

BY-LAW NO. 11/91

Being a By-law of the County of Mountain View No. 17 to adopt the South Cremona Area Structure Plan.

\*\*\*\*\*

WHEREAS the Planning Act, Chapter P-9, Revised Statutes of Alberta, 1980 and amendments thereto, authorizes the Municipal Council of the County of Mountain View No. 17 to prepare and adopt an Area Structure Plan describing the land uses proposed for the Structure Plan Area, the sequence of development proposed, the land uses proposed, the population density proposed, the major transportation routes and public utilities proposed, and such other things Council considers necessary for the area, so that future development may be organized and implemented having regard for the requirements of this plan.

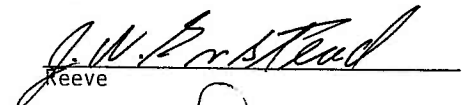

WHEREAS the Municipal Council has authority, pursuant to the provisions of the Planning Act, Chapter P-9, Revised Statutes of Alberta 1980 and amendments thereto, to designate the areas of the Municipality that would, in the opinion of the Municipal Council, be suitable for any area structure plan together with such other matters as the Municipal Council considers necessary; and

WHEREAS it is deemed desirable and in the best interests of the Municipality that an Area Structure Plan be adopted in order to clarify and control future development and redevelopment within a specified area of the Municipality

NOW THEREFORE, after due compliance with the relevant provisions of the Planning Act, Chapter P-9, Revised Statutes of Alberta, 1980 the County Council of the County of Mountain View No. 17 enacts as follows

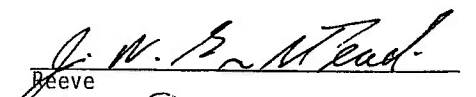
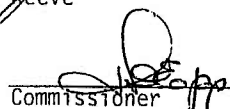
1. This By-law may be cited as "County of Mountain View No. 17 South Cremona Area Structure Plan By-law".
2. The County Council of the County of Mountain View No. 17 does hereby adopt as the South Cremona Area Structure Plan the plan prepared by the County Planning Officers, dated 1991, all of which is attached hereto and forms a part of this By-law.

Received first reading this 4th day of April 1991.

  
Reeve  
  
Commissioner

Received second reading this 24th day of April 1991.

Received third reading this 24th day of April 1991.

  
Reeve  
  
Commissioner

## SOUTH CREMONA AREA STRUCTURE PLAN

Prepared April 24, 1991

South Cremona Area Structure Plan  
Pt W 1/2 3-30-4-5

COUNTY OF MOUNTAIN VIEW NO. 17

### BACKGROUND AND OVERVIEW

The overall pattern of development is to be directed by the adoption of an Area Structure Plan for the area as outlined in Map "A" attached. The County Council has previously approved a redesignation of an approximate 12 acre parcel to Country Residential Agricultural.

The proposed development of the short-term and medium term areas, as shown on Map "B", is intended to be developed for country residential agricultural development with a three acre minimum parcel size.

The long-term area, as shown on Map "B", is intended for urban density residential and some highway commercial development which is intended to be serviced by a common water and sewer system.

### SITE DESCRIPTION

The approximate 80 acres adjoining to the south of Cremona, parts of which will be the area of this plan more likely to be developed in the shorter term, is mainly Class 5t, 5w, and 6w CLI. The higher lands are mainly tree covered with some open space and the lower lands are mainly shrubs and wet lands. The upper areas are suitable for Country Residential Development and area considered to contain the amenities normally associated with residential development.

### ACCESS ROADS AND COLLECTOR ROADS (See Map "A")

The Area Structure Plan shall provide for a 30 meter service and Cremona access road paralleling Highway 22 either immediately adjacent to Highway 22 or a distance from Highway 22 satisfactory to Alberta Transportation and Utilities and the County of Mountain View No. 17. The existing access to Highway 22 shall be reviewed with Alberta Transportation and Utilities to determine safety and permanency. The Cremona access (see Map "A") will be an extension of Cremona's First Street West.

### DRAINAGE

The topography indicates a sloping to the north throughout most of this area; therefore, a detailed study of the drainage shall be conducted to the satisfaction of Alberta Environment, Alberta Transportation and Utilities and the County of Mountain View No. 17.

