



Town of Pincher Creek
Municipal Development Plan
Bylaw No. 1518-13



October 2013





Intellectual Property – All Rights Reserved © Copyright

This document is protected by Copyright and Trade Secret Law and may not be reproduced or modified in any manner, or for any purpose, except by written permission of the Oldman River Regional Services Commission. This document has been prepared for the sole use of the Municipality addressed and the Oldman River Regional Services Commission. This disclaimer is attached to and forms part of the document.



MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 1518-13

TOWN OF PINCHER CREEK
IN THE PROVINCE OF ALBERTA

BEING a bylaw of the Town of Pincher Creek in the Province of Alberta, for the purpose of adopting Bylaw No. 1518-13 being a new Municipal Development Plan.

WHEREAS the Municipal Government Act, RSA 2000, Chapter M-26, as amended requires all municipalities in the province with a population of 3500 individuals or more to adopt a municipal development plan by bylaw;

AND WHEREAS the existing Municipal Development Plan Bylaw No. 1518 was originally adopted in 2001 and no longer is reflective of the long-range planning goals and objectives for the municipality;

AND WHEREAS the purpose of proposed Bylaw No. 1518-13 is to provide a revised and comprehensive, long-range land use plan to accommodate growth, change and development in the community in an orderly and economic manner pursuant to the provisions outlined in the Municipal Government Act;

AND WHEREAS the municipal Council has requested the preparation of a revised long-term plan to replace Bylaw No. 1518 and provide for its consideration at a public hearing;

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, RSA 2000, Chapter M-26, as amended, the Council of the Town of Pincher Creek in the Province of Alberta duly assembled does hereby enact the following:

1. Bylaw No. 1518-13, being the new Municipal Development Plan Bylaw, is hereby adopted.
2. Bylaw No. 1518, being the former Municipal Development Plan Bylaw, and any amendments thereto, is hereby rescinded.
3. This Bylaw comes into effect upon third and final reading.

READ a first time this 26th day of August, 2013.

Mayor – Ernie Olsen

Chief Administrative Officer – Laurie Wilgosh

READ a second time this 23rd day of September, 2013.

Mayor – Ernie Olsen

Chief Administrative Officer – Laurie Wilgosh

READ a third time and finally passed this 15th day of October, 2013.

Mayor – Ernie Olsen

Chief Administrative Officer – Laurie Wilgosh

TABLE OF CONTENTS

PART 1: INTRODUCTION

1.0	PURPOSE OF THE PLAN.....	1
2.0	STATUTORY REQUIREMENTS	2

PART 2: COMMUNITY ANALYSIS

1.0	PHYSICAL SETTING	5
2.0	HISTORICAL BACKGROUND	5
3.0	POPULATION CHARACTERISTICS.....	7
3.1	<i>Population</i>	7
3.2	<i>Age Characteristics</i>	7
3.3	<i>Population Projections</i>	10
4.0	ECONOMIC ACTIVITY.....	11
4.1	<i>Economic Development</i>	11
4.2	<i>Subdivision and Development Activity</i>	12
4.3	<i>Municipal Assessment</i>	13
4.4	<i>Industry Labour Characteristics</i>	14
5.0	LAND USE.....	16
5.1	<i>Residential</i>	16
5.2	<i>Commercial</i>	18
5.3	<i>Industrial</i>	19
5.4	<i>Parks, Recreation and Open Space</i>	19
5.5	<i>Public and Institutional Uses</i>	20
6.0	MUNICIPAL SERVICES AND FACILITIES	21
7.0	TRANSPORTATION	22
8.0	SOUR GAS FACILITIES	24
9.0	MUNICIPAL, SCHOOL, ENVIRONMENTAL & COMMUNITY SERVICES RESERVE	24

PART 3: GENERAL GROWTH DIRECTIONS AND FUTURE LAND USES

1.0	GENERAL GROWTH DIRECTION.....	27
2.0	RESIDENTIAL GROWTH.....	27
3.0	COMMERCIAL AND INDUSTRIAL GROWTH.....	29

PART 4: POLICIES

1.0	PLAN IMPLEMENTATION	31
2.0	SOUR GAS FACILITIES.....	32
3.0	MUNICIPAL, SCHOOL, ENVIRONMENTAL & COMMUNITY SERVICES RESERVE	32
4.0	GENERAL GROWTH AND DEVELOPMENT	34
5.0	RESIDENTIAL.....	36
6.0	COMMERCIAL	37
7.0	INDUSTRIAL	39
8.0	RECREATION, PARKS AND OPEN SPACE	40
9.0	TRANSPORTATION	41
10.0	MUNICIPAL SERVICES AND FACILITIES.....	42
11.0	COMMUNITY SERVICES.....	44
12.0	REGIONAL PARTNERSHIPS.....	44

APPENDIX A: MAPS

APPENDIX B: EXISTING LAND USE

APPENDIX C: ERCB SOUR GAS SETBACKS

PART 1: INTRODUCTION

PART 1: INTRODUCTION

PART 1: INTRODUCTION

1.0 PURPOSE OF THE PLAN

The Municipal Development Plan for the Town of Pincher Creek serves to guide future growth and development toward the community's desired future. It is not a detailed set of rules, but rather a vision of what Pincher Creek will look like in five years, ten years or further. The plan provides a framework on which to coordinate the policies, programs, and investments of the Town and a foundation on which the actions and decisions of Council, Town Administration, and other decision-making bodies will be based. It is not intended to trump other plans. Instead, a municipal development plan describes "what?" and other plans and documents, such as land use bylaws and area structure plans, define "how?"

The last Municipal Development Plan for Pincher Creek was adopted in 2001 and since that time several changes have occurred in the Town. The Town's boundaries have increased significantly since 2001 with the approval of two annexations in 2005 and 2009. In 2010, the Town of Pincher Creek and the Municipal District of Pincher Creek adopted a new Intermunicipal Development Plan which included a commitment by both municipalities to update their respective Municipal Development Plans.

The Town of Pincher Creek, by updating the Municipal Development Plan, will attempt to accomplish the following:

- Incorporate the relevant policies in the recently adopted Intermunicipal Development Plan with the Municipal District of Pincher Creek.
- Fulfill the commitment made in the Intermunicipal Development Plan by the Town and the Municipal District of Pincher Creek to update their respective Municipal Development Plans.
- Incorporate the two annexations that have occurred since 2001 and update the desired growth directions.
- Identify land use and urban design policy that will ensure and promote growth for the community.
- Identify and resolve, through policy, future subdivision and development issues.
- Identify community facilities and services required to accommodate future growth.
- Establish a strategy that will create a financially sustainable community.
- Identify issues requiring coordination with neighbouring municipalities.



2.0 STATUTORY REQUIREMENTS

A hierarchy of statutory planning documents exists, which are created and adopted by bylaw for the purpose of planning and managing land use. These statutory plans include intermunicipal development plans, municipal development plans, land use bylaws, area structure plans and area redevelopment plans. Presently, all plans must comply with the Provincial Land Use Policies. In the future all plans will be required to comply with the South Saskatchewan Regional Plan when it is adopted in accordance with the Alberta Land Stewardship Act (ALSA) legislation.



Under this system, the role of a Municipal Development Plan is to guide the general direction of future development and provide land use policies regarding development, while the Land Use Bylaw regulates land use and development on a site-specific basis. Section 632(1) of the Municipal Government Act requires those municipalities with populations of 3,500 or more to adopt a Municipal Development Plan, whereas municipalities with smaller populations have the choice of creating and adopting a plan.

Specifically, section 632(3) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 states that:

A municipal development plan

- (a) *must address*
 - (i) *the future land use within the municipality,*
 - (ii) *the manner of and the proposals for future development in the municipality,*
 - (iii) *the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,*
 - (iv) *the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and*
 - (v) *the provision of municipal services and facilities either generally or specifically,*
- (b) *may address*
 - (i) *proposals for the financing and programming of municipal infrastructure,*
 - (ii) *the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,*
 - (iii) *environmental matters within the municipality,*
 - (iv) *the financial resources of the municipality,*
 - (v) *the economic development of the municipality, and*
 - (vi) *any other matter relating to the physical, social or economic development of the municipality,*
- (c) *may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,*



PART 1: INTRODUCTION

- (d) *must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,*
- (e) *must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities, and*
- (f) *must contain policies respecting the protection of agricultural operations.*

PART 2: COMMUNITY ANALYSIS

PART 2: COMMUNITY ANALYSIS

PART 2: COMMUNITY ANALYSIS

1.0 PHYSICAL SETTING

The Town of Pincher Creek is a thriving community of 3,685 located within the Municipal District of Pincher Creek in southwest Alberta. The community is situated on Highway 6, 3 km south of the junction of Highway 3 and Highway 6 and is 192 km south of Calgary and 96 km west of Lethbridge. Pincher Creek actively promotes itself as ‘the Centre of Adventure’ due to its close proximity to recreational facilities and historical points of interest.

Pincher Creek and area is served by railway, airport and bus service. Canadian Pacific Railway, located north of Pincher Creek beyond Highway 3 is the main rail line, which travels west through the Crowsnest Pass. The Pincher Creek Airport is located 4 km northwest of town and is operated by the Municipal District of Pincher Creek and has the third longest civil runway (6,597 ft) in Alberta. The Town is also located in close proximity to the Cowley glider strip. The nearest commercial and airfreight service is at the Lethbridge Airport. Greyhound Bus Lines provide regularly scheduled inter-community service and charters are also available.

The most notable physical feature of the Town site is the meandering creek with its steep banks that bisect the 2,492 acre (1,008 ha) community. Located at an elevation of 3,790 feet (1,150 m) above sea level, the Town of Pincher Creek lies in the physiographic division known as the Cardston Plain and is situated on a transition area between the Plains Region and the Rocky Mountains. The underlying bedrock was formed during the early tertiary period and is comprised of the sandstone, bentonitic shales, and siltstones that characterize the Porcupine Hills and Willow Creek formations.

Wind is a dominant characteristic of the region. With an average yearly wind speed of 21.5 km/hr from the west or southwest, maximum gusts can reach speeds of up to 177 km/hr. October, November, December and occasionally January and February are the windiest months in the region. The climate of the area can be described as continental with mild winters and hot summers. The growing season has approximately 106 frost-free days, with annual sunshine averaging 2,370 hours per year. Pincher Creek receives an average yearly rainfall of 12.8 inches (304.6 mm) and average yearly snowfall of 129.5 inches (323.8 cm).

2.0 HISTORICAL BACKGROUND

“While travelling along the banks of what is now the Pincher Creek in 1868 a party of prospectors dropped a valuable tool. The pincers were a farrier’s tool for trimming horses hooves. These being the only set the prospectors had and blacksmith shops being hard to come by in the foothills of



PART 2: COMMUNITY ANALYSIS

Alberta at the time, the prospectors searched diligently for their pincers whenever they passed through.

The pincers were finally found but by whom still remain a mystery. Some stories have it that another group of prospectors eventually claimed the pincers while others say it was a North West Mounted Police officer who found the tool and gave us our name. The local favourite says the pincers were found by those that lost them, although several years later. Whatever the truth, the creek would always be known as Pincher Creek.”

(<http://www.pincher-creek.com/pioneers.htm>)



In 1858, Fiddler and Palliser led the first expedition through the southwest portion of the province, opening the territory for settlement and growth. Twenty years later, in 1878 Colonel James Macleod and the North West Mounted Police (NWMP) constructed a detachment in the area and began the task of bringing law and order to the wilderness.

Following the establishment of the NWMP outpost, pioneers began to migrate and settle along the banks of the Pincher Creek. Prominent figures in Alberta history, including Colonel Macleod and Father Lacombe, were drawn to Pincher Creek and for a time made their homes in the growing community. Merchants and tradesmen flocked to the busy settlement during the early 1900s in response to increasing pressure for local supplies and services. By the time the Town was incorporated in 1906, there were numerous stores, lumber yards, schools, churches and a newspaper.

Pincher Creek escaped to a degree the ill effects of the Great Depression. Local farmers were successful in producing seeds to replace the grass that had been wiped clean from the prairies by the drought. The Town also welcomed arrival of seismic crews in the 1930s searching for oil and gas. The long-standing relationship between Pincher Creek and the oil and gas industry was cemented in the 1940s with Gulf locating its first sour gas well in the area. The decades of the 1950s, 1960s and 1970s embraced the industry's expansion and saw the construction of two large plants to process gas, petroleum and sulphur.



With the local economy so closely linked to the energy sector, the downturn in the petroleum industry in the 1980s was a challenging period in the history of Pincher Creek. The Town was forced to look for alternative means to remain a viable community. It seemed a natural conclusion to harness the winds so prevalent in the area and in 1987 the first private wind farm was erected. The Southwest Alberta Renewable Energy Initiative (1988-1994) helped support the development and maintenance of 11 sites including 6 commercial sites and various demonstration, development and test sites. The Town also identified the community's attractiveness as a potential tourist destination. Its location between the United States and British Columbia borders places Pincher Creek in a high traffic tourist corridor and during the 1990s work began to promote the Town as a destination rather than a stopover. Throughout the 2000s the Town has continued to promote itself as a year-round

PART 2: COMMUNITY ANALYSIS

tourist destination and has witnessed the continual growth of the wind industry in the region. Advances in technology have maintained the viability of the oil and gas sector in the area.

