

BEING A BY-LAW OF THE COUNTY OF MOUNTAIN VIEW NO. 17
IN THE PROVINCE OF ALBERTA TO ADOPT THE EAST DIDSBURY
AREA STRUCTURE PLAN

* * * * *

WHEREAS The Planning Act 1977, being Chapter 89 of The Statutes of Alberta, 1977 and amendments thereto, authorizes the Council of the County of Mountain View No. 17 in the Province of Alberta to prepare and adopt an area structure plan describing the land uses proposed for the area, the sequence of development proposed, the population density proposed, the industrial uses 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 to the requirements of the General Municipal Plan; and

WHEREAS the Council has authority, pursuant to the provisions of The Planning Act 1977, being Chapter 89 of The Statutes of Alberta and amendments thereto, to designate the areas of the municipality that would, in the opinion of the Council, be suitable for an area structure plan and to include same in an area structure plan together with such other matters as the Council considers necessary; and

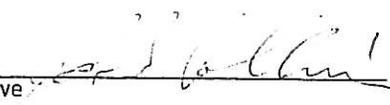
WHEREAS it is deemed desirable and in the best interests of the County that an area structure plan be adopted, in order to clarify and control future development and redevelopment within a specified area of the County:

NOW THEREFORE, upon the recommendation of the Red Deer Regional Planning Commission, and after due compliance with the relevant provisions of The Planning Act, 1977, being Chapter 89 of The Statutes of Alberta 1977, the 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 East Didsbury Area Structure Plan By-law."
- 2) The Council of the County of Mountain View No. 17 does hereby adopt as the East Didsbury Area Structure Plan the plan prepared by the planning officers, dated January 28, 1981, all of which is attached hereto and forms a part of this by-law.

DONE and PASSED in open Council this 28th day of January, 1981.

Received first reading this 28 day of January, 1981.

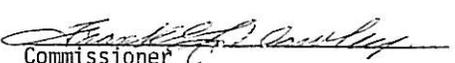
Reeve: 

Commissioner: 

Received second reading this 25th day of March, 1981.

Received third reading and carried unanimously this 25th day of March, 1981.

Reeve: 

Commissioner: 



Mountain View
C O U N T Y

East Didsbury Area Structure Plan

Bylaw No. 3/81
Adopted the 25th day of March 1981

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Building Rural Better

The County of Mountain View No. 17
East Didsbury Area Structure Plan

I General Information

The East Didsbury Area Structure Plan has been designated as the location for the preparation of an area structure plan as specified by the County of Mountain View No. 17 General Municipal Plan pursuant to Section 61(b) of the Planning Act, 1977. The East Didsbury Area Structure Plan Area has been deemed suitable for the location of a rural industrial park according to the terms of the General Municipal Plan for the following basic reasons,

1. prime accessibility and central location of the site,
2. existing pattern of industrial land uses within the area,
3. fragmented nature and limited agricultural capacity of the land,
4. high local demand for land extensive rural industrial parks.

The area currently contains the Didsbury Auction mart and the local riding arena and over 60 acres or about 70% of the affected lands currently have a non-agricultural land use designation.

II Land Location and Legal Description

The Area Structure Plan Area specified on Map A attached hereto, basically contains those lands in the N.E. 17-31-1-5 located above the secondary bank of the Rosebud River Valley. The total amount of land contained within this area comprises about 87.59 acres or 35.45 hectares. A breakdown of the existing land titles and parcels contained within these boundaries are as follows:

<u>Legal Description</u>	<u>Area</u>
(1) Block 1 Plan 1944 J.K. (Auction Mart Property)	7.27 acres
(2) Block 2 Plan 3950 J.K. (County Residence Site)	7.75 acres
(3) Block 3 Plan 248 LK (land with riding arena)	19.00 acres
(4) Certificate of Title (contains riding arena)	3.23 acres
(5) Present Streets and Roads	3.03 acres
(6) Remaining Lands in Title	
(Phase I)	19.05 acres
(Phase II)	27.44 acres
<hr/> Total area	87.59 acres

III Proposed Land Use

The purpose of the Area Structure Plan is to create a proposed rural industrial park for the site. Map A, hereto, shows the basic development pattern and phasing for the area. The accesses, roadways, reserve dedication and lot pattern will be basically adhered to through the subdivision and development process. Map B, hereto, shows the present land use designations and the proposed land use and development for the area, which must be adhered to during Phase I of the Plan. During Phase II, Council may redesignate lands identified on Map B as A-Agricultural and/or CRA-Country Residential Districts to I-Industrial District based on the merits and experience of the first phase, at their discretion.

