

BY-LAW No. 15/83

Being a By-law of the County of Mountain View No. 17
in the Province of Alberta to adopt the Southwest
Didsbury Area Structure Plan

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WHEREAS the Planning Act, being Chapter P-9
R.S.A. 1980 and amendments to date, authorizes a Council, by
by-law, to adopt an area structure plan, for the purpose of
providing a framework for subsequent subdivision and development
of a particular area, and

WHEREAS an area structure plan will provide for
the sequence of development proposed for the area, the land uses,
the density of population and the general location of major trans-
portation routes and public utilities proposed, together with such
other matters a Council considers necessary, having regard to the
requirements of the General Municipal Plan, and

WHEREAS the Council of the County of Mountain
View No. 17 is desirous of adopting an area structure plan for
part of the Northwest quarter of Section Seven (7) in Township
Thirty-One (31) Range One (1) West of the Fifth Meridian, and

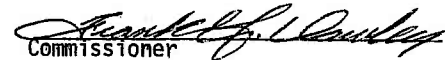
WHEREAS an area structure plan has been recom-
mended and prepared by the Red Deer Regional Planning Commission
under the direction of Council,

NOW THEREFORE the Council of the County of
Mountain View No. 17 in the Province of Alberta enacts as follows:

That Schedule "A" attached hereto is hereby
adopted as the "Southwest Didsbury Area
Structure Plan" in the County of Mountain
View No. 17.

Received first reading this 27th day of July, 1983.


Reeve


Commissioner

Received second reading this 26th day of October, 1983.

Received third reading this 26th day of October, 1983.


Reeve


Commissioner

SOUTH WEST DIDSBURY AREA STRUCTURE PLAN

A. GENERAL

The South West Didsbury Area Structure Plan includes all of the area in the N.W.¼ 7-31-1-5 situated to the west of the C.P.R. railroad right-of-way Plan No. Ry.#9. The area contains three separate parcels including Block A, 3 acres, Certificate of Title, 2.37 acres and the residual lands containing about 23.52 acres for a total area of about 28.89 acres. The land is deemed suitable for the adoption of an area structure plan and possible resubdivision of the site to permit a limited amount of residential development for the following reasons:

- the area contains poorer quality agricultural lands rated as class 3t, 4t and 5t C.L.I.,
- the topography of the site is rolling and tree covered,
- the site is presently fragmented by a deep coulee which limits the potential use of the area,
- the lands are outside of the Town of Didsbury future expansion area as defined by the Town's Municipal General Plan.

The proposed development area appears to be generally suitable for large lot country residential use from an environmental viewpoint, subject to the results of some additional required tests. Subject to all final approvals; the lots would be served with on-site wells and septic tanks and tile fields. Should the lands in the future be considered for the possible installation of a municipal sewer and water system, the resubdivision of the lots may occur subject to an overall design pattern.