3.0 POPULATION CHARACTERISTICS

3.1 Population

Over the 2001-2006 census period, the Town of Pincher Creek, according to Statistics Canada, showed a no-growth scenario losing 41 persons from 2001. According to the most recent 2006-2011 census period, the Town's population grew by 60 persons to 3,685; however the Town conducted their own census count in 2008 which resulted in a population of 3,712 persons. Both the municipal and federal census figures show that the population of Pincher Creek is steadily increasing and approaching the population of the 1980s where the Town reached its highest population to date with 3,806 persons in 1986.

Table 1
Town of Pincher Creek Historic Population
1961-2008

Year	Population	Five Year Rate of Change (%)	Average % Change per Annum
1961	2961	—	—
1966	2882	- 2.67	- 0.53
1971	3227	+ 11.97	+ 2.39
1976	3448	+ 6.85	+ 1.36
1981	3757	+ 8.96	+ 1.79
1986	3806	+ 1.30	+ 0.26
1991	3660	- 3.83	- 0.76
1996	3659	-0.027	-0.005
2001	3666	+0.19	+0.03
2006	3625	-1.1	-0.22
2011	3685	+1.66	+0.33
2008*	3712	—	—

Source: Statistics Canada Census 2011 and (*) Town of Pincher Creek 2008 census count

3.2 Age Characteristics

The distribution of a population by age is an important factor to consider when planning for the future. For example, a community with many young families will have a greater demand for services such as schools and recreation space (e.g.



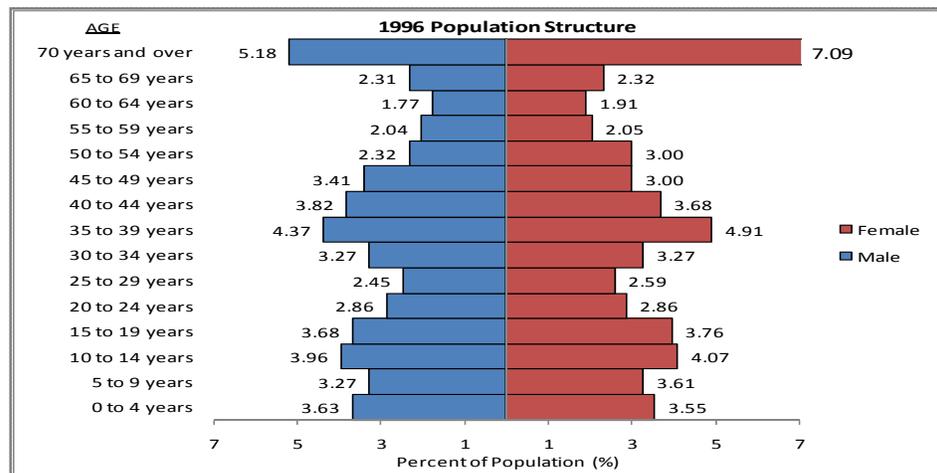
PART 2: COMMUNITY ANALYSIS

playgrounds, sports facilities). An aging population will also give rise to specialized demands such as housing (e.g. seniors' residences or 55-and-over neighbourhoods) and recreation services (e.g. parks and seniors' centres).

Population pyramids for the Town of Pincher Creek illustrate the distribution between the various age groups as well as between the male and female segments of the population. Pincher Creek's population structure does not define a true classic population pyramid shape. A few noticeable traits are the large number of people over 70, and the overall small number of young adults. Over the last three census periods the number of persons aged 70 and over has increased from 12.3 percent in 1996 to 14.6 percent in 2006 which is higher than the provincial average of 10.7 percent in 2006. Between 1996 and 2006 the amount of persons aged 20-35 appears to have increased which implies that there may be more local employment opportunities in the area. Overall, the Town of Pincher Creek appears to have a somewhat older population structure when compared to the province as a whole.



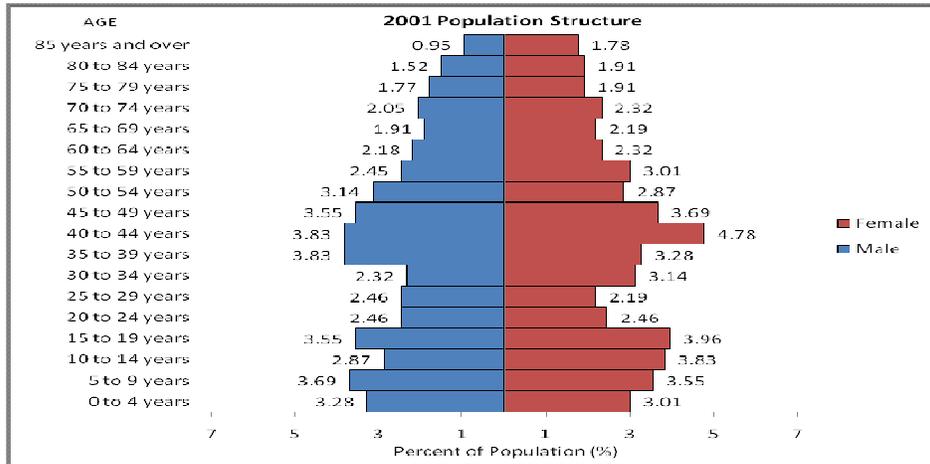
Figure 1
Town of Pincher Creek



Source: Statistics Canada Census 1996

PART 2: COMMUNITY ANALYSIS

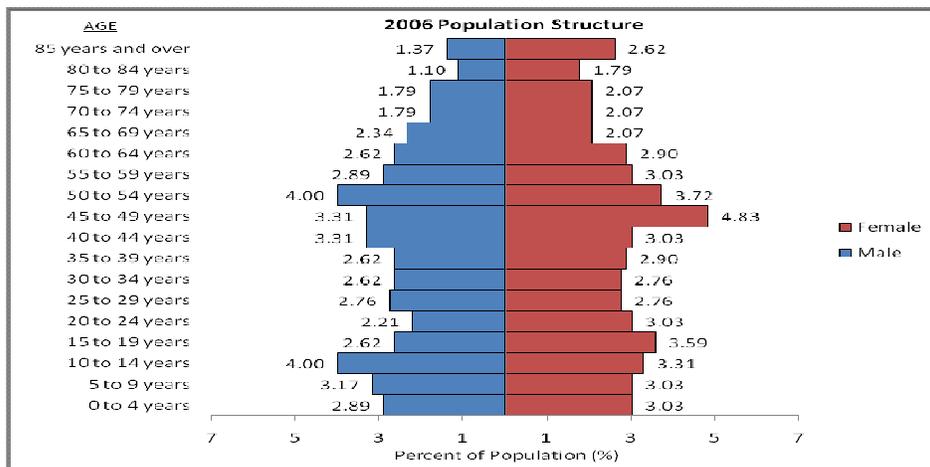
Figure 2
Town of Pincher Creek



Source: Statistics Canada Census 2001



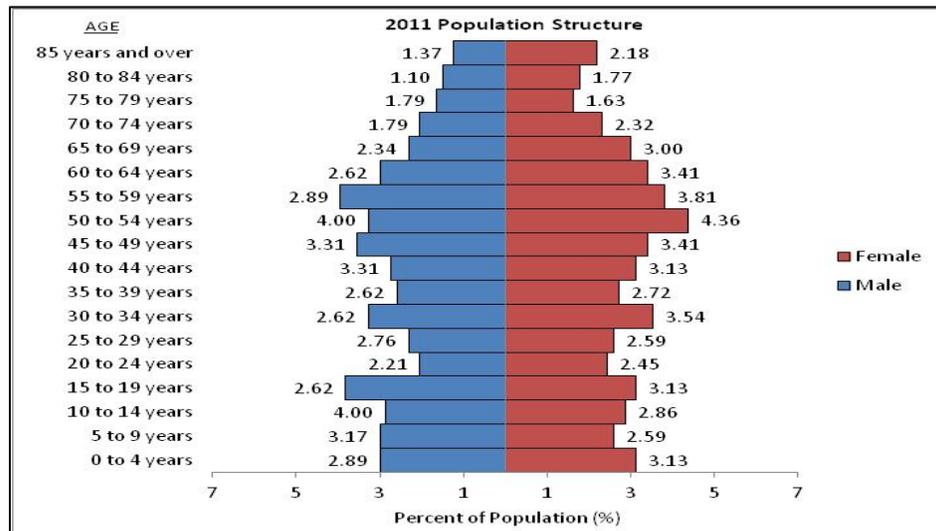
Figure 3
Town of Pincher Creek



Source: Statistics Canada Census 2006



Figure 4
Town of Pincher Creek



3.3 Population Projections

It is important for Pincher Creek to consider future population growth in order to formulate a strategy that will effectively encourage and facilitate growth and successfully accommodate corresponding residential and non-residential development. By using historical populations for the Town of Pincher Creek, along with a handful of other population statistics, projections can be made regarding how Pincher Creek’s population may grow over the next 25 years.

There are a number of different methods with the common feature that all depend on past trends. As such, all projections must be read keeping in mind the assumptions made to arrive at them – that historical trends represent future probabilities, that fertility rates and survival ratios will remain relatively the same, and that no changes will occur to migration rates into or out of the Town.

Population projections were calculated using the straight linear method for three different growth rates, 0.5 percent, 1.0 percent, and 1.5 percent. This method predicts the future population based on a desired growth rate and can offer an indication of potential population growth. It should be noted that this method of analysis cannot take into consideration external factors, such as economic influences, growth of urban centres, or any potential annexations. Based on the projections, Pincher Creek’s population could range between 4,169 and 5,289 persons by the year 2036.



PART 2: COMMUNITY ANALYSIS

Table 2
Town of Pincher Creek Population Projections Until the Year 2036
Based on 2011 Federal Census Population (3,685 Persons)

Year	Actual Population	Straight Linear Method		
		0.5% Growth Rate	1% Growth Rate	1.5% Growth Rate
2011	3685	—	—	—
2016		3777	3869	3961
2021		3871	4062	4258
2026		3968	4265	4577
2031		4067	4478	4920
2036		4169	4702	5289

Source: Statistics Canada Census 2011

4.0 ECONOMIC ACTIVITY

4.1 Economic Development

The Town of Pincher Creek functions as a regional service centre and supports a strong and diverse local economy that ranges from agriculture, natural gas and alternative energy to manufacturing and tourism. Many of the services and amenities of a larger urban centre can be found in Pincher Creek while still maintaining a small town rural character. The Town boasts a variety of tourism destination spots such as the Kootenai Brown Pioneer Village, 3 Rivers Rock and Fossil Museum, Lebel Mansion historic site, and the nearby Heritage Acres. Given the Town's proximity to the mountains and various other tourist destinations, there are several overnight accommodations with an estimated 320 hotel/motel rooms in addition to bed and breakfasts and guiding and outfitting businesses prospering in the Town. Pincher Creek is an ideal community for employees of Waterton National Park and other Provincial Recreation Areas to take up residence.

The Pincher Creek area is known as the wind capital of Canada and serves an important role in the development of this sustainable energy resource. Presently, a total of 8 wind energy projects, consisting of 272 turbines are producing 291.93 mega watts of energy in the Pincher Creek area. Another 5 wind energy projects, consisting of 180 turbines have been approved and are in the project planning stages which will provide an additional 580.70 mega watts of energy to the area. Pincher Creek is also well positioned for the future development of other alternative energy sources such as photovoltaic, biofuel, biomass and geothermal given its location, geography and experience in the energy sector.



Table 3
Population of Communities Within
Pincher Creek Service Area

Community	Population
Cardston	3580
Claresholm	3758
Cowley	236
Crowsnest Pass	5565
Fort Macleod	3117
Glenwood	287
Granum	447
Hill Spring	186
M.D. of Pincher Creek	3158
Pincher Creek	3685
Piikani Nation	1217
Sparwood	3667
Total	28903

Source: Statistics Canada Census 2011



4.2 Subdivision and Development Activity

The number of subdivision applications in Pincher Creek over the past decade has been relatively constant with a high of 14 applications in 2006. The majority of the lots created occurred between 2005 and 2007 with the number of lots ranging from 42 to 139 resulting in an average of 90 lots per year during these years. Overall, a total of 198 residential lots and 89 industrial lots were created between 2001 and 2011 which is significantly higher than the 95 residential lots and 1 industrial lot that were created during the previous 10-year period.

As the majority of lots created over the past 10 years were for residential use, it is not surprising that over the last five years residential construction is responsible for the largest portion, over 50 percent, of all building permits issued. Total building permit values reached a five-year high in 2010 at approximately 13.1 million, and the average value for building permits between 2007-2011 was 6.8 million.