IV Service Roads and Accesses

Access to the area shall be limited to the present single access point onto Secondary Road No. 582 and the proposed access onto Highway 2A contained in Phase II of the development area unless otherwise required by the County of Mountain View #17 and Alberta Transportation. No direct access shall be gained from any of the proposed lots onto S.R. #582 or Highway 2A. All accesses within the Plan boundaries shall be via the service road and internal road specified in general on Map A. All internal roadway right of way dedications, financing and road construction shall be the sole responsibility of the individual developers involved and shall be to the standards and satisfaction of the County of Mountain View #17. Any cul-de-sacs within the Plan boundaries shall provide suitable turning radii as deemed appropriate by the County. Reasonable efforts will be made to proportion cost of road construction between the affected developers in relation to the number and size of lots to be obtained.

V Distribution and Size of Industrial Lots

The distribution of industrial lots for the Plan area shall generally conform with Map A. The size of the industrial parcels shall be two (2) acres (0.8 hectares) or larger as deemed appropriate by Council. Where several lots are intended to be created having areas in excess of two acres, Council may consider the creation of some lots smaller than 2 acres but not less than 1 acre, where these are otherwise felt to be suitable for their intended use.

VI Use and Servicing of Industrial Lots

The concept of the rural industrial park in this instance is to provide for land extensive and basically non-manufacturing types of industries which do not require a high level of services to function. Appendix A hereto lists the types of industrial which are deemed appropriate for this area and proposed uses shall conform to those uses specified. Servicing requirements from the area shall be specified by development agreement and the land

developers shall be solely responsible for the financing and installation of all required utilities. Utility right of ways shall otherwise be provided by the developers as required.

