along Pincher Creek.

Policy 4.3.1	Parks and open spaces shall be provided generally in the areas shown on Figure 4: Development Concept .
Policy 4.3.2	Connections shall be provided to ensure the plan area is connected to adjacent established areas and/or existing trail, as shown on Figure 5: Open Space and Pedestrian Network
Policy 4.3.3	Areas identified as Environmental Reserve (ER) shall be dedicated at the time of subdivision in accordance with Provincial regulations.
Policy 4.3.4	Storm facilities may be considered Municipal Reserve (MR) in calculating the amount of reserve owing when designed as a park-like setting.
Policy 4.3.5	Innovative servicing strategies to incorporate stormwater management facilities within the adjacent open space corridor are encouraged.
Policy 4.3.6	The siting and design of parks and trails shall be identified at the Development Permit stage.
Policy 4.3.7	Alignments of local pathways may be refined at the time of subdivision without an amendment to this ASP.



0 60 120 m

Integrated Expertise, Locally Delivered



SECTION FIVE

Transportation Framework

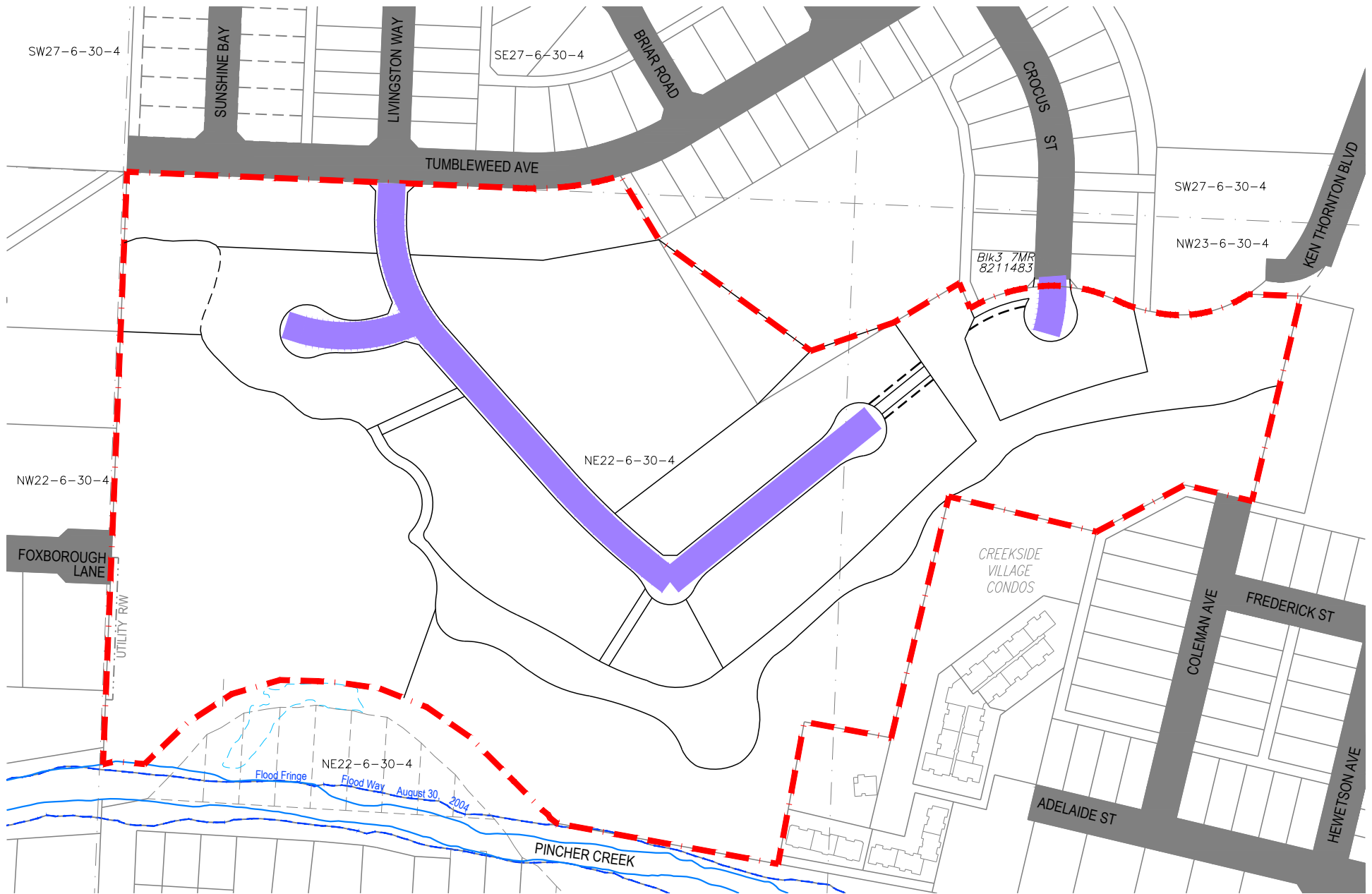
5

This section addresses how pedestrians, cyclists and motorists are accommodated within and beyond the plan area.

5.1 TRANSPORTATION NETWORK

The Transportation Network shown in [Figure 6: Transportation Network](#), will accommodate anticipated traffic volumes in an efficient, safe, and effective manner. The roads within the plan area will be maintained at a standard sufficient to accommodate existing and proposed development. Modifications to the local road network may be considered at the time of subdivision. Road cross-sections conform to the Town's standards for Collector and Local Roadways, which reference City of Lethbridge standards for urban roadways. Access to the collector areas is provided via Tumbleweed Avenue, Crocus Street, and Foxborough Lane to facilitate vehicular access without impacting traffic patterns within the residential neighbourhood.

Policy 5.1.1	The Transportation Network shall be provided generally in the areas shown on Figure 6: Transportation Network .
Policy 5.1.2	The roadway network shall be consistent with the Town's engineering standards.
Policy 5.1.3	All onsite infrastructure shall be at the cost of the developer.
Policy 5.1.4	Offsite and oversize onsite infrastructure costs associated with the development shall be established through offsite levies, development charges or endeavor to assist.
Policy 5.1.5	Sidewalks and walkways will be provided at time of subdivision in alignment with Town's engineering standards.