PART 2: COMMUNITY ANALYSIS

Table 4
Town of Pincher Creek
Subdivision Activity 2000-2010

Year	No. of Applications	Proposed Use of Lots Approved						Total Lots
		Residential	Country Residential	Institutional	Commercial	Industrial	Misc.	
2001	5	3			9	3		15
2002	2				1	9		10
2003	3	1					2	3
2004	4	3			5			8
2005	8	21			3	18		42
2006	14	80			1	57	1	139
2007	8	87		2			2	91
2008	3	1				2		3
2009	1				2			2
2010	2			2				2
2011	3	2			1			3
Total	53	198		4	22	89	5	318

Table 5
Town of Pincher Creek
Building Permit Values (in Dollars) by Type of Permit (2007-2011)

Year	# of Permits	Residential	Commercial/ Industrial	Institutional	Total
2007	11	1,153,926	3,515,000	5,659,479	10,328,405
2008	35	3,117,400	2,175,960	0	5,293,360
2009	53	1,387,926	1,793,458.75	10,000	3,191,385
2010	46	11,611,319.50	1,530,500	3,000	13,144,819.50
2011	31	1,110,750	805,750	600,000	2,516,500
Total	176	18,381,322	9,820,669	6,272,479	34,474,469

4.3 Municipal Assessment

A community's assessment ratio is a good indicator of the kinds of development in the community and its level of economic activity. The structure of a municipality's tax assessment affects how they allocate the tax burden through the community. As commercial and industrial assessments generate higher taxes than residences, a community with a well-balanced assessment base equates to one with lower residential taxes.



PART 2: COMMUNITY ANALYSIS

The 2011 Equalized Tax Assessment Report published by Alberta Municipal Affairs provides a breakdown of assessment for municipalities across Alberta. Residential property accounts for approximately 76.4 percent of the total assessment in the Town, while non-residential assessment, which includes both commercial and industrial property consists of 22.3 percent of the assessment and is higher than similar sized communities in Southern Alberta. The portion of assessment classified as machinery, equipment, railway, farmland and linear assessment constitutes the remaining 1.4 percent. The value of all land and buildings in the Town of Pincher Creek is over 430 million dollars.



Table 6
2012 Equalized Tax assessment Report Comparison of
Southern Alberta Communities in Dollar Values

Town	Residential	Farmland	Non Residential (Non regulated)	NR Linear Property	NR Railway	Machinery and Equipment	Total
Cardston	260,298,718	74,890	33,060,569	4,764,950	3,930	290,450	298,493,507
Claresholm	355,444,246	103,980	62,527,674	6,759,680	0	473,610	425,309,190
Fort Macleod	239,790,390	215,684	57,206,393	8,498,580	753,040	1,636,480	308,100,567
Pincher Creek	331,047,495	203,570	96,417,347	5,744,310	0	169,160	433,581,882
Average	296,645,212	149,531	62,302,996	6,441,880	189,243	642,425	366,371,287

Town	Residential	Non-Residential	Other
Cardston	87.20%	11.08%	1.72%
Claresholm	83.57%	14.70%	1.73%
Fort Macleod	77.83%	18.58%	3.60%
Pincher Creek	76.35%	22.24%	1.41%
Average	80.97%	17.28%	1.99%

Source: Alberta Municipal Affairs, 2012

4.4 Industry Labour Characteristics

According to the 2006 federal census the total number of people in the labour force, persons over the age of 15 years, was 1840. Approximately 60 percent of Pincher Creek's employed population works in agriculture, construction, retail trade, health care and social services, and business services. The continued development of the wind industry in the region has resulted in several wind related companies locating in the Town which has created added diversity in local employment opportunities.



PART 2: COMMUNITY ANALYSIS

Table 7
Town of Pincher Creek
Labour Force by Industry Type

Total experienced labour force 15 years and over	1840	100%
Agriculture and other resource-based industries	235	12.8
Construction	215	11.7
Manufacturing	65	3.5
Wholesale trade	80	4.3
Retail trade	225	12.2
Finance and real estate	60	3.3
Health care and social services	225	12.2
Educational services	135	7.3
Business services	220	12
Other services	370	20.1

Source: Statistics Canada Census 2006

Where a labour force resides and where they work is also an important indicator to consider when planning for the future. Approximately 52 percent of the employed labour force lives and works in the same census division, which is 17 percent less than the 1996 census, indicating that more people are commuting out of town for work. Additionally, 18.3 percent of workers commute to other communities for employment and 15.2 percent of residents have no fixed workplace address. It is interesting to note that 10 percent of residents work from home which is a 2 percent increase since the 1996 census. Often, certain types of home-based businesses will expand and eventually relocate into a commercial or industrial area.



Table 8
Town of Pincher Creek
Labour Force by Place of Work

Total employed labour force	1775	100%
Worked at home	180	10.1
Worked outside Canada	10	0.6
No fixed workplace address	270	15.2
Worked at usual place	1325	74.6
Worked in CSD of residence	925	52.1
Worked in a different CSD within (county) of residence	325	18.3
Worked in a different census division (county)	60	3.4
Worked in a different province	20	1.1

Source: Statistics Canada Census 2006

5.0 LAND USE

The shape and character of a community is directly related to the quality, quantity and location of land use within its boundary. By studying land use we can achieve an understanding of how various elements in the man-made environment function, specifically the amount of land they require and their relationships to one another. It is important to examine past and present land use to better predict future development requirements, manage prospective growth and prevent or minimize potential land use conflicts. The land use in a community is important to analyze when preparing a long-range plan as patterns of the past are key in determining where development should or should not occur in the future.



The Town of Pincher Creek encompasses approximately 2,492 acres, is located south of Highway 3 and is bisected by Highway 6 which separates the majority of commercial and industrial development from the residential development. The Hamlet of Pincher Station is located north of the Town, while the Hamlet of Lowland Heights lies east of the Town. The Pincher Creek meanders through the Heart of downtown which greatly contributes to the appeal of the Town. Residential development is the dominant use, but a fair portion of land is also committed to commercial, industrial and recreational uses.

5.1 Residential

Residential development refers to the combination of dwelling types including single detached, manufactured, multi-unit and special senior residences, and the amount of land these uses occupy within the total developed land base of the community. One of the keys to a thriving community is variety in residential development. Communities with residential variety are seen to have better quality of life as they are able to accommodate a broad spectrum of people in different stages of life, thereby helping to retain existing residents and attract new residents.

Housing types within the Town include single family, duplex, multi-unit, manufactured home and senior housing. There are four residential land use districts in the Land Use Bylaw that accommodate these varying housing types as either permitted or discretionary uses.

In analyzing future needs for residential development, it is important to first examine the present state of residential land and development within the Town of Pincher Creek.

- Lands zoned for residential development account for approximately 148 ha (366 acres) or 16.9 percent of all zoned land within the Town. Existing residential development accounts for approximately 126 ha (312 acres) of land. (Table 2, Appendix B)



PART 2: COMMUNITY ANALYSIS

- The majority of homes in Pincher Creek are single-detached homes (82.7 percent) with duplex dwellings, row houses, multi-unit dwellings and seniors residences scattered throughout the community. Manufactured homes are also present within the Town and are limited to areas that are designated manufactured/mobile home in the Land Use Bylaw. Approximately 82 percent of homes are owner occupied while 18 percent are rented and the average value of a dwelling continues to be one of the lowest average values for residences in comparison to other southern Alberta municipalities.
- As illustrated in the population pyramids in Figures 1-3, the number of senior citizens aged 65 and over within Pincher Creek has gradually increased over the last three census periods and accounts for approximately 14.6 percent of the Town's population. Senior citizens often have unique housing needs such as low maintenance and ease of access which must be considered in future development.



Table 9
Comparison of Various Southern Alberta Communities
Dwelling and Population Characteristics 2006
(as a percentage of dwelling stock)

Structure Type (as percentage of dwelling stock)	Pincher Creek	Fort Macleod	Claresholm	Cardston	Nanton	Vulcan
Total private dwellings occupied by usual residents	1470	1220	1575	1180	835	765
Single-detached houses	82.7	77.5	70.5	83.1	88.0	80.4
Semi-detached houses	1	4.1	4.8	2.5	3.6	6.5
Row houses	5.1	0.8	3.5	2.5	3.0	5.9
Apartments; duplex	0	0.8	0.6	0.8	0	0
Apartments in buildings with fewer than five storeys	3.4	4.1	13.3	6.8	4.8	0
Apartments in buildings with five or more storeys	0	1.6	0	0	0	0
Other dwellings	7.8	11.1	6.7	3.8	1.2	6.5
Other Dwelling Information						
Number of owned dwellings	1205	960	1130	990	720	655
Number of rented dwellings	270	260	445	185	120	115
Average household size	2.4	2.4	2.2	2.8	2.3	2.3
Average value of owned dwelling (\$)	128,949	124,667	159,870	146,419	196,650	152,108
Population Characteristics						
Median income in 2005 - All private households (\$)	47,762	46,232	43,379	49,592	49,337	64,515
Unemployment rate	3.8	4.7	2.4	2.3	1.9	2.2

Source: Statistics Canada Census 2006

PART 2: COMMUNITY ANALYSIS

- Currently Pincher Creek has very few vacant residential lots remaining in mature neighbourhoods. Between 2005 and 2007 over 180 conventional residential lots were created to accommodate further residential growth.

5.2 Commercial

Due to its location, Pincher Creek has a well-developed commercial sector that serves residents of the community and the surrounding rural and urban areas. The majority of commercial development has taken place in linear strips in the downtown and along Highways 6 and 507. Historically, commercial development in the Town evolved as a response to the demands of the surrounding rural community to provide goods and services locally. Pincher Creek continues to function as a service centre for the surrounding rural and urban communities and the ongoing challenge is to diversify the assessment base by creating proportionately more commercial and industrial properties, which in turn benefit the entire community.

Lands designated for commercial uses account for 46.5 ha (115 acres) of all zoned land within the community. A breakdown of existing commercial development within the Town shows that the majority of commercial development is concentrated in the retail sector (Table 3, Appendix B). The existing land use table shows a marked increase in the amount of commercial development in the Town since the last existing land use survey was conducted in 2000, which can largely be attributed to expansion of commercial development along Highway 6 in the north portion of the community.

Downtown Area

The downtown area is located south of the Pincher Creek in the centre of the community and extends for several blocks consisting of a variety of retail, office and service outlets. The Downtown/Retail Commercial designation in the Land Use Bylaw encompasses the downtown area and is intended to strengthen the retail function of the area by accommodating commercial uses that contribute to the Town's commercial core in a functional and attractive manner. The Land Use Bylaw also includes provisions for a live-work scenario where business owners in the downtown area have the opportunity to live in or rent out the upper floors and/or the rear of the building for residential uses in conjunction with a commercial use.

The downtown area also utilizes a transitional commercial zoning which is intended to identify residential areas within the community where commercial expansion of the downtown may be feasible and/or desirable to develop in the future.

Highway Commercial

Highway commercial development is typically encouraged in linear strips along a major traffic artery and is targeted towards the motoring public, while not compromising existing and future developments in the downtown. By definition, highway commercial areas require sites with high visibility, ready access, and large



PART 2: COMMUNITY ANALYSIS

lots to provide for parking. Highway commercial areas often include such commercial activities as service stations, drive-in restaurants, convenience stores, and motels or hotels.

The Town's location along Highway 6 has resulted in considerable highway commercial development. These developments are located primarily along Highway 6 and a portion of Highway 507 to maximize their exposure and consist of gas stations, large scale retail stores and services, accommodations and other uses catering to the traveling public. In the past decade, highway commercial development has expanded along Highway 6 gravitating towards Highway 3. The proposed realignment of Highways 3 and 6 will have a major impact on the location of existing highway commercial development as highway commercial development gravitates towards major highways. Future land requirements for highway commercial development are often difficult to determine as this type of land is closely related to increased traffic on the highway, rather than actual population growth of the Town itself.

5.3 Industrial

Industrial activity is an important element of the economy of Pincher Creek, in terms of diversifying the tax base and providing a source of tax revenue for the municipality while providing employment opportunities to local residents. Industrial development in Pincher Creek has been developed in two separate nodes of the community both located east of Highway 6. The southeast portion of the Town is the original industrial area. New industrial lots have been created in the northeast area of the community and are fully serviced and ready for development.

Potential conflicts with industrial development can be managed by ensuring growth of noxious industrial businesses are not permitted to development in areas adjacent to current or future residential areas. The current pattern of residential development on the west side of Highway 6 and the prevailing westerly winds make locations east of Highway 6 ideal for existing and future industrial development.

5.4 Parks, Recreation and Open Space

The natural beauty of south western Alberta encourages a wide variety of outdoor recreational and scenic opportunities. Known as the 'Centre for Adventure' the location of Pincher Creek places it in close proximity to several tourist and recreational areas including Waterton Lakes National Park, Castle Mountain Resort, Frank Slide, Head-Smashed-In Buffalo Jump and numerous campgrounds and hiking areas. Parks and Recreation Areas in proximity to the Town include: Beaver Mines Lake, Beauvais Lake, Castle Falls, Castle River, Lundbreck Falls, Maycroft, Oldman Dam, and the Waterton Reservoir, Syncline Cross Country Ski Area and the West Castle Ecological Reserve. The Town itself boasts a variety of exceptional tourism destination spots such as the Kootenai Brown Pioneer Village, 3 Rivers Rock and Fossil Museum, Lebel Mansion historic site, and Heritage Acres. Pincher Creek and



PART 2: COMMUNITY ANALYSIS

area offers year round recreational opportunities such as windsurfing, biking, hiking, fishing, downhill skiing, cross-country skiing, snowmobiling, hunting and ice-fishing.