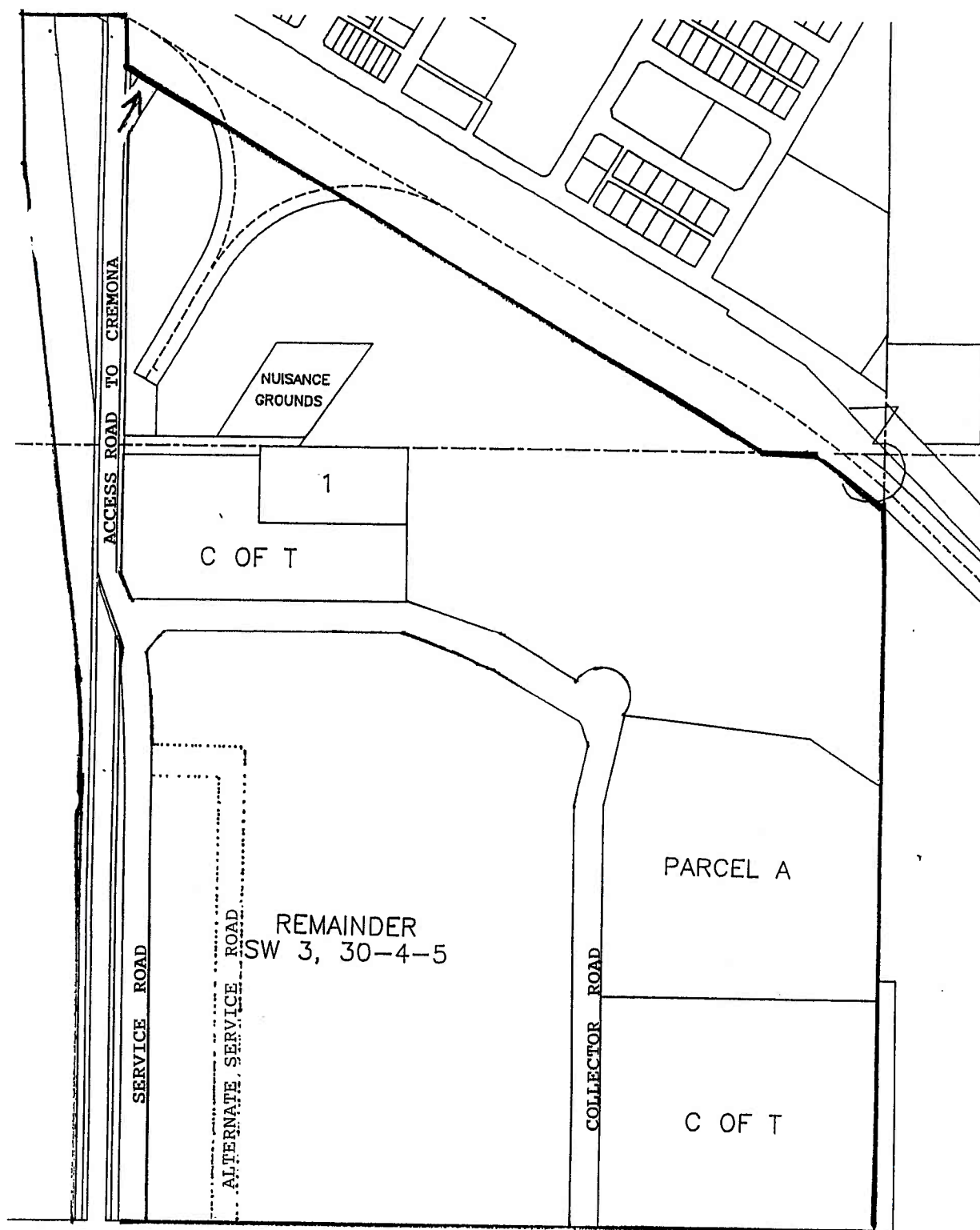
### GENERAL INFORMATION

The Plan areas are adjacent to the Village of Cremona and Highway 22; therefore, planning for development must be co-ordinated with the Village of Cremona and Alberta Transportation and Utilities. There are also a number of existing and proposed pipelines within the area which will effect development setback standards.