Policy 5.1.6	Alignments of local roadways may be refined at the time of subdivision without an amendment to this ASP.



- ASP Boundary
- Existing Roads
- Residential / Local Roads

0 60 120 m



Integrated Expertise, Locally Delivered

SECTION SIX

Servicing Framework

6

This section addresses the efficient provision of water, sanitary and stormwater services within the plan area.

6.1 GENERAL SERVICING POLICY

The following policies apply to the development of all servicing infrastructure within the Plan area. Existing servicing infrastructure will be retained until such time as redevelopment occurs. Development will align with current Town standards and tie into existing regional services where applicable. **Figure 7: Water Distribution System**, **Figure 8: Sanitary System** and **Figure 9: Stormwater Management**, represent a high-level view of how servicing is likely to occur. The specific alignment and design of servicing infrastructure shall comply with the Town's standards in place at the time of development.

Policy 6.1.1	Utility rights-of-way and easements and public utility lots (PUL) shall be provided to accommodate municipal utilities in alignment with Town engineering standards and shallow utilities as determined necessary by utility providers.
Policy 6.1.2	Utility alignments may be refined at the time of subdivision without an amendment to this ASP.
Policy 6.1.3	New development or redevelopment shall be required to tie into existing services and preserve or improve existing drainage patterns.
Policy 6.1.4	All onsite infrastructure shall be at the cost of the developer.
Policy 6.1.5	Offsite and oversize onsite infrastructure costs associated with the development shall be established through offsite levies, development charges or endeavor to assist.

6.2 WATER

The water distribution system for domestic uses and fire protection in the Plan area is supplied by main trunks extending from existing water systems as illustrated on **Figure 7: Water Distribution System**.

Policy 6.2.1	The water distribution system shall have connections to provide for adequate fire, maximum day, and peak flows as development progresses in alignment with Town engineering standards.
Policy 6.2.2	Existing municipal water connections will be utilized.
Policy 6.2.3	Fire protection will be provided in alignment with Town engineering standards.

6.3 SANITARY

The wastewater collection system in the Plan area is supplied by gravity sewers connecting to existing wastewater systems as illustrated on [Figure 8: Sanitary System](#).