The Town also has a variety of recreational facilities, which provide services and facilities to the residents of the Town and the surrounding region. These include ball parks, soccer fields, bike and skate park, tennis courts, bowling alley, curling rink, a 9-hole golf course and the Pincher Creek multi-purpose facility that houses the library, an aquatic centre, fitness centre, conference and meeting rooms and other outdoor recreational facilities. The Town also owns and operates a well-maintained municipal campground for visitors and local residents to enjoy.



Pincher Creek has more than 8 km of trails with well-maintained paved and shale surfaces that wind through the Town including a variety of parks and open space nearing 290 acres to serve its residents. The golf course and ball diamonds, sports fields, parks and creek area represent a significant portion of the open space in the community available for fair weather recreation activities.

5.5 Public and Institutional Uses

Public and institutional land uses comprise such activities as health and protective services, and educational and cultural facilities. In the Town of Pincher Creek this includes such uses as the hospital, senior's facilities, fire hall, RCMP detachment, Town Office, library, churches, schools, halls and other public service land uses.

Health Services

The majority of the health services in the area fall under the jurisdiction of Alberta Health Services South Zone, which operates both the regional hospital and community health programs. The hospital has 20 auxiliary beds and 16 acute care beds and two emergency operating theatres staffed by four surgeons, three anaesthesiologists, and ten general practitioners. Surgeons travel from Lethbridge to perform day surgery laparoscopic and orthopaedic procedures including shoulder surgery. Regional rehabilitation, community care programs, health protection and assessments are all available services through the community health office. The Windy Slopes Health Foundation is a registered charitable organization that is dedicated to raising funds in support of vital health care needs at the Pincher Creek Health Centre.



Located within the Town is the Pincher Creek and District Family and Community Support Services (FCSS) which facilitates preventative social services and community initiatives which contribute to quality of life and family wellness in the Town. Furthermore, the services of dentists, chiropractors, massage therapists and optometrists are available to Pincher Creek residents. The Pincher Creek Women's Emergency Shelter provides counselling and support services to those in need.

PART 2: COMMUNITY ANALYSIS

Emergency Services

Emergency services available to the residents of Pincher Creek include police, fire and ambulance service. Policing is provided by the local R.C.M.P detachment and a full-time and part-time bylaw officer. The Pincher Creek Emergency Services (PCES), which is a regional service with the Municipal District of Pincher Creek, consists of approximately 50 volunteer members and operates out of Pincher Creek, Beaver Mines and Lundbreck. PCES is a fully integrated stand-alone entity that provides fire, rescue and emergency service to the entire region. Ground ambulance services are provided under contract to Alberta Health Services and include three ambulances stationed at the Pincher Creek Fire Hall providing a combined Advanced Life Support/Basic Life Support Service. Air ambulance service is also available to airlift critical patients to larger care facilities.

Educational Services

Pincher Creek's education system is part of the Livingstone Range School Division No. 68 and the Holy Spirit Roman Catholic Separate Regional Division No. 4, both providing education to grades K-12. Adult learning is accessible through the Pincher Creek Community Adult Learning Council, which offers adult education courses and post-secondary credit courses. The Lethbridge College has a satellite campus in Pincher Creek which offers a full-time upgrading program for students wishing to improve their academic skills for entry either into the workforce or a post secondary educational program. Post secondary education is available through the Athabasca University which offers correspondence courses throughout the province and the University of Lethbridge and the Lethbridge College, both located within commuting distance.

Cultural

There is a wide range of cultural opportunities available to the residents of Pincher Creek. A community hall with an approximately 750 person capacity is available for dances, reception, auctions and special events. The library located downtown in the multi-complex offers a range of community programs and services. The Allied Arts Council operates an art gallery housed in the Lebel Mansion Historic Site and the Pincher Creek Museum and Kootenai Brown Pioneer Village provides a variety of historical activities and opportunities. The Windy Hollows Players, a local theatre group, is active in the Town. Numerous community organizations offer residents the opportunity to be involved in different community activities ranging from the Chamber of Commerce to church groups and recreational activities and sports.

6.0 MUNICIPAL SERVICES AND FACILITIES

The municipal public works function is to efficiently maintain public parks, roads, sidewalks, storm water drainage, the water distribution system, sewage collection



PART 2: COMMUNITY ANALYSIS

system, and solid waste collection and disposal. It is important to analyze present services to ensure they are sufficient to manage future capacity loads.

- Pincher Creek's primary source of drinking water is captured from the Pincher Creek and Castle River. The Town has one main water storage reservoir with a holding capacity of 75,735 cubic metres (20,000,000 gallons) located in the west portion of the community. The water system has a design capacity of 12,707 cubic metres (2,600,000 gallons) per day. The pumping capacity of the system is 167 litres per second or 12,034 cubic metres per day with an average line pressure of 80 PSI.
- The Town's sewer lagoons are located north of Highway 3 in the Municipal District of Pincher Creek. There is weekly garbage collection as well as an active recycling program for goods such as cardboard, metals, plastics and paper. A sanitary landfill is located in the Municipal District of Pincher Creek. Electrical power is provided by Epcor, Enmax and Direct Energy and the gas distribution system is maintained by Alta Gas. Other utility services available to residents include Shaw Cable, SuperNet and Telus.

7.0 TRANSPORTATION

The local road network is an imposed grid pattern in the older neighbourhoods on both sides of the creek. Newer areas have been designed with more curvilinear roads, cul-de-sacs and crescents. These patterns are designed to slow traffic and help limit vehicle traffic traversing the residential areas. The majority of the Town's streets are paved and in good condition with most having curbs and gutters to handle storm water.



Highway 6 connects Highway 3 south to Waterton Lakes National Park. It is the main link between the north and south sections of town and experiences some of the heaviest traffic flows. In general, significant demands on the present infrastructure by increased traffic are not likely forthcoming.

Concerns have been raised regarding the effects of the Highway 6 Bridge along the eastern edge of town as it crosses the Pincher Creek. The current situation causes a "dam" effect and subsequently, flooding occurs at that point. Further discussions with Alberta Transportation, Alberta Environment and Fisheries and Oceans Canada should be pursued to attain solutions to this problem.

Highway 507 follows an unusual path through Pincher Creek. Entering the Town from the east, it becomes more commonly known as Main Street. Approximately 88 percent of the vehicles on both sections of the highway are passenger vehicles. As well, a greater percentage of commercial traffic travels on the eastern portion of Highway 507 at 11.0 percent, compared to the western portion at 5.9 percent. Not surprisingly, traffic volumes increase considerably on Highways 3, 6 and 507 during

PART 2: COMMUNITY ANALYSIS

the summer months given the amount of recreational areas in the region and the proximity to the mountains.

Table 10
2011 Traffic Volume Statistics for Highways 3, 6 and 507

FROM	TO	Length in Km	WAADT	WADST
Highway 3				
E of 510 SE of Cowley	W of 6 N of Pincher Creek	10.068	3380	4670
E of 6 N of Pincher Creek	W of 785 W of Brockett	3.05	3330	4020
Highway 6				
Pincher Creek S.C.L.	S of 507 at Pincher Creek SJ	0.620	2230	2690
N of 507 at Pincher Creek SJ	E of 507 at Pincher Creek NJ	1.756	3480	4190
N of 507 at Pincher Creek NJ	S of 3 at Pincher Creek	2.869	4600	5550
Highway 507				
E of 775 N of Beauvais LK PP	W of 6 at Pincher Creek	11.311	1270	1530
Pincher Creek E.C.L.	W of 786 SE of Brockett	15.150	360	430

WAADT: Weighted Average Annual Daily Traffic is the average daily two-way traffic for the expressed as vehicles per day for the period of January 1 to December 31

WADST: Weighted Average Summer Daily Traffic is the average daily two-way traffic for the expressed as vehicles per day for the period of May 1 to September 30

Source: Alberta Transportation 2011

Table 11
2011 Traffic Vehicle Classification for Highways 3, 6 and 507

FROM	TO	%PV	%RV	%BU	%SU	%TT	%CM
Highway 3							
E of 510 SE of Cowley	W of 6 N of Pincher Creek	80.2	5.9	0.4	3.0	10.5	13.9
E of 6 N of Pincher Creek	W of 785 W of Brockett	77.2	6.8	0.3	2.7	13.0	16.0
Highway 6							
Pincher Creek S.C.L.	S of 507 at Pincher Creek SJ	86.7	5.6	0.8	3.9	3.0	7.7
N of 507 at Pincher Creek SJ	E of 507 at Pincher Creek NJ	89.3	3.1	0.4	4.2	3.0	7.6
N of 507 at Pincher Creek NJ	S of 3 at Pincher Creek	88.7	4.5	0.3	3.4	3.1	6.8
Highway 507							
E of 775 N of Beauvais LK PP	W of 6 at Pincher Creek	87.7	6.4	0.1	3.9	1.9	5.9
Pincher Creek E.C.L.	W of 786 SE of Brockett	88.0	1.0	1.4	6.8	2.8	11.0

PV: Passenger Vehicles
RV: Recreation Vehicles

BU: Buses
SU: Single unit Trucks

TT: Tractor Trailer Combinations
CM: Commercial Vehicles (BU+SU+TT)

Source: Alberta Transportation 2011

8.0 SOUR GAS FACILITIES

The Municipal Government Act requires a municipal development plan to contain policies compatible with the Subdivision and Development Regulation regarding guidance on the type and location of land uses adjacent to sour gas facilities.

Currently, there are no sour gas facilities within the Town of Pincher Creek or its fringe area. If such facilities were to be established in the future, the setback distances outlined by Energy Resources Conservation Board (ERCB) guidelines should be adhered to.



9.0. MUNICIPAL, SCHOOL, ENVIRONMENTAL & COMMUNITY SERVICES RESERVE

The Municipal Government Act (MGA) contains the mandate for Municipal Development Plans to address the issue of municipal, school, environmental and community services reserves. Municipal reserve dedication is an important contribution to the community and many of the Town's parks, trails, community facilities and school sites are a direct result. The MGA allows for the taking of municipal and/or school reserve, subject to section 666(1) at the time of subdivision under certain circumstances. The subdivision authority may require the owner of a parcel of land that is the subject of a subdivision to provide part of the parcel or money in place of land, or any combination of land or money as municipal or school reserve.

Subject to section 672 of the MGA, a municipality may also designate a surplus school site as municipal reserve or community services reserve. Community Services Reserve sites may be used for any of the following:

- a public library,
- a police station, a fire station or an ambulance services facility,
- a non-profit day care facility,
- a non-profit senior citizen facility,
- a non-profit special needs facility,
- a municipal facility providing direct services to the public, and
- affordable housing.

The municipality has the authority to request environmental reserve to be provided at the time of subdivision in accordance with section 664(1) of the MGA. In most instances, environmental reserve must be left in its natural state or be used as public



PART 2: COMMUNITY ANALYSIS

park space. Also, both the owner of a parcel land of a proposed subdivision and the municipality have the option to consider registering a reserve easement on an identified parcel of land.

**PART 3: GENERAL GROWTH DIRECTIONS
AND FUTURE LAND USES**

PART 3: GENERAL GROWTH DIRECTIONS AND FUTURE LAND USES

PART 3: GENERAL GROWTH DIRECTION AND FUTURE LAND USES

1.0 GENERAL GROWTH DIRECTIONS

The identification of future growth directions is intended to set the framework for sound decision-making, promoting consistency and certainty for residents, developers, business and industry, and the Municipal District of Pincher Creek alike, and helps determine future needs for resources, services and facilities. Therefore, it is important for the Town of Pincher Creek to identify future growth directions in order to accommodate future residential and non-residential development.

The Town's general growth direction has been identified in those areas north of the existing built-up portion of the community (Map 1). This general growth direction was identified in the most recent Intermunicipal Development Plan between the Town and the Municipal District of Pincher Creek and has been supported by annexations in 2005 and 2008 where the majority of the land annexed was located north of the community. Lands in the north portion of the Town can be serviced by sewer and water and potential storm water issues can be managed in a cost-effective manner.

2.0 RESIDENTIAL GROWTH

In order to establish future residential land requirements, a residential land consumption range can be calculated based on historic trends in population growth and industry standards for housing density. Historically the Town's population has grown at a modest rate with an approximate 0.5 percent population growth per annum since 1961. The land consumption analysis provides the Town with an indication of future residential land requirements to accommodate various population levels. Assuming a 0.5 percent annual growth rate the Town could develop an additional 57.7 acres of land to accommodate a projected population of 4,179 persons by the year 2031. At this growth rate the land supply within the Town boundary is adequate to support residential development well into the foreseeable future.

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. As development occurs in the north portion of the community there may be a need for an additional school site and as such any area structure plans or subdivision proposals should consider the future provision of a school site. There is potential for country residential development to occur on lands



PART 3: GENERAL GROWTH DIRECTIONS AND FUTURE LAND USES

in the south portion of the Town adjacent to the west boundary of the golf course as sewer services and stormwater management in this area are limited.