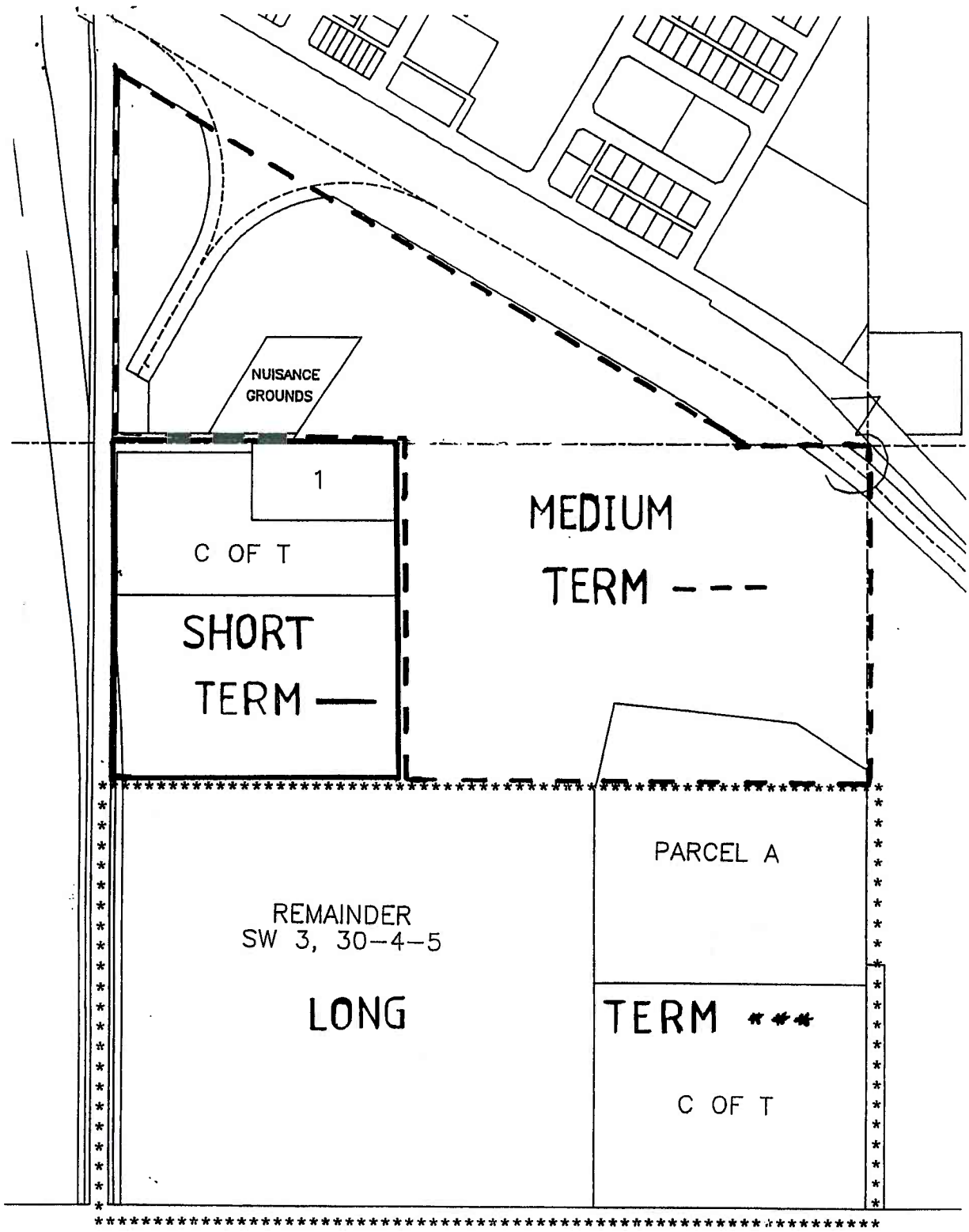
### DEVELOPMENT PROVISIONS

1. The requirements of Alberta Environment, Alberta Labour and the Mount View Health Unit and other agencies shall be compiled with.
2. Public Reserve for Municipal, School, and Environmental purposes shall be provided to the satisfaction of the Subdivision Approving Authority (see Map "C").
3. The old nuisance grounds should be reviewed with Alberta Environment to assess any possible contamination or hazard that might be present.
4. Other concerns shall be adopted through the subdivision and development process to the satisfaction of the County of Mountain view No. 17 and the Village of Cremona.