VII Provision of Reserve Land and other Environmental Constraints

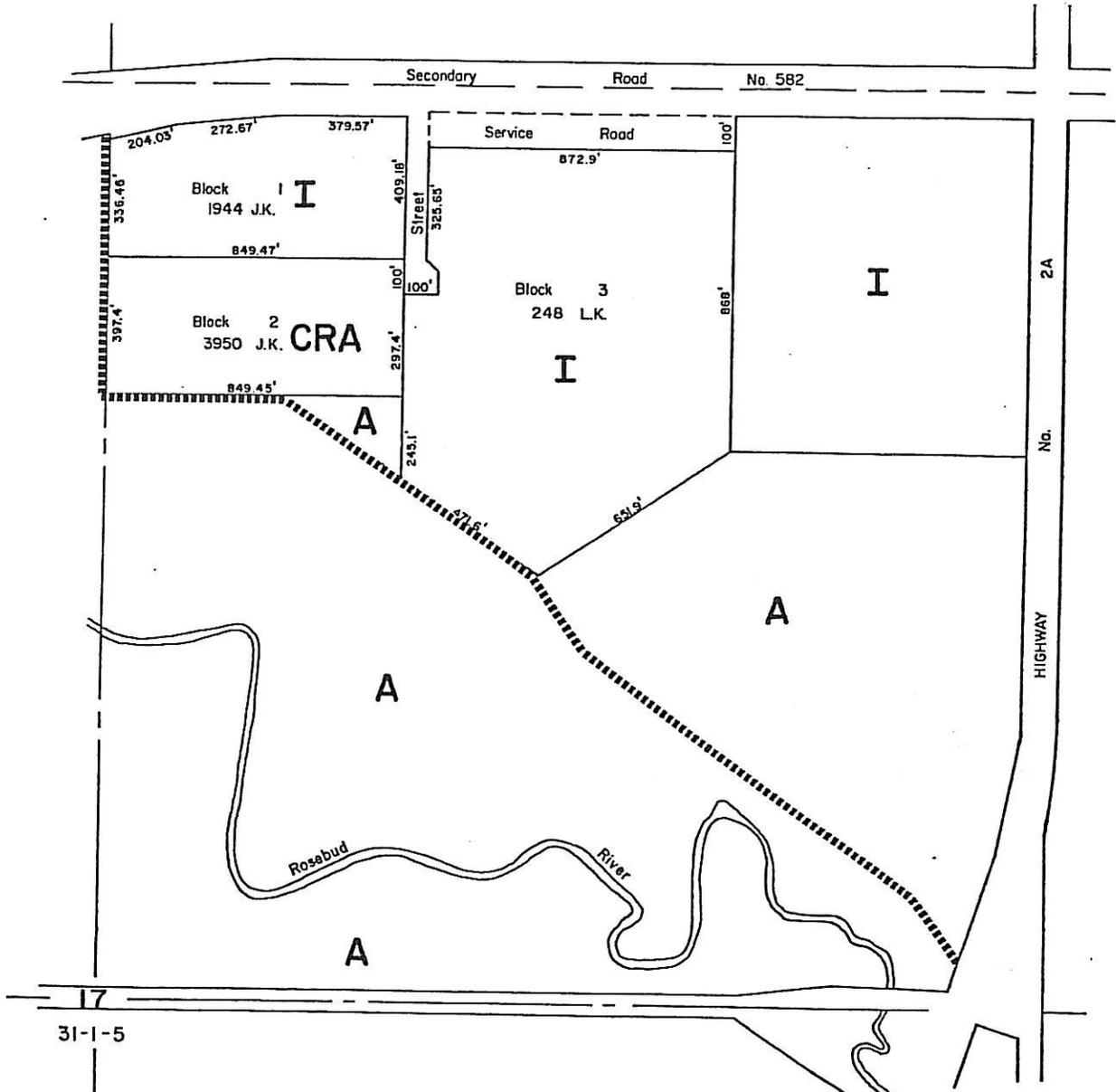
The provision of reserve lands are required to be dedicated in compliance with the Planning Act, 1977, Map A, Alberta Environment and the Red Deer Regional Planning Commission. Environmental reserve lands will be dedicated where subdivision occurs along the sides of the escarpment and in portions of the runoff coulee to the south of the proposed east west internal roadway. Municipal reserves setback strips and buffer strips will be dedicated in areas as shown on Map A. Full reserve dedication will be required wherever possible. The possibility of creating a landscaped berm adjacent to the Primary and Secondary Highway shall be considered. The possibility of culverting and filling and/or contouring the runoff channel located to the north of the proposed east west road shall be considered.

VIII Other Provisions

Road and lot designs are meant to be of a general nature only and may be subject to minor change from time to time. All other specific matters pertaining to the development will be handled through development agreement. The area structure plan is subject to all final approvals as are required by the Planning Act, 1977 and all other existing relevant legislation.