Table 12
Town of Pincher Creek
2011 Land Analysis Residential Land Consumption Range

Year	Population Levels		Assumed Persons Per D.U.**	Total Required D.U. 's		Existing D.U.'s	New Dwelling Units Required		Land Acreage Requirement*	
	Low	High		Low	High		Low	High	Low	High
2011	3685		—	—	—	—	—	—	—	—
2016	3777	3961	2.6	1453	1523	1500	—	23	—	5.0
			2.4	1573	1650	1500	74	150	15.7	32.0
			2.2	1716	1800	1500	217	300	46.1	64.0
2021	3871	4258	2.6	1488	1638	1500	----	138	----	29.3
			2.4	1613	1774	1500	113	274	24.0	58.3
			2.2	1759	1935	1500	260	435	55.2	92.6
2026	3968	4577	2.6	1526	1760	1500	26	260	5.6	55.4
			2.4	1653	1907	1500	153	407	32.6	86.6
			2.2	1804	2080	1500	304	580	64.6	123.5
2031	4067	4920	2.6	1564	1892	1500	64	392	13.6	83.5
			2.4	1695	2050	1500	195	550	41.4	117.0
			2.2	1849	2236	1500	349	736	74.2	156.7
2036	4169	5289	2.6	1603	2034	1500	103	534	22.0	113.7
			2.4	1737	2204	1500	237	704	50.4	149.7
			2.2	1895	2404	1500	395	904	84.0	192.4

Source: Statistics Canada Census 2006

*The land consumption analysis is based on the following criteria:

- 0.5 percent to 1.5 percent growth rate,
- 2.4 persons per household based on housing density from the 2006 Census,
- the standard number of units that can be built per acre using the assumption that new dwellings are single family (4.7 units per acre).

PART 3: GENERAL GROWTH DIRECTIONS AND FUTURE LAND USES

3.0 COMMERCIAL AND INDUSTRIAL GROWTH

Future highway commercial development will generally be encouraged to locate in the north portion of the community on lands adjacent to Highways 6 and 507 in order to maximize visibility from the highway. This would be a logical extension of the existing commercial development that has recently occurred in this area of the community. If possible, commercial development will continue to be encouraged to locate in the existing commercial areas by infilling vacant lots and redeveloping older properties.

Industrial development will continue to be directed to areas east of Highway 6 so as to minimize potential conflicts with existing and future residential uses. In the north portion of the community industrial development could continue to occur east of existing and future commercial development along Highway 6 to provide a visual buffer from the highway and keep more unattractive industrial uses away from the key entrance to the community. Industrial development is also encouraged to locate in the existing industrial park in the east portion of the Town; however a stormwater management plan may be necessary to address drainage issues in this area.

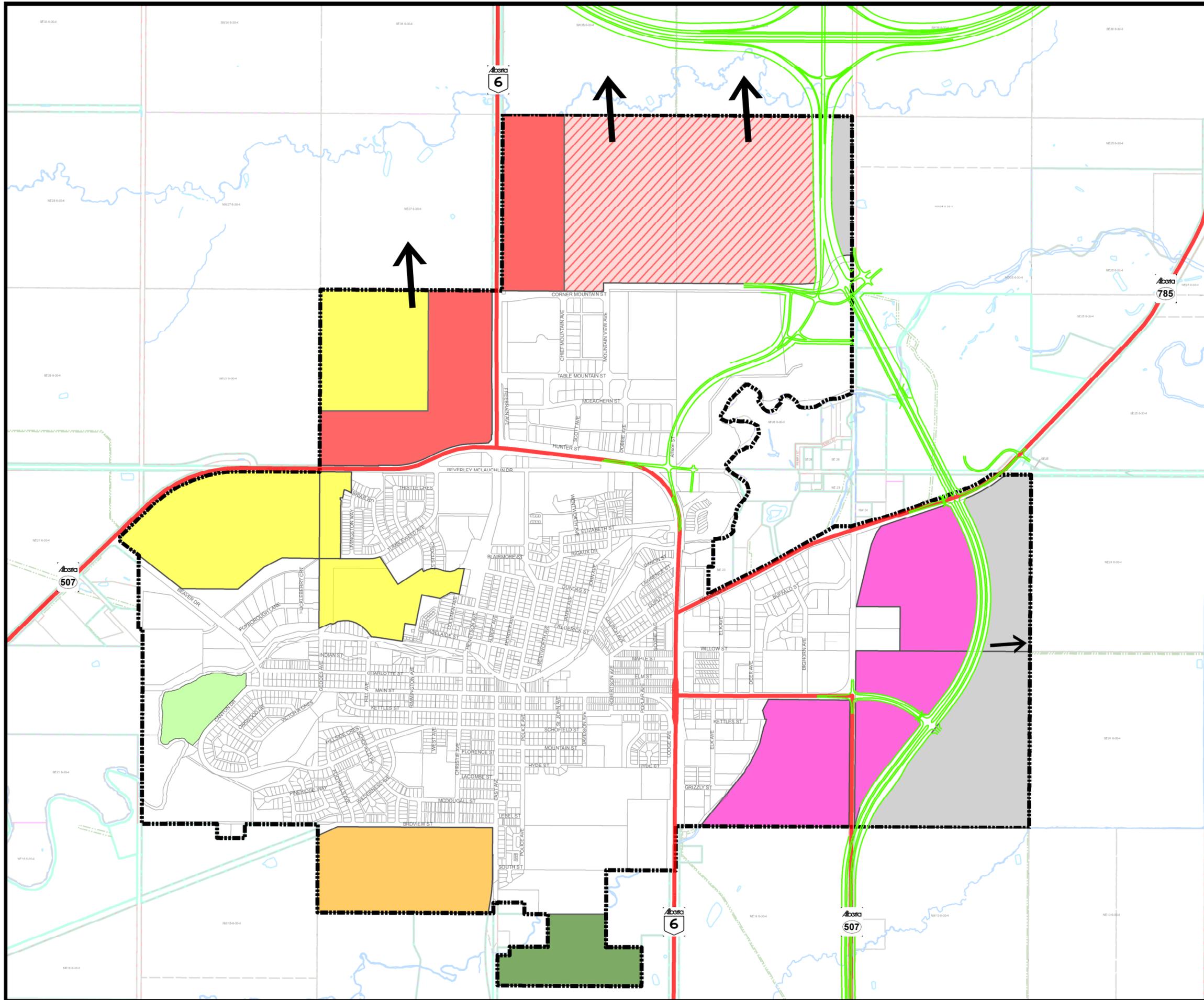


TOWN OF PINCHER CREEK
MDP 2013

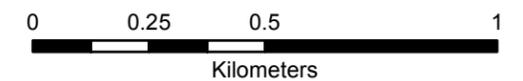
GENERAL GROWTH DIRECTION
AND FUTURE LAND USES

MAP 1

BYLAW NO. 1518-13
OCTOBER 15, 2013



- Pincher Creek Boundary
 - Highway
 - Highway 3 Bypass - Proposed
 - General Growth Direction
 - Potential Separation*
- Future Land Use**
- Commercial
 - Commercial & Industrial
 - Country Residential
 - Golf Course Expansion
 - Industrial
 - Recreation Area
 - Residential
- * Pending Approval of Highway 3 Bypass



PART 4: POLICIES

PART 4: POLICIES

The policies presented in this plan will provide guidance and direction for municipal decision-makers regarding future growth and other planning-related considerations. The Council, council committees and the public have reviewed the policies, prior to adoption, to ensure that conformity exists with the Municipal Government Act, Provincial Land Use Policies and reflects the vision and mission statement of the community.

1.0 PLAN IMPLEMENTATION

The policies established in this section of the Municipal Development Plan are formulated to serve in conjunction with the provisions of the Land Use Bylaw, as a day-to-day reference and basis for decision making regarding land use planning and development in Pincher Creek.

Targets:

- To adopt a plan which provides guidance for future land use decisions in the Town of Pincher Creek.
- To meet the legislative requirements established in the Municipal Government Act.
- To establish a mechanism whereby the Municipal Development Plan may be revisited, refined and amended to accommodate changes in the municipality.
- To ensure that the municipal decision makers have sufficient information to make an informed decision and a process in which to obtain and review that information.
- To promote consistency of decision making by ensuring decisions are made within a framework of policies.
- To provide a positive environment for listening, evaluating and responding to the concerns of the citizens.

Policies:

- 1.1 The Municipal Development Plan shall be adopted and subsequently amended, if required, pursuant to sections 230, 606, and 692 of the Municipal Government Act.
- 1.2 In order to achieve consistency, the Land Use Bylaw shall be amended to comply with this Municipal Development Plan including, but not limited to, the creation of a new Business Park land use district.



- 
- 1.3 Before any amendments or changes are made to this Municipal Development Plan, it shall be ensured that public opinion is included in the decision-making process through information meetings and public hearings.
 - 1.4 Council should attempt to ensure that new growth and development occurs in a stable, balanced and fiscally sound manner with regard to high aesthetics standards to ensure the attractiveness of the community.
 - 1.5 This Municipal Development Plan shall be reviewed, amended or replaced by a new bylaw on a regular basis in order to achieve consistency and reflect the wishes of the Town and its ratepayers.

2.0 SOUR GAS FACILITIES

The Municipal Government Act requires that Municipal Development Plans contain policies compatible with the Subdivision and Development Regulation regarding the type and location of land uses adjacent to sour gas facilities.

Target:

- To meet the legislative requirements of the Municipal Government Act, the Provincial Land Use Policies and the Subdivision and Development Regulation.

Policies:

- 2.1 Setback guidelines for sour gas facilities shall be in accordance with standards established in Figure 1 – Minimum Setback Distances (Appendix C) provided by the Energy Resources Conservation Board (ERCB) or any subsequent standards should these existing guidelines be revised.

3.0 MUNICIPAL, SCHOOL, ENVIRONMENTAL AND COMMUNITY SERVICES RESERVE



The Municipal Government Act requires that, under certain circumstances, the Subdivision and Development Authority address municipal, environmental, community services and/or school reserves at the time a subdivision decision is rendered. The Municipal Government Act also requires that these reserves be allocated in conjunction with affected school authorities.

Targets:

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

PART 4: POLICIES

- To ensure that any applicable municipal and/or school reserves are addressed or acquired at the time of subdivision.

Policies:

- 3.1 Municipal and/or school reserve will be provided in accordance with sections 666 and 667 of the Municipal Government Act. The Town shall continue to collect school reserves until such time as an agreement is entered into with the school authorities.
- 3.2 Municipal and/or school reserve will not be required to be provided subject to situations under section 663 of the Municipal Government Act.
- 3.3 In the opinion of the Subdivision and Development Authority, environmental reserve may be provided at the time of subdivision, in accordance with section 664(3) of the Municipal Government Act, but environmental easements may also be considered.
- 3.4 Where the provision of land for municipal, school or environmental reserve has been required, such lands shall be designated on a final instrument and registered for those purposes at Land Titles Office in accordance with section 665 of the Municipal Government Act.
- 3.5 Where the Town is of the opinion that certain lands may be resubdivided in the future, the Subdivision and Development Authority may require that municipal or school reserves be deferred by caveat pursuant to section 669 of the Municipal Government Act.
- 3.6 The Town may also acquire lands for municipal reserve purposes pursuant to section 665 of the Municipal Government Act.
- 3.7 The Town will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, an agreement for possible municipal assistance will be discussed at that time.
- 3.8 The Town may designate a surplus school site as municipal reserve or community services reserve pursuant to section 672 of the Municipal Government Act.
- 3.9 A surplus school site designated as community services reserve may be used by the Town for any or all of the purposes outlined in section 671(2.1) of the Municipal Government Act.



4.0 GENERAL GROWTH AND DEVELOPMENT

Targets:

- To ensure serviceable land is adequately available to accommodate future urban growth.
- To identify appropriate areas for development and redevelopment based on infrastructure, site characteristics, and compatibility with adjacent and existing uses.
- To maintain a 25-year supply of developable land within the Town boundary.
- To provide policies and establish guidelines that direct future subdivision and development, which provide concise and manageable standards for developers.
- To maintain a high quality of development and subdivisions wherever possible.
- To identify general growth directions and future land uses.

Policies:

Future Growth and Development Areas

- 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.
- 4.2 When evaluating proposals (subdivision, development, redesignation, annexation, infrastructure expansion, etc.), the potential impacts on existing and future development in the area will be considered in addition to the cumulative impact on the Town.
- 4.3 Future urban growth should be directed to areas with existing municipal infrastructure capacity or to locations where infrastructure extensions can be made most appropriately.
- 4.4 Subdivision proposals will typically be expected to demonstrate consistency with the Town's other approved municipal plans and standards, as may be applicable.
- 4.5 Development should occur in a stable, balanced, and fiscally sound manner with standards established in the Land Use Bylaw.



PART 4: POLICIES

- 4.6 An area structure plan or conceptual design scheme may be required for any proposal involving the redesignation of land from “Transitional/Urban Reserve”.
- 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.
- 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.
- 4.9 Future subdivision and development may be required to pay off-site levies pursuant to section 648 of the Municipal Government Act and any other development fees as required by Council.

Annexation

- 4.10 The Town will regularly monitor development activity and land supply and if boundary to meet the targeted 25-year land supply or to support the needs of the community, annexation may be considered.
- 4.11 Annexation boundaries shall follow legal boundaries and natural features to avoid creating fragmented patterns of municipal jurisdiction.



- 4.12 The Town will protect the right of agricultural operations to continue within the Town boundaries following annexation until urban land development occurs.