Policy 6.3.1	The wastewater collection system shall have sufficient connection to provide for peak flows as development progresses in alignment with Town engineering standards.
Policy 6.3.2	Existing municipal wastewater connections will be utilized.

6.4 STORMWATER

Appropriate stormwater management facilities are proposed to control stormwater and alleviate the impact of post-development flows on overland conveyances as illustrated on [Figure 9: Stormwater Management](#).

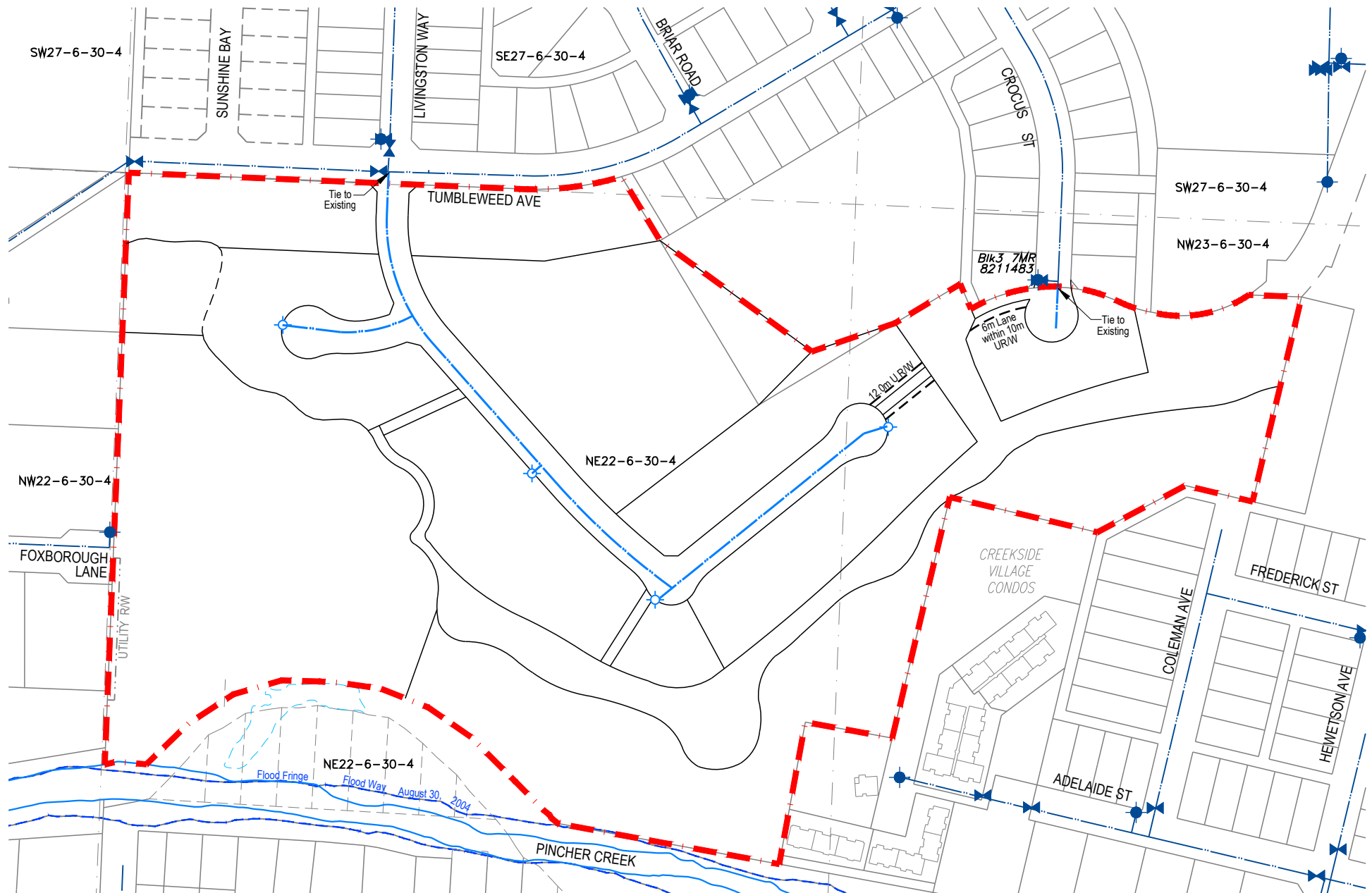
Stormwater is proposed to be managed through a dry pond design which will be integrated into the adjacent open space network and incorporated into a park-like setting.

