



Pristine Past – Future Legacy

An extraordinary development opportunity in Central Alberta

Cremona
Village with Promise

Mountain View
C O U N T Y

Imagine...

A pristine vision that balances an endless view, perfect symmetry between rural tranquility and urban infrastructure, exceptional growth potential and the opportunity to brand a community



Nestled in the foothills of Central Alberta (A 40-minute drive from either Calgary or Red Deer) there is a burgeoning community waiting for a unique land developer to realize its potential.

Within the boundary of the Village of Cremona (which currently has 460 residents) are 24 acres (9.8 ha) of premium land (9.0 ha are designated UR) for residential and commercial development. The majority of this is farmland (cropped) which has been held by one family for several generations. Not only has the family ensured its environmental integrity; they

have maintained the land for the right developer as a means of contributing to the future of the Cremona community. Now, the Village and the family are ready.

Progressive Context for Development

The Village of Cremona is one of five urban communities (Others include; Olds, Didsbury, Carstairs and Sundre) within Mountain View County – a progressive, dynamic rural municipality located directly east and west of the Queen Elizabeth Highway – the primary north south artery running from the US border through to Alberta’s oil sands. The County services a rural population of 12,000 and works in cooperation with urban partners to host an additional 15,000 urban residents.

Mountain View is blessed with exceptional natural resources which support thriving oil and gas, mining, forestry, agriculture, tourism and manufacturing sectors. A solid economic base fuels:

- A comprehensive road network than spans 1747 miles of chip sealed and gravel roads
- Superb municipal and school facilities (Including Olds College – Canada’s premiere agriculture Institute)
- State of the art recreational and sports training facilities
- Two fully equipped hospitals, health care and senior care programs and residences
- The Olds/Didsbury Airport and the emerging Sundre Airpark Community
- Numerous Industrial Parks and Commercial development sites
- Modern housing developments (294 new rural residences were built in the County in 2006)
- Fully integrated fire, police and EMS providers and systems
- The most fertile agricultural land in Alberta and a thriving value added agriculture economy

Strategic Growth is a Priority in Mountain View County

Because of the County's close proximity to Calgary and the Highway 2 Corridor, a fertile resource base and affordable lifestyle, growth is a reality. In 2006, 294 new rural residences were built in the County and rural residential market growth rose by 21.72%.

Managing this growth to ensure the balance between quality rural living, agriculture and urban sophistication is a priority in both the County and its urban partners' respective Planning Departments. Accordingly, Mountain View County has signed a Memorandum of Agreement with its urban municipalities regarding land annexation and development priorities and has implemented a standard Land Annexation Template to facilitate timely and considered development. There is a unique degree of intermunicipal consultation and cooperation within the County which is representative of a collective commitment to strategic and sustainable growth.

Accordingly, prospective land developers may be assured of a coordinated and progressive approach to annexation and community development for the property specified in the Village of Cremona. For detailed information on the County's development priorities, and MOA with urban partners, please reference www.mountainviewcounty.com or request a full binder presentation of the Cremona Opportunity.

The Cremona Story

The Village of Cremona (In Alberta, a centre must have a sustainable population of 1000 to be considered a Town) is located approximately 75 KM northwest of Calgary and 45 KM north of Cochrane on Highway 22. Two highways provide access to the community:

- Highway 22 runs through the west portion (north south) and provides access at the Highway 22/Highway 580 intersection
- Highway 580 cuts through the south portion (east west)

> Population

| Year | 2006 | 2015 | 2025 | 2033 | 2050 |
|------------|------|------|------|------|------|
| Population | 460 | 642 | 824 | 1000 | 1500 |

> Existing Infrastructure

- Most of Cremona's municipal infrastructure was built in 1962
- Components of the water and sewer systems are just adequate or undersized for the current population
- Roads are functional, but some upgrades will be required
- Storm drainage is inadequate

> The Development Opportunity

Currently, there are 9.8 ha (24 acres) of land within the existing Village boundary that is developable. Of that, 9.1 ha (22 acres) are designated UR. If fully developed, this will add 220 residents based on existing densities. New land will be required for growth beyond 720 people. This is available. Available for annexation, is the 1/4 to the East of the Village which is the NE 1/4 of 3 and part of the SE 1/4 of 3. All of this land belongs to the same family and meets all current Alberta environmental standards. The family is open to long term and comprehensive development and the possibility of annexing more property. The Village of Cremona and the County of Mountain View are in support of this intent.

Specific Areas for Development

| Existing Land Use | Location | Area (ha) | Area (Acres) |
|-------------------|--|------------|--------------|
| UR | East of East Street North of 2A Ave and Boake Ave West of Highway 22 | 9.0 | 22 |
| C2 | West of Highway 22 | 0.8 | 2 |
| Total | | 9.8 | 24 |

Infrastructure Required to Fuel Growth

To realize the potential of this development, a number of infrastructure projects are required. Detailed specifications are included in the Cremona Opportunity Full Binder. In each case, the ground work is in place to facilitate and expedite the following:

| Water | Roads |
|----------------------------------|---|
| Securing raw water supply | Paved Surfaces |
| Upgrades to existing wells | Road Width |
| Water treatment and distribution | Curbs and Gutters |
| Sanitary Collection System | Sidewalks |
| Drainage | Crumbling or sagged curbs and sidewalks |
| | Concrete swales |

Engineering Study

In anticipation of this opportunity, a complete assessment of Infrastructure Requirements was completed by MPE Engineering Ltd. in December 2005. In addition, The Village of Cremona Land Use Bylaw (395-06) was revisited and approved July 2006. Copies of both documents are available.

More Information

If this is an opportunity that mandates further investigation on your part, we would like to hear from you. A complete Cremona Opportunity Binder is available which includes:

- A full review of the land to be developed including aerial photos
- Copies of the County's and the Village of Cremona's respective Municipal Development Plans
- The Village of Cremona's Land Use By Law 395-06

> For more information, please contact:

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