5.0 RESIDENTIAL

Targets:

- 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-family 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.
- The designation of multi-family sites within new subdivisions should be implemented, as there is often a resistance by property owners to locate multi-family developments in existing residential neighbourhoods.
- Encourage, as an alternative, the development of modular/manufactured homes as new or infill housing in existing low-density residential neighbourhoods. This use is considered discretionary under the present Land Use Bylaw.
- Promote the continued development of country residential lots (Castleview Estates) zoned for that purpose northeast of Beaver Drive.
- To ensure that an adequate amount of serviced residential land is available to meet future housing demand and that land is developed in an efficient and rational manner.

Policies:

- 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.



PART 4: POLICIES

- 5.2 The Town of Pincher Creek should regularly monitor the vacancy rate and volume of building permits so that short-term needs for serviced residential land can be anticipated.
- 5.3 Future residential development shall be located pursuant to any setbacks contained within the Subdivision and Development Regulation or any subsequent provincial legislation.
- 5.4 Developers are encouraged to design subdivisions that provide diversity in housing type, accessibility, tenure, and cost.
- 5.5 In reviewing future residential development proposals, consideration should be given to rational and economical extensions of existing municipal services.
- 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.
- 5.7 Manufactured home development may be permitted subject to meeting the basic design and land use criteria as set out in the Land Use Bylaw.
- 5.8 The burden of supplying infrastructure services to new developments shall be borne by the developer and not by the Town.
- 5.9 Country residential development should be encouraged to develop in the subdivision along Beaver Drive and that portion of urban reserve west of the golf course adjacent to the South Hill area.
- 5.10 The Town should consider the impact of a rising seniors population and attempt to accommodate their housing needs.
- 5.11 The Town recognizes that accessory dwelling units such as garden suites and basement suites will assist in diversifying the housing stock and may consider incorporating provisions for such uses in the Land Use Bylaw.

6.0 COMMERCIAL

Targets:

- Maintain the downtown core as a main commercial district.
- The Land Use Bylaw includes provisions to encourage downtown commercial expansion east and west on Main Street by zoning present residential areas as transitional commercial. The 7.9-acre zone should manage growth and provide a clear vision of future development.



- To encourage the redevelopment of Kettles Street into a second main thoroughfare for the purpose of commercial expansion and improved traffic flow through the downtown area.
- Preserve and improve the aesthetic nature of the commercial buildings.
- Encourage highway commercial businesses to develop along the northern portion of Highway 6 and at the junction of Highways 6 and 507.
- The growth of comprehensive commercial development should only be encouraged if the expansion does not adversely affect the downtown core.
- Concentrate on attracting new commercial activities to Pincher Creek.
- Focus on attracting wind-related businesses.
- Encourage home-based businesses to start in residential neighbourhoods with the intent that they will grow and require space in a commercial district.
- Support agri-business by continuing to acknowledge the significant role the surrounding rural community plays in the Pincher Creek economy.



Policies:

General Commercial

- 6.1 Commercial development should be encouraged to concentrate in the existing commercial areas by infilling vacant lots, the consolidation of sites for redevelopment projects and the redevelopment of older properties in the various commercial districts.
- 6.2 All future neighbourhood or local commercial development shall be evaluated in terms of traffic generation, parking, and environmental impacts upon the surrounding area.
- 6.3 The shopping centre site shall be strictly controlled in terms of development and use of land and buildings.
- 6.4 All commercial development shall be required to connect to municipal sewer, water and electrical utility system services, unless it is demonstrated to the Subdivision and Development Authority that circumstances exist that services are not required.
- 6.5 The establishment of home-based businesses that are compatible with residential uses is encouraged with the intent that they will grow and eventually require space in a commercial district.

PART 4: POLICIES

Downtown Commercial

- 6.6 The downtown core shall be maintained and strengthened and future expansion of the downtown core shall be directed to the transitional commercial zone as identified in the Land Use Bylaw.
- 6.7 Future commercial development or redevelopment projects occurring in the downtown core shall be encouraged to provide pedestrian features to improve pedestrian safety, comfort, and convenience.
- 6.8 Mixed-use development may be permitted in appropriate areas through the Land Use Bylaw, allowing such activities as commercial activity on the main floor of buildings with residential or office use on the upper floors and/or rear of the building.

Highway Commercial

- 6.9 Future highway commercial development shall be directed to the areas identified in Map 1 with the intent to capitalize on the presence of traffic along Highways 6 and 507.
- 6.10 All highway commercial subdivision and development shall be referred to Alberta Transportation for comments or approvals.

7.0 INDUSTRIAL

Targets:

- Encourage industrial activity to locate in the community. There is a preference for light industry over heavy industry as the community is aware that the possible negative environmental impacts on the surrounding natural environment could be detrimental to the promotion of tourism.
- Prevent or minimize any potential land use conflicts with existing or proposed industrial uses.
- Encourage or attract wind power manufacturing opportunities to promote “green power” initiative.
- Certain types of materials or industries associated with dangerous goods, fuels, chemicals, or explosives should not be permitted in close proximity to other types of land use activities.
- Promote regional location of Pincher Creek in regards to rail and highway access.



Policies:

- 7.1 Future industrial expansion shall be directed to areas east of Highway 6 as indicated in Map 1.
- 7.2 Industrial activities should be compatible with the Town's physical environment and industrial activities shall comply with Alberta Environment and other provincial, federal or Town standards in respect to noise, odour, and other noxious emissions and fire or explosive hazards.
- 7.3 The Town should encourage the development of industrial sites in such a way as to minimize potential land use, traffic circulation and environmental conflicts.
- 7.4 Land use classification shall be flexible so as to permit a wide range of light industrial, service, limited retail and recreational land uses to locate on industrial land.
- 7.5 The Town may, by bylaw, institute architectural and design controls for structures within the industrial areas for the purpose of maintaining the appearance of the area and the image of the community.
- 7.6 All industrial development shall be required to connect to municipal sewer, water and electrical utility system services, unless it is demonstrated to the Subdivision and Development Authority that circumstances exist that services are not required.

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.
- Maintain and improve existing recreational facilities, parks and open space and pathways in an efficient, cost-effective manner.
- Smooth surface portions of the pathway system to increase access to those in wheelchairs, with strollers, or on roller blades.
- Establish a course of action to ensure the long-term stabilization and restoration of the Lebel Mansion.



PART 4: POLICIES

Policies:

- 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.
- 8.2 Future recreational development should have regard to optimizing the use of land for social and recreational facilities.
- 8.3 The operation of recreational facilities will be reviewed on a regular basis to ensure the facilities adequately meet public needs and are operating in an efficient manner.
- 8.4 Parks and open space, including walkways, will be encouraged to be designed in a manner that is accessible to all user groups and considers the safety and security of those using the facilities as well as adjacent uses.
- 8.5 Stormwater detention sites should be designed to accommodate recreational opportunities, where feasible.
- 8.6 The Golf Course could be expanded to 18 holes and an area structure plan should be adopted to guide future development. An intensive tree-planting program may be initiated to offer shelter from the wind and to enhance the aesthetic qualities of the course.
- 8.7 The Town will continue to work with school authorities and support the shared use of open space and playground areas.

9.0 TRANSPORTATION

Targets:

- It is important to support the twinning of Highway 3 from east to west across the province. This is an issue of safety, especially considering the increase in truck traffic and recreational vehicles along this highway.
- To work with Alberta Transportation and developers to ensure coordinated access points for development along Highways 6, 507 and 785.
- To ensure that development along key entranceways into the Town enhance the community image.



Policies:

- 9.1 Municipal roads or transportation initiatives should be planned and developed to enhance opportunities for local businesses to benefit from the circulation of traffic both through and within the community.
- 9.2 Residential street designs shall continue to employ a hierarchical road pattern, which provides local, collector and arterial roadways to service the population.
- 9.3 The Council should work in cooperation with other affected municipalities to advance the date of construction regarding the twinning of Highway 3.
- 9.4 The Town will maintain an open dialogue with Alberta Transportation regarding any matters associated with Highways 6, 507 and 785 that may have an impact on the community.
- 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.
- 9.6 Major subdivisions and developments located adjacent to Highways 6, 507 and 785 should be planned and developed in a manner that ensures coordinated access points across these highways.
- 9.7 The Town will work closely with the Municipal District of Pincher Creek to ensure that standards for a hierarchy of roadways are identified and established between both municipalities. Access control regulations should also be established to ensure major collectors and arterials are protected.
- 9.8 Highways 6, 507 and 785 are considered key entranceways into the community. Defined standards of development, such as but not limited to landscaping, signage, screening and fencing, for these entranceways should be established and implemented in the Land Use Bylaw.
- 9.9 Freestanding signage along entranceways into the Town is discouraged.

10.0 MUNICIPAL SERVICES AND FACILITIES

Targets:

- Capacities of both the water treatment system and the sewer treatment system have a built out capacity of approximately 10,000 people. That



PART 4: POLICIES

should be sufficient to handle any residential, commercial, or industrial demand for the next 20 years.

- 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.
- Due to the immense damage experienced along the creek bank and to bridges during the flood of 1995, it is a mandate of the Town to ensure the integrity of the Pincher Creek is not compromised. Measures are in place to make certain the creek is not taxed beyond capacity by storm runoff and great efforts have been made to preserve the present path of the creek.
- A long-term municipal servicing issue may be the expansion of services, both water and sewer, to the Hamlets of Pincher Station and Lowland Heights.
- Continue to support a comprehensive recycling program to promote the sustainable environment Pincher Creek has decided to adopt.

Policies:

- 10.1 All utilities should be encouraged to be underground. Utilities in this context include power lines, cable services and phone services.
- 10.2 The burden of supplying or upgrading infrastructure services to subdivisions or new developments shall be borne by the developer and not the Town.
- 10.3 Council and staff should monitor the utilities that exist in order to ensure the Town has a sufficient infrastructure framework to support the community growth and development.
- 10.4 In the future, if capacity exists in the municipal water and sewer systems, the Town may investigate the possibility of providing services to the Hamlets of Pincher Station and Lowland Heights.
- 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.
- 10.6 The Town supports low impact development practices as a sustainable means of stormwater management.



11.0 COMMUNITY SERVICES

Targets:

- To evaluate the need for new services or facilities.
- To increase the role and nurturing of volunteers and to continue cooperation with service clubs and volunteer organizations.
- To ensure the coordination of protection services, including disaster services.
- To continue cooperative roles with health authorities.



Policies:

- 11.1 The Town and Council shall attempt to balance the needs of natural and cultural environments with economic development, recreation and individual landowners as a reflection of community values.
- 11.2 The Town shall continue to support and work in mutual agreement with other government departments or agencies that help provide various community services to residents.
- 11.3 Where possible, Council should continue to cooperate with the Town's service clubs and other volunteer agencies.

12.0 REGIONAL PARTNERSHIPS

It is very important for the Town of Pincher Creek to continue working with neighbouring municipalities who have common economic goals and development objectives. The development of the integrated Emergency Medical Services clearly demonstrates the positive impacts that can come about as a result of a harmonious working relationship with neighbouring municipalities.



As well, participation in the “Alberta Southwest Regional Alliance” economic region promotion has increased the visibility of Pincher Creek and fostered partnerships with other southern Alberta communities with similar ambitions. Regional alliances and the alignment of economic groups will, in the future, be beneficial in terms of economic prosperity and the advantages of economies of scale.

The fringe area surrounding an urban municipality is often a concern when planning for the future. The tendency for conflicting land uses to develop has the potential to hinder future expansion of the urban area. The urban fringe of Pincher Creek is found to contain various land use activities. These include residential, commercial and industrial uses as well as intensive and extensive agricultural operations. In 2010, the Town of Pincher Creek and the Municipal District of Pincher Creek adopted a

PART 4: POLICIES

new Intermunicipal Development Plan which outlines policies that govern future development in the urban fringe.

Policies:

- 12.1 The Council shall demonstrate regional leadership in sustainable development by advocating watershed management, regional partnerships, and the reduction and reuse of resources.
- 12.2 The Council shall continue to build partnerships with their neighbouring municipalities to promote regional interests.