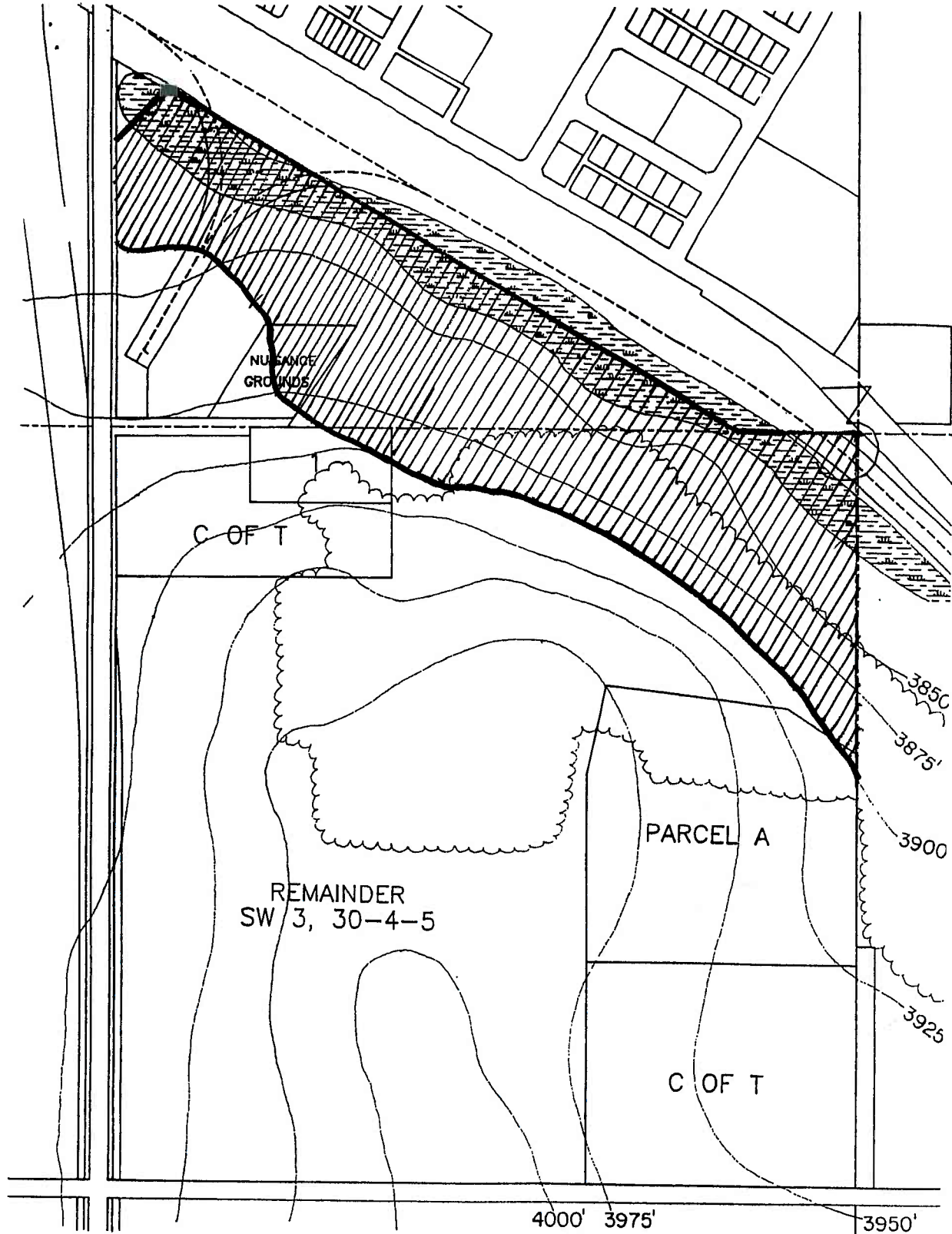
Maps "A", "B", and "C" are attached and form part of the South Cremona Area Structure Plan.



MAP A



MAP B



**SOUTH CREMONA AREA STRUCTURE PLAN**

**ENVIROMENT & MUNICIPAL RESERVE**



**MAP C**