

Town of Pincher Creek

# Inspiration Disposition of Reserve

FINAL



**Prepared for:** 2536977 ALBERTA LTD.

**Prepared by:** ISL Engineering and Land Services Ltd.

**Prepared on:** June 2025



## INSPIRATION DISPOSITION OF RESERVE

According to Section 9 of the Municipal Government Act (MGA), lands dedicated as municipal reserve may only be used by a municipality or school board for specific purpose purposes such as public park, school board or community purposes, non-profit facilities and affordable housing.

The ASP area includes 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 parcel, a 1.76 ha rectangular parcel is currently designated as municipal reserve. A small portion of the MR parcel has been reconfigured within the overall design of the ASP to accommodate minimum lot depths and parcel configuration.

A formal Disposition of Reserve will be required to redesignate 0.27 of the existing POS site to R1 and R4 to accommodate the proposed residential development. These lands are highlighted on **Figure 1: Disposition of Reserve**. A calculation of MR owing is provided in the tables below.

**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 from Existing MR	0.27 ha

**Table 3: Municipal Reserve Provided in ASP**

Municipal Reserve Owing (1.15 ha + 0.27 ha)	1.42 ha
Municipal Reserve provided in ASP	1.76 ha
Over-Dedication	0.34 ha

While there is no loss of municipal reserve to the community, prior to disposal of dedicated reserve a public hearing must be held, concurrent with the Land Use Redesignation amendments for the subject lands.



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- - - ASP Boundary
- Disposition of Reserve - 0.27ha± (0.67ac±)

## Disposition Of Reserve Town of Pincher Creek

Figure 1

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Inspiration Disposition of Reserve

June 2025