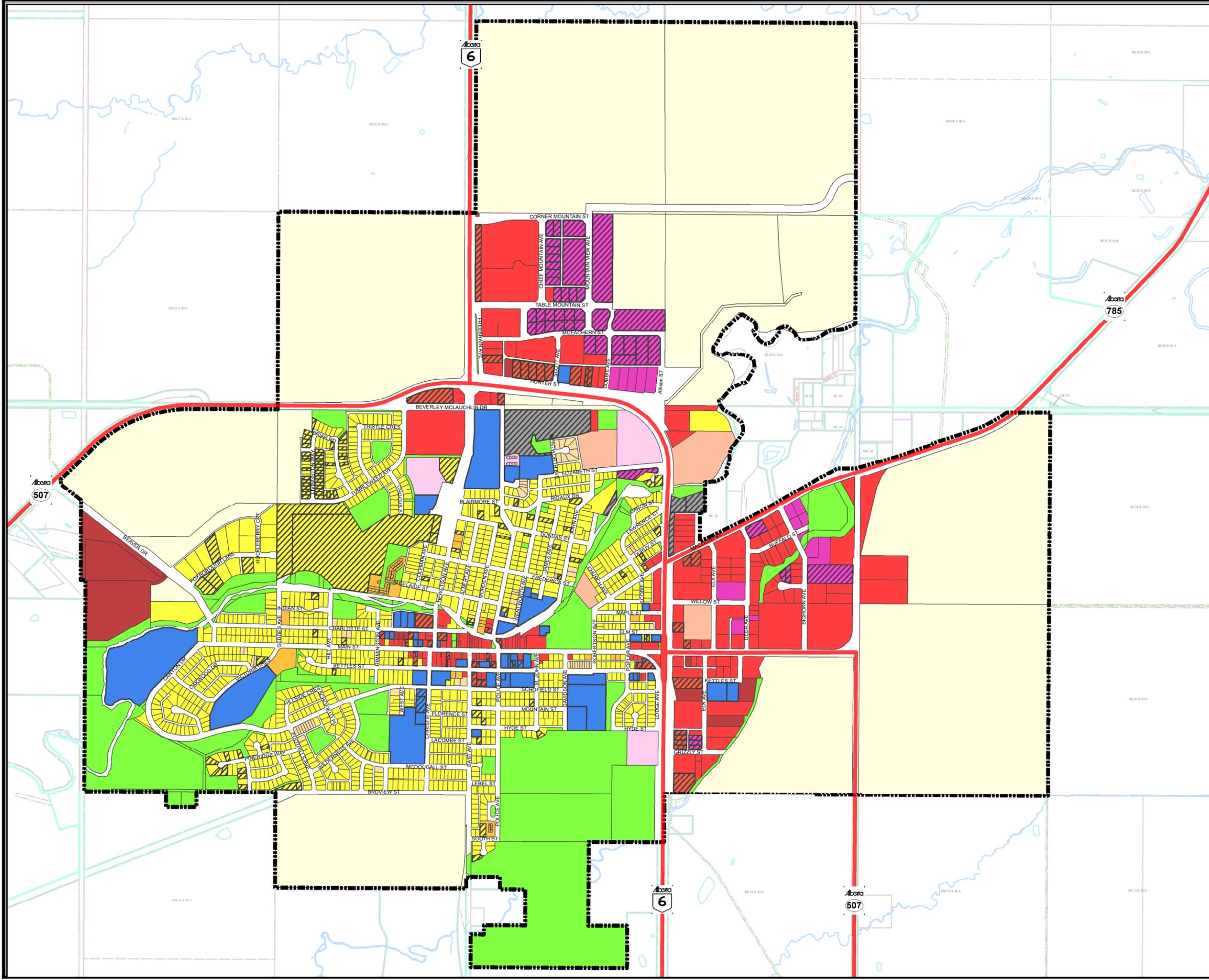


TOWN OF PINCHER CREEK
MDP 2013

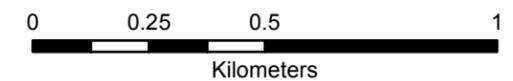
EXISTING LANDUSE
APPENDIX A

MAP 5

BYLAW NO. 1518-13
OCTOBER 15, 2013



-  Pincher Creek Boundary
-  Highway
- Existing Landuse - August 2011**
-  Single Unit Housing
-  Duplex Housing
-  Multi Unit Housing
-  Manufactured Home
-  Seniors Housing
-  Commercial
-  Transport \ Telecom \ Utility
-  Industrial
-  Institutional
-  Agricultural
-  Parks \ Open Space
-  Vacant Residential
-  Vacant Commercial
-  Vacant Industrial
-  Vacant Institutional
-  Vacant Direct Control

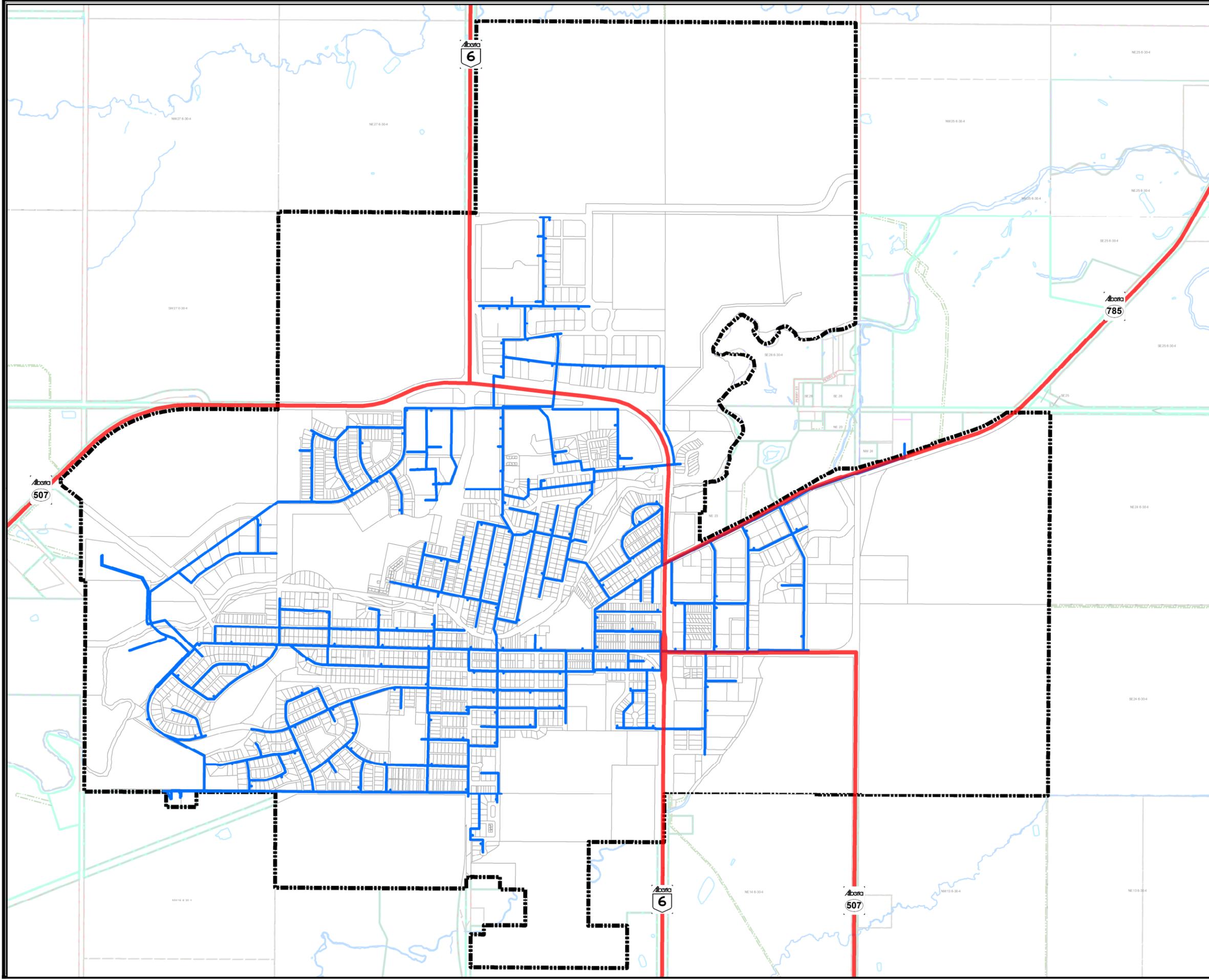


TOWN OF PINCHER CREEK
MDP 2013

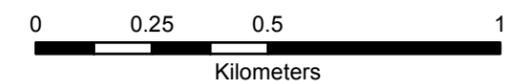
INFRASTRUCTURE SYSTEM:
WATER NETWORK
APPENDIX A

MAP 4

BYLAW NO. 1518-13
OCTOBER 15, 2013



-  Pincher Creek Boundary
-  Highway
-  Water Pressure Main



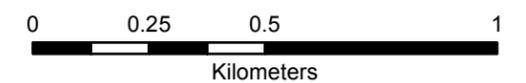
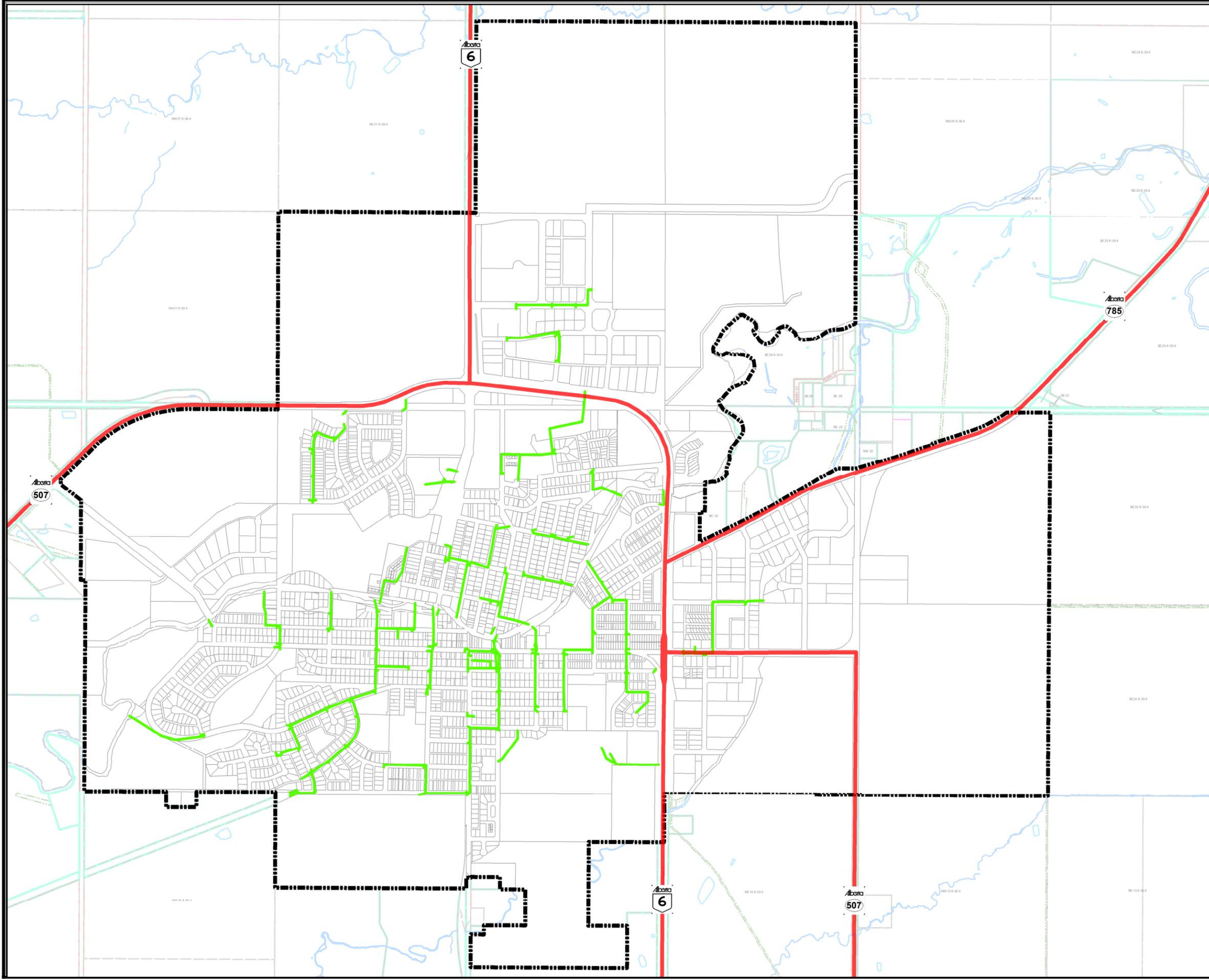
TOWN OF PINCHER CREEK
MDP 2013

