

Town of Pincher Creek

# Inspiration Land Use Redesignation Application

FINAL



Prepared for: 2536977 ALBERTA LTD.

Prepared by: ISL Engineering and Land Services Ltd.

Prepared on: June 2025



## INSPIRATION LAND USE REDESIGNATION APPLICATION

Four primary use areas have been identified within the Plan including:

- **Single Detached Residential.** The plan accommodates primarily single detached residential uses and is already designated R-1, Residential District. A small portion of the existing POS site has been incorporated into the development area to accommodate lot sizing.

Approximately 0.05 hectares are anticipated to be redesignated from **POS, Parks and Open Space District** to **R1, Residential District**.

- **Multi-Unit Residential.** A 1.88 hectare parcel in the centre of the plan is intended to provide opportunities for a multi-unit residential development at a proposed density of 75 units per hectare. The parcel is intended to accommodate up to 141 units, which may provide an opportunity for seniors housing.

Approximately 34 multi-unit dwellings in the form of townhouses have been proposed along the Tumblewood Avenue to provide an alternate housing choice.

Approximately 2.72 hectares are anticipated to be redesignated from **R1, Residential District** to **R4, Multi-Unit Residential District**.

Approximately 0.22 hectares are anticipated to be redesignated from **POS, Parks and Open Space District** to **R-4 Multi-Unit Residential District**.

- **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 **Personal Service Uses** as a discretionary use to accommodate the operation of spa services at a local level within the neighbourhood.
  1. **INTENT:** The intent of the Direct Control land use district is to accommodate a spa within the neighbourhood.
  2. **PERMITTED/DISCRETIONARY USES:** The permitted and discretionary uses shall be the same as the **R-1 Residential District** with the addition of the following use as a discretionary use:
    - **Personal Service Use**
  3. **REGULATIONS:** The regulations of the R-1 Residential District shall apply, including:
    - **Minimum Lot Size**
    - **Minimum Setback Requirements**
    - **Maximum Lot Coverage**
    - **Maximum Building Height**
    - **Standards of Development**
    - **Home Occupations**
    - **Moved-In Buildings**
    - **Parking Space Requirements**
    - **Landscaping and Screening,**
    - **Bed and Breakfast Operations, and**
    - **Signs**

Approximately 0.20 hectares are anticipated to be redesignated from **R1, Residential District** to **Direct Control**

- **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 lots of residential parcels or Municipal Reserve (MR).

A small portion of the existing MR parcel within the Plan area has been reconfigured within the overall design of the ASP area. The majority of the existing MR parcel will remain POS, Park and Open Space District.

Approximately 4.51 hectares are anticipated to be redesignated from **R1, Residential District** to **POS, Park and Open Space District** to fulfill the reserve obligation for the developable land, compensate for the disposal of reserve lands from the existing **POS** parcel and dedicate lands as Environmental Reserve.