B. POLICIES

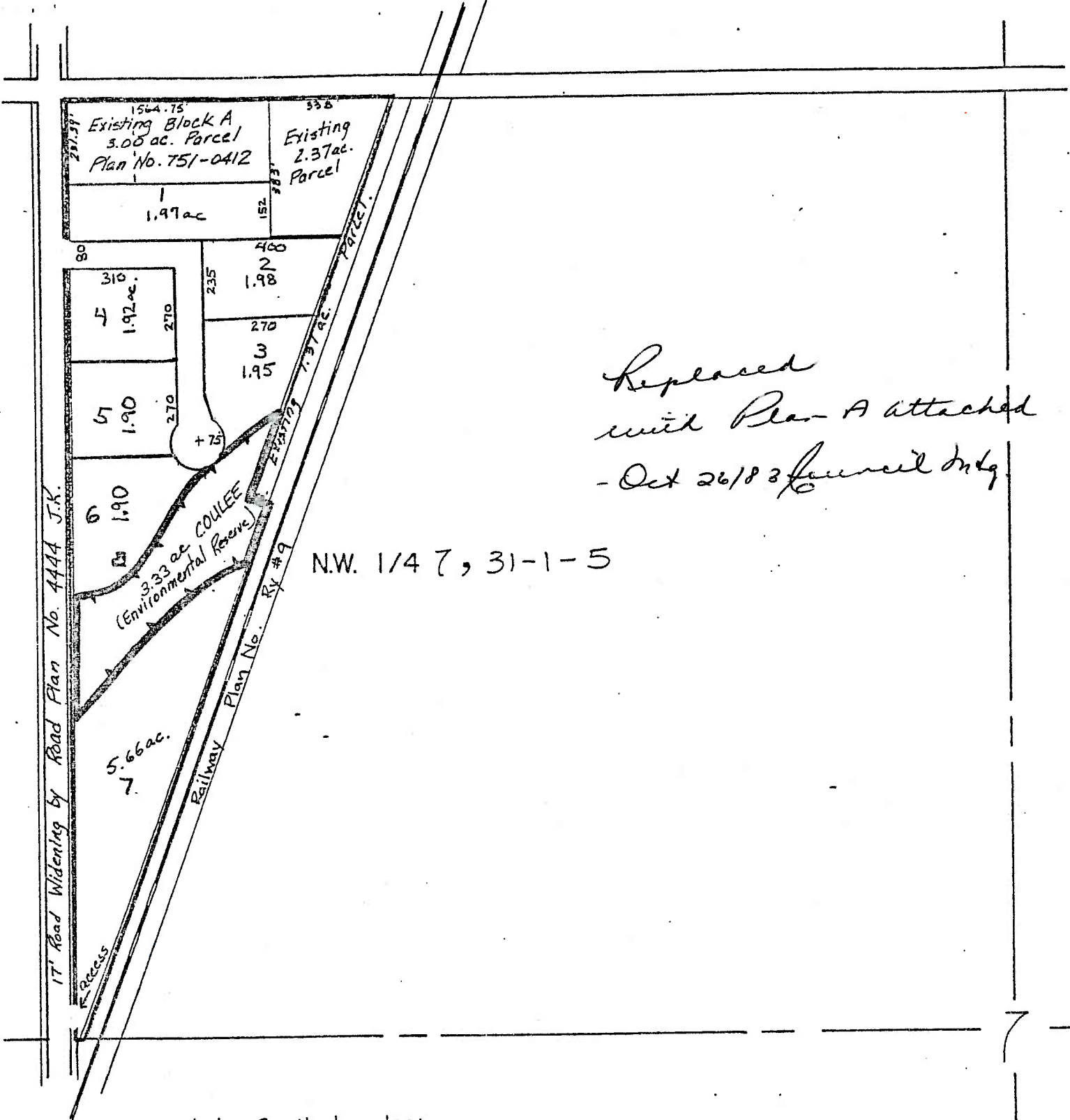
As noted, a deep coulee runs east to west through the area and cuts the lands into two parts. Approximately 9 acres of land is situated to the south of the north break of the coulee with the remaining 18.89 acres being located toward the north. The coulee which contains about 3.33 ± acres must be left in its natural state and should be dedicated as environmental and municipal reserve lands. The land south of the south break of the coulee contains about 5.66 acres and because of its narrow shape, is suitable for a single country residential parcel only with an access located at the extreme south end. (Map A shows the approximate area of the lands in question).

The lands to the north of the coulee excluding the existing two parcels, contains about 14 acres more or less. Based on the comments of the Mount View Health Unit, in order to properly accommodate sewage disposal fields in the gravel type soil in the area, minimum parcel sizes should be about 2 acres. Assuming that an 80 foot wide roadway is constructed into the area to provide access to the proposed lots, up to 6 lots containing just under 2 acres are possible.

The internal subdivision road proposed to serve the area, due to the restrictive nature of the site and poor access conditions along the west side of the property onto the north-south County road, is proposed to terminate in a cul-de-sac having a minimum 75 foot turning radius.

Therefore, north of the coulee, the plan proposes that up to 6 lots only be created containing minimum parcel sizes of 1.8 acres. The existing two lots at the north end of the property, especially Block A, may be considered for resubdivision to contain lot areas as small as 1 acre. The possible development of an access road between the two lots should be examined. Map B shows the general design of the proposed development of the area. The possible placement of a buffer strip adjacent to the County road to limit direct access, as well as the placement of buildings on the lots to permit possible resubdivision, may be considered subject to the terms of a development agreement and conditions of the final subdivision approval.

Map C shows a possible future resubdivision of the land to a higher density if municipal water and sewer system were installed into the area at a later date.