INFRASTRUCTURE SYSTEM:
STORM NETWORK
APPENDIX A

MAP 3

BYLAW NO. 1518-13
OCTOBER 15, 2013

-  Pincher Creek Boundary
-  Highway
-  Storm Gravity Main



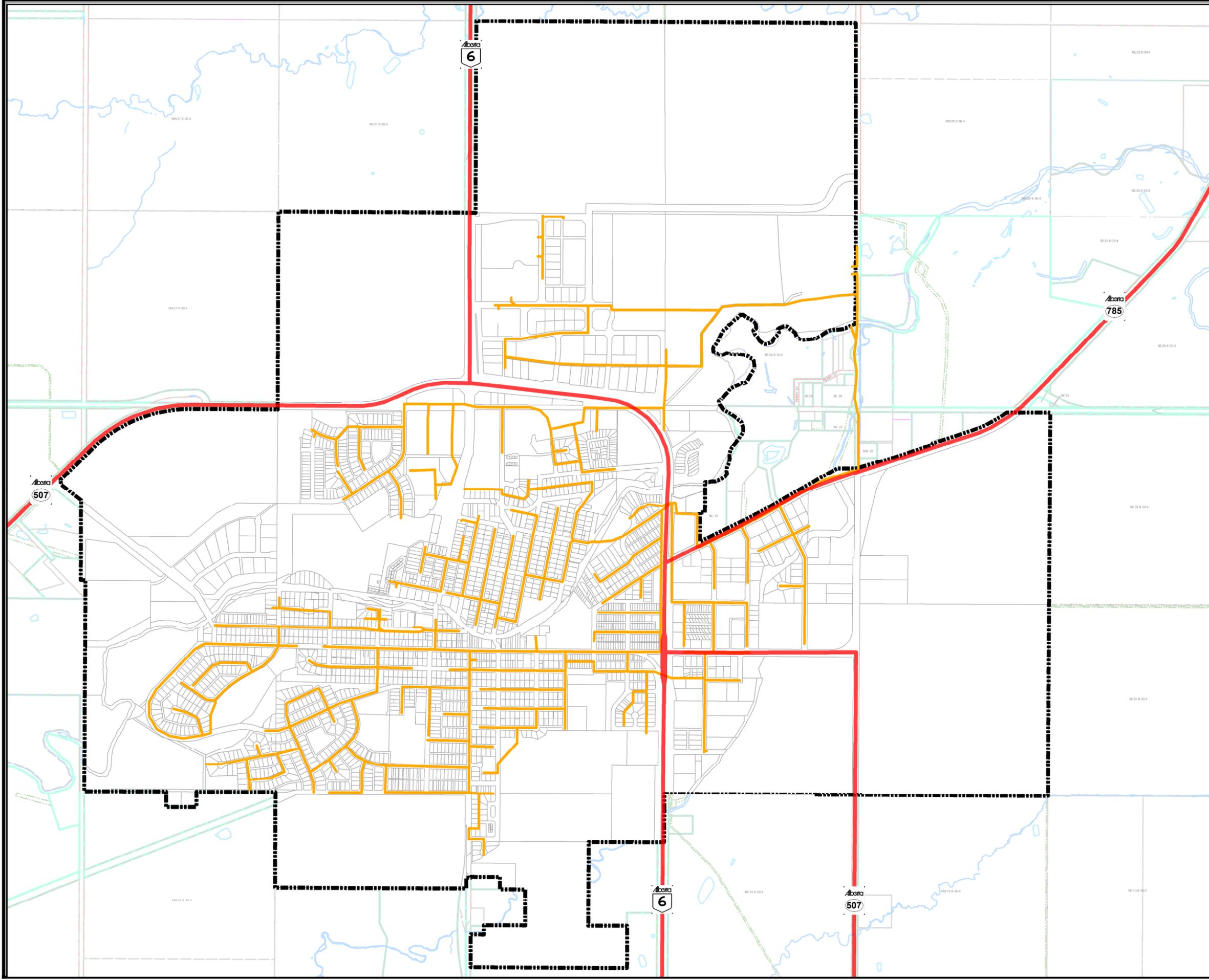
TOWN OF PINCHER CREEK
MDP 2013

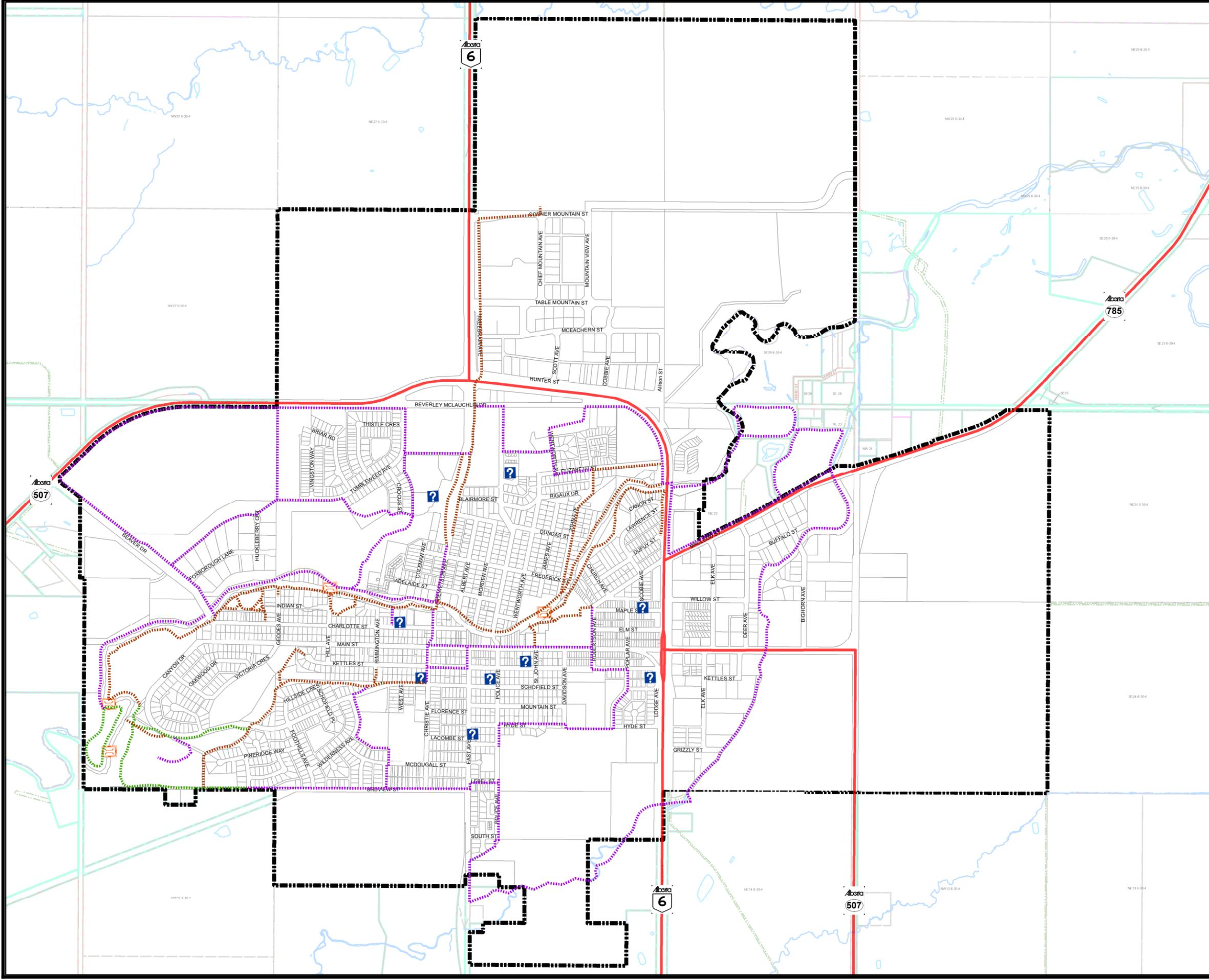
INFRASTRUCTURE SYSTEM:
SANITARY NETWORK
APPENDIX A

MAP 2

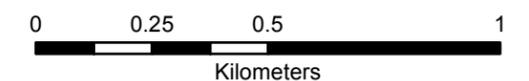
BYLAW NO. 1518-13
OCTOBER 15, 2013

-  Pincher Creek Boundary
-  Highway
-  Sanitary Gravity Main





-  Pincher Creek Boundary
-  Highway
- Trail - Pathway System**
-  Existing Trails
-  Future Trails
-  Informal Trails
-  Tourist \ Information
-  Bridge Crossings



APPENDIX B: EXISTING LAND USE

APPENDIX B: EXISTING LAND USE

Table 1
Town of Pincher Creek Existing Land Use
 (Based on land use within Town Boundary, excluding roads and creek)

No.	Type	Area (acres)	Area (ha)	% Total Area
1100	Single	253.85	102.79	11.81
1200	2 family	7.17	2.90	0.33
1400	Multi-family	8.89	3.60	0.41
1600	Mobile Home	23.62	9.56	1.1
1710	Senior Housing	18.97	7.68	0.88
2100	Retail	104.84	42.42	4.87
2200	Wholesale	5.00	2.02	0.23
2300	Service	7.10	2.87	0.33
2400	Transportation	8.62	3.49	0.4
2500	Contracting	13.87	5.61	0.64
2600	Building	4.40	1.78	0.2
2700	Warehousing	23.21	9.40	1.08
3500	Ag Processing	2.26	0.92	0.11
3700	Trucking	11.25	4.55	0.52
4100	Educational	27.12	10.98	1.26
4200	Government	6.73	2.72	0.31
4300	Community	25.22	10.20	1.17
4400	Hospital	9.70	3.93	0.45
4500	Institutional	1.27	0.52	0.06
4700	Religious	9.84	3.98	0.46
5400	Telecommunication	1.41	0.57	0.07
5500	Utilities	34.15	13.82	1.59
6200	Outdoor Facilities	10.75	4.35	0.5
6300	Indoor Recreation	8.69	3.52	0.4
6400	Outdoor Recreation	82.52	33.40	3.84
6500	Parks	4.63	1.87	0.21
6600	Open Space	175.82	71.15	8.17
7000	Agriculture	1130.45	457.48	52.5
	Vacant	130.03	52.62	6.04
	TOTAL	2151.37	870.69	100.00

APPENDIX B: EXISTING LAND USE

**Table 2
Town of Pincher Creek Residential Land Use**

No.	Type	Area (acres)	Area (ha)	% Category
1100	Single	253.85	102.79	81.24
1200	2 family	7.17	2.90	2.29
1400	Multi-family	8.89	3.60	2.85
1600	Mobile Home	23.62	9.56	7.56
1710	Senior Housing	18.97	7.68	6.07
	TOTAL	312.50	126.52	100.00

**Table 3
Town of Pincher Creek Commercial Land Use**

No.	Type	Area (acres)	Area (ha)	% Category
2100	Retail	104.84	42.42	62.75
2200	Wholesale	5.00	2.02	2.99
2300	Service	7.10	2.87	4.25
2400	Transportation	8.62	3.49	5.16
2500	Contracting	13.87	5.61	8.3
2600	Building	4.40	1.78	2.63
2700	Warehousing	23.21	9.40	13.9
	TOTAL	167.04	67.60	100.00

**Table 4
Town of Pincher Creek Industrial Land Use**

No.	Type	Area (acres)	Area (ha)	% Category
3500	Ag Processing	2.26	0.92	16.82
3700	Trucking	11.25	4.55	83.18
	TOTAL	13.51	5.47	100.00

APPENDIX B: EXISTING LAND USE

Table 5
Town of Pincher Creek Institutional Land Use

No.	Type	Area (acres)	Area (ha)	% Category
4100	Educational	27.12	10.98	33.96
4200	Government	6.73	2.72	8.41
4300	Community	25.22	10.20	31.55
4400	Hospital	9.70	3.93	12.16
4500	Institutional	1.27	0.52	1.61
4700	Religious	9.84	3.98	12.31
	TOTAL	79.88	32.33	100.00

Table 6
Town of Pincher Creek Transportation/Telecommunications/Utilities

No.	Type	Area (acres)	Area (ha)	% Category
5400	Telecommunication	1.41	0.57	3.96
5500	Utilities	34.15	13.82	96.04
	TOTAL	35.56	14.39	100.00

Table 7
Town of Pincher Creek Recreation and Open Space Land Use

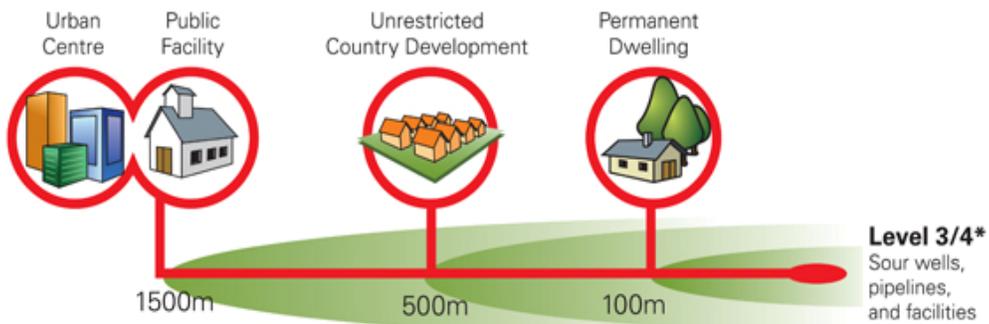
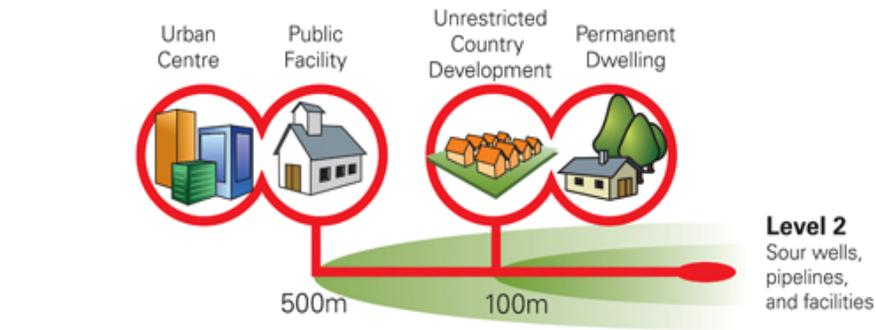
No.	Type	Area (acres)	Area (ha)	% Category
6200	Outdoor Facilities	10.75	4.35	3.81
6300	Indoor Recreation	8.69	3.52	3.08
6400	Outdoor Recreation	82.52	33.40	29.22
6500	Parks	4.63	1.87	1.64
6600	Open Space	175.82	71.15	62.25
	TOTAL	282.41	114.29	100.00

Table 8
Town of Pincher Creek Other Land Use

No.	Type	Area (acres)	Area (ha)	% Category
7000	Agriculture	1130.45	457.48	52.5
	Vacant	130.03	52.62	6.04

APPENDIX C: ERCB SOUR GAS SETBACKS

APPENDIX C: ERCB SOUR GAS SETBACKS



* Setbacks for level 4 are specified by the EUB but not less than level 3