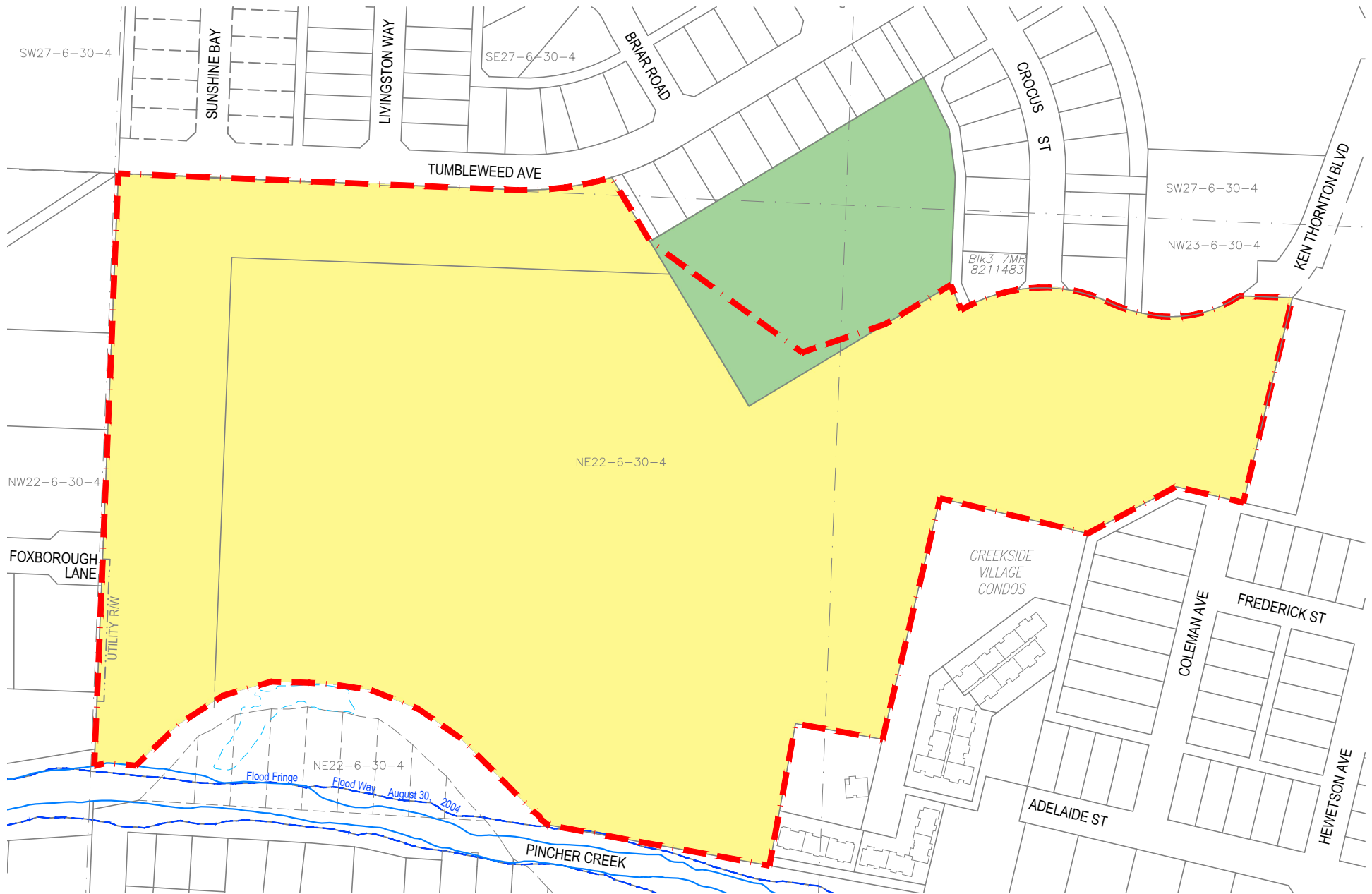
The following figures outline the existing and proposed districts:

**Figure 1: Existing Land Use Districts**

**Figure 2: Proposed Land Use District Amendments**

**Figure 3: Ultimate Land Use Districts**





- ASP Boundary
- R-1 Residential
- POS Parks and Open Space

## Existing Land Use Districts Town of Pincher Creek

Figure 1

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Inspiration Land Use Amendment

0 60 120 m



Integrated Expertise, Locally Delivered



0 60 120 m



Integrated Expertise, Locally Delivered

## Proposed Land Use District Amendments Town of Pincher Creek

Figure 2

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Inspiration Land Use Amendment

June 2025



0 60 120 m



Integrated Expertise, Locally Delivered

- ASP Boundary
- R-1 Residential
- R-4 Multi-Unit Residential
- DC Direct Control
- POS Parks and Open Space

## Ultimate Land Use Districts Town of Pincher Creek

Figure 3

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Inspiration Land Use Amendment

June 2025