Policy 6.4.1	The pre-development release rate shall be required to be achieved as detailed in the supporting Stormwater Management Plan.
Policy 6.4.2	Stormwater management facilities shall be located within a Municipal Reserve (MR) parcel if designed as a park-like setting or otherwise within a Public Utility Lot (PUL).
Policy 6.4.3	Stormwater management facilities shall service all land via municipal storm connections.
Policy 6.4.4	The detailed design of stormwater facilities should incorporate stormwater quality best management practices where feasible to ensure impacts on the treatment capacity of existing stormwater management facilities are minimized.

6.5 SHALLOW UTILITIES

Shallow Utilities include telephone, natural gas, electrical, internet, and cable services. The developer will be responsible for the provision of these services and extension from adjacent developed/developing areas.

Policy 6.5.1	The location of shallow utilities and the provision of rights-of-way and easements and related line assignments shall be addressed to the mutual satisfaction of the Town, the landowner, and the utility companies.
Policy 6.5.2	Detailed design of shallow utilities shall be determined at the time of subdivision.
Policy 6.5.3	Shallow utility and overhead utility easement conflicts shall be resolved at time of subdivision.
Policy 6.5.4	All future subdivision shall incorporate third-party utility rights-of-way adjacent to public roadways to be granted and registered to the Town.



- ASP Boundary
- Proposed Water Servicing
- Proposed Hydrant Location
- Existing Water Servicing
- Existing Hydrant Location
- ✕ Existing Valve Location

Integrated Expertise, Locally Delivered



-  ASP Boundary
-  Proposed Wastewater Servicing
-  Proposed Sanitary Manhole Location
-  Existing Wastewater Servicing
-  Existing Sanitary Manhole Location

SANITARY SYSTEM

Town of Pincher Creek

Figure 8

2536977 ALBERTA LTD

Inspiration Area Structure Plan

June 2025



Integrated Expertise, Locally Delivered



- ASP Boundary
- - - Proposed Storm Sewer
- Proposed Storm Sewer Manhole Location
- Existing Storm Sewer
- Existing Storm Sewer Manhole Location
- ⌋ Inlet/Outlet Location

SECTION SEVEN

Implementation

7

This section outlines the proposed sequence of development and the process required to proceed with future planning applications.