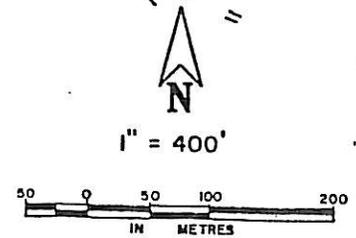
EAST DIDSBURY AREA STRUCTURE PLAN

in the
N.E. 1/4 17, 31-1-5



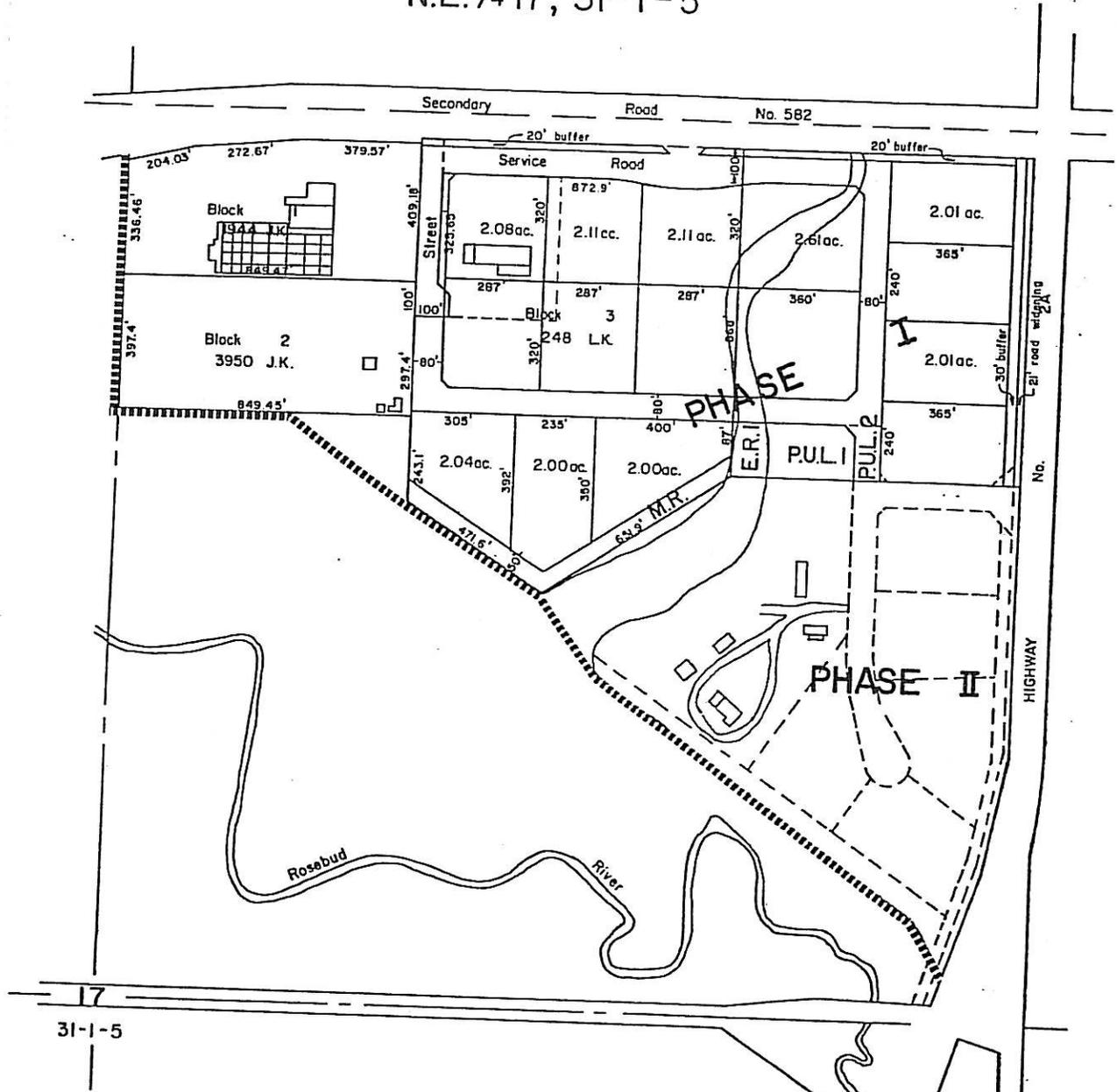
Map B - Land Use Designation

- I - Industrial
- A - Agricultural
- CRA - Country Residential Agricultural
- - Area Structure Plan Boundary



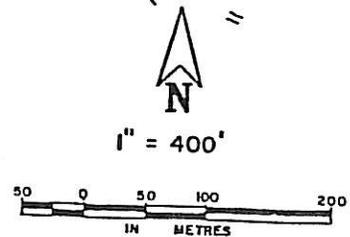
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Map A

- - Area Structure Plan Boundary
- M.R. - Municipal Reserve
- E.R. - Environmental Reserve
- P.U.L. - Public Utility Lot



APPENDIX "A"

PERMITTED USES

1. Packaging, bottling, boxing plants;
2. Salvage yard and/or auto wreckers;
3. Public utilities building or uses required to serve this District;
4. Warehouses;
5. Contractors and builders yards;
6. Lumber Yard;
7. Bulk oil storage;
8. Fertilizer storage;
9. Welding and plumbing shops;
10. Trucking or freight terminal;
11. Machine Shop;
12. Equipment rental;
13. Sheet metal products manufacturer;
14. Farm machinery sales and service.
15. Such other uses as may be approved by the Municipal Planning Commission of the County of Mountain View No. 17.