


Cremona – Village with Promise

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



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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 current and long term 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 for both Mountain View County and urban partners including the Village of Cremona.

Accordingly, Mountain View County has signed a Memorandum of Agreement with all five 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 County which is representative of a collective commitment to strategic and sustainable growth.

> *(See Supporting Documents for full copies of the MOA and Land Annexation Template)*

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.

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 Projection

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. The land immediately north of the Village (SW 10) is the easiest to service with the quarters to the NE (SE 9) and east (NE 3) the next highest lands. 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. The Village of Cremona and the County of Mountain View are in support of this intent.





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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.

> *See Infrastructure for full details*

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) which supports this development vision was revisited and approved July 2006.

> *(See Supporting Documents for full details)*

Project Support

Mountain View County is resourced with a complete Planning Team (Development and Community Services) to support The Village of Cremona with land development inquiries, public hearings, Area Structure Plans, site inspections and permits. The Team is motivated and equipped (in terms of human resources and technology) to assist prospective land developers facilitate assessment and pursuit of this unique opportunity. To review the scope of the County's programs and services, please see: www.mountainviewcounty.com

Timing

This is a priority development initiative for both The Village of Cremona and Mountain View County. All serious inquiries will be expedited for review.

More Information

A complete list of relevant contacts including Elected and Administrative representatives is included in:

> *(Important Contacts)*