7.1 SEQUENCE OF DEVELOPMENT

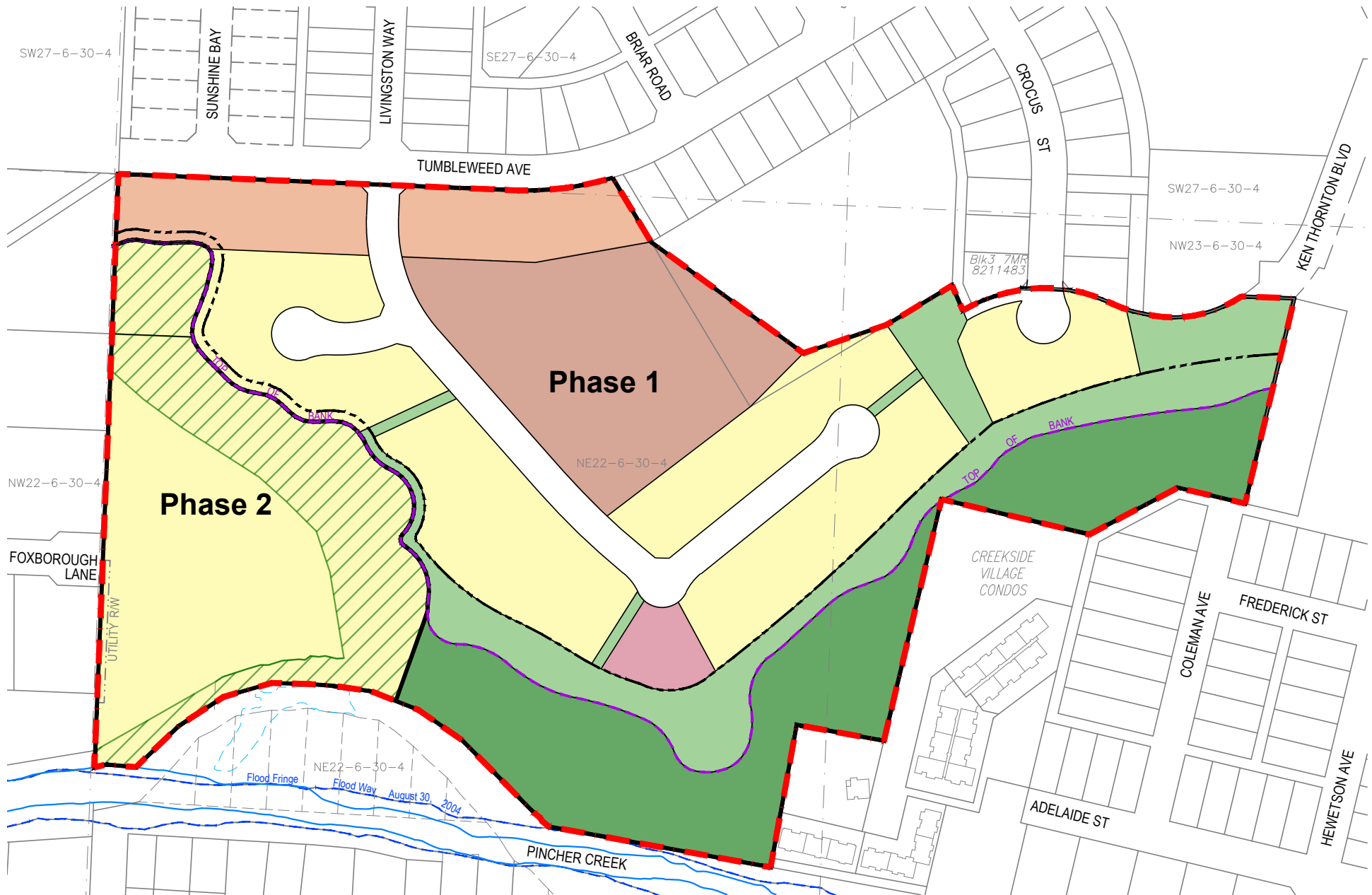
The general sequence of future development within this ASP has been determined in consideration of capacity and constraints within the transportation and servicing framework. Phase 1 is proposed to accommodate development of the upper lands and Phase 2 will accommodate the development of the lower lands. It is anticipated that minor revisions to the plan may be required over time. Modifications to phasing at the time of development should be supported where the intent of the plan is not compromised.

Policy 7.1.1	It is anticipated that development will generally proceed as shown on Figure 10: Sequence of Development .
Policy 7.1.2	<p>The sequence of development of the plan area:</p> <ul style="list-style-type: none"> • shall be informed by patterns of growth management that consider infrastructure capacity, servicing availability, environmental stewardship, and the topography of land; and • shall occur through a staged approach to ensure a logical expansion of development.
Policy 7.1.3	Variances to the proposed sequence of development may be permitted so long as an acceptable strategy to provide the required infrastructure is justified to the satisfaction of the Development Authority.
Policy 7.1.4	Prior to commencing the development of Phase 2, the applicant will provide additional layout and servicing design details for the residential land use as required by the Town and prepared in accordance with the municipality's specifications.

7.2 CIRCULATION AND COLLABORATION

Responsible development within the plan area entails decision making which is sensitive to existing adjacent uses. Development applications, such as Land Use Redesignation Applications, will require engagement with adjacent landowners.

Policy 7.2.1 Adjacent landowners, provincial agencies and other stakeholders shall be circulated on Land Use Redesignation Applications per the LUB.



0 60 120 m



Integrated Expertise, Locally Delivered

- ASP Boundary
- Residential
- Townhouse
- Multi-Unit
- DC (Direct Control)
- Open Space
- Environmental Reserve

30

Sequencing of Development Town of Pincher Creek

Figure 10
2536977 ALBERTA LTD
Inspiration Area Structure Plan

June 2025