Replaced
with Plan A attached
- Oct 26/83 Council Mtg

N.W. 1/4 7, 31-1-5

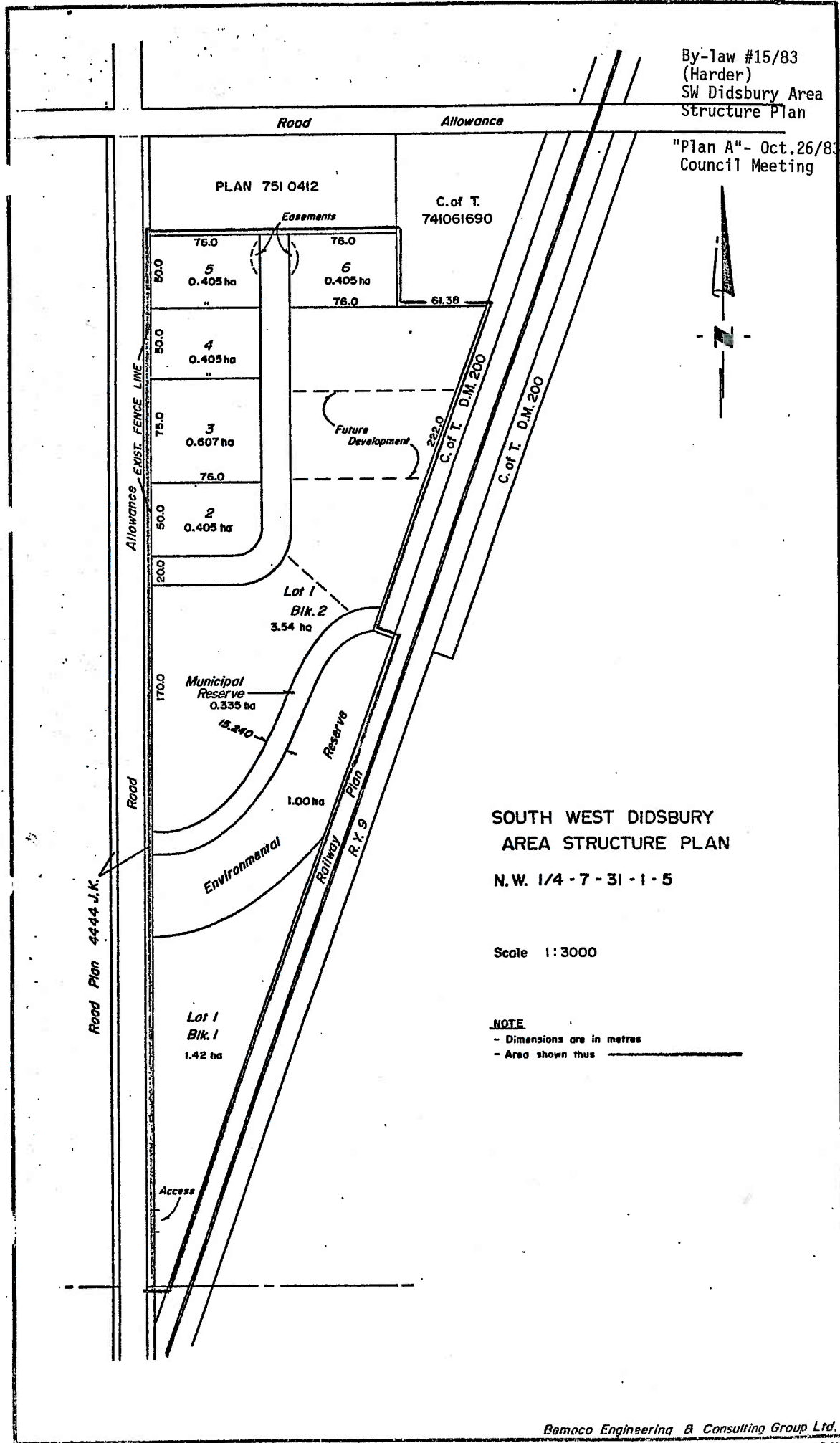
Adjacent to South boundary
of the Town of DIDSBURY.

PROPOSED DESIGN

SOUTH WEST DIDSBURY AREA STRUCTURE PLAN

By-law #15/83
(Harder)
SW Didsbury Area
Structure Plan

"Plan A" - Oct. 26/83
Council Meeting



**SOUTH WEST DIDSBURY
AREA STRUCTURE PLAN**

N.W. 1/4 - 7 - 31 - 1 - 5

Scale 1:3000

NOTE

- Dimensions are in metres
- Area shown thus