

HAMLET OF CHERRY GROVE AREA STRUCTURE PLAN

**HAMLET OF CHERRY GROVE
AREA STRUCTURE PLAN**

Adopted by the Minister of Municipal Affairs, as Council for Improvement
District #18(S), under Ministerial Order #307/88 signed on April 26, 1988.

Prepared For: Improvement District #18(S)

Prepared By: Planning Branch
Alberta Municipal Affairs
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1. INTRODUCTION

The Area Structure Plan provides a pattern for future development in the Hamlet of Cherry Grove. The Plan primarily has a land use orientation, but also takes into account such interrelated elements of the community as: economics, social factors, physical features, and quality of life. This Plan, together with the Improvement District #18 Land Use Order and other applicable statutory planning documents, shall be used by the Improvement District and the public when making development decisions.

2. IMPLEMENTATION AND ADMINISTRATION

2.1 Repeal of Previous Area Structure Plan

- (1) The Cherry Grove Area Structure Plan Ministerial Order - 101/83 is hereby repealed.

2.2 Land Use Order

- (1) No provision of this Plan shall require the Improvement District to immediately amend the Land Use Order to allow development. In order to allow for the logical progression and proper timing of development, the Improvement District may stage development through the Land Use Order.
- (2) At the discretion of the Improvement District the continuation, minor extension, or minor enlargement of existing uses which do not conform with this Plan, may be permitted. In making these discretionary decisions, the Improvement District shall ensure that there will be no adverse effects on the present and future uses of the planning area, or on the goal and objectives of the Plan.

2.3 Relationship of Other Statutory Plans

- (1) No subdivision or development shall be approved unless it is in conformity with this Plan and other applicable provisions of any statutory plans in effect.

2.4 Plan Review and Amendments

- (1) The Improvement District may amend this Plan from time to time, as considered necessary.
- (2) The Improvement District should undertake once every 5 years, a review of the Plan's goal, objectives and policies, with the intention of determining if changes are needed.
- (3) The Improvement District should consider the development of a referral system with the Cherry Grove Hamlet Board, in order to review Plan amendments, land re-classifications, development permits and subdivision proposals within the planning area.

2.5 Interpretation

- (1) The examples of uses are included in this Plan to illustrate the range of activities in each land use designation. Specific uses for an area shall be defined in the Land Use Order.
- (2) In order to provide for flexibility in interpretation, boundaries of the various land uses outlined on the map may be approximate except where such boundaries coincide with roads or quarter section lines. Otherwise, for the purpose of amending the Land Use Order and for subdivision and development approval, minor deviations may be permitted without amendment to this Plan, provided that such deviations do not conflict with the intent of this Plan.

3. Goal and Objectives

3.1 Goal:

"To conserve and enhance the Hamlet's rural residential character and lifestyle by encouraging complementary forms of development and growth".

3.2 Objectives:

To encourage rural lifestyle opportunities and guide development to suitable areas.

To encourage the development of recreational facilities and areas which will enhance the Hamlet's character and lifestyle.

To encourage the infilling of existing subdivided areas.

To minimize the cost of providing utility services to lots through the use of good design principles.

To ensure that the Hamlet expands in an efficient and orderly manner.

To maintain and encourage the use of the community hall as the focal point of the community.

4. General Policies

4.1 Development

- (1) Prior to subdivision approval, developers shall enter into a development agreement with Improvement District #18(S) to avoid unreasonable obligations to the Improvement District as the result of such developments. Where subdivision is not involved, the Improvement District may require a development agreement prior to granting a development permit.
- (2) In a proposed subdivision which is not serviced or is not intended to be serviced by a sewage collection system or by a water distribution system, the developer shall demonstrate that each lot is capable of providing:
 - (a) a suitable building site;
 - (b) an adequate long term supply of potable water derived from an on-site source;
 - (c) soil and topographical conditions suitable for on-site sewage disposal.
- (3) Due to the shallow water ^{ac}quifers and sandy soil found in the Hamlet, special attention should be given to the installation and maintenance of wells and sewage systems in order to minimize the risk of contaminating the water supply. Therefore, the Improvement District shall require comments from Alberta Labour and Alberta Environment indicating that the water supply would not be adversely affected by the proposed sewage disposal system. In addition all new wells in the area should be drilled to existing aquifers located approximately 60m (200 ft.) deep.
- (4) Where a proposed subdivision may significantly affect the future development of the area, the Improvement District may require the applicant to prepare an outline plan. The outline plan should indicate the following:
 - (a) staging;
 - (b) road patterns;
 - (c) lot design;
 - (d) municipal and environmental reserves;
 - (e) buffers;
 - (f) any other matter deemed applicable by the Improvement District.
- (5) To encourage the most efficient use of land, phasing of new development areas shall be based on the following criteria:
 - (a) priority shall be given to existing vacant lots and parcels in the Hamlet which may require re-subdivision;

- (b) new areas should be contiguous with existing development, unless circumstances exist which prohibits such development;
 - (c) utilities and roads must be designed so that they may be efficiently and economically extended in order to accommodate future growth.
- (6) All major subdivision proposals shall have a minimum of two access roads.
 - (7) Access to individual lots shall be provided by local roads or service roads.
 - (8) Service roads shall be designed to the standards of Alberta Transportation.
 - (9) The minimum right of way for local roads shall be 20m (66 ft.).
 - (10) The Improvement District shall oppose new direct access to Highway #55. Existing local roads as shown on the Plan map should be used to provide access to the highway wherever possible.
 - (11) The Improvement District shall require buffering in the form of distance separation, trees, fencing, berms, etc. between incompatible uses.

5. Land Use Policies

5.1 Community Facilities/Parks

- (1) Community facilities such as a community hall and recreational facilities shall be located in the area designated as Community/Park.
- (2) Smaller park areas, if needed, may be incorporated into the design of multi-lot residential subdivisions.
- (3) All park areas should be designed in a manner which provides safe and convenient access from the surrounding residential areas. This should be accomplished by walkways and local roadways.
- (4) Land acquired through the subdivision process and Municipal Reserve may be taken in the form of land or money-in-lieu of.
- (5) Land acquired through the subdivision process as Environmental Reserve shall be preserved in its natural state, and integrated into the subdivision design for the area.
- (6) The I.D. #18 shall endeavour to obtain the abandoned CN railway station grounds, and incorporate it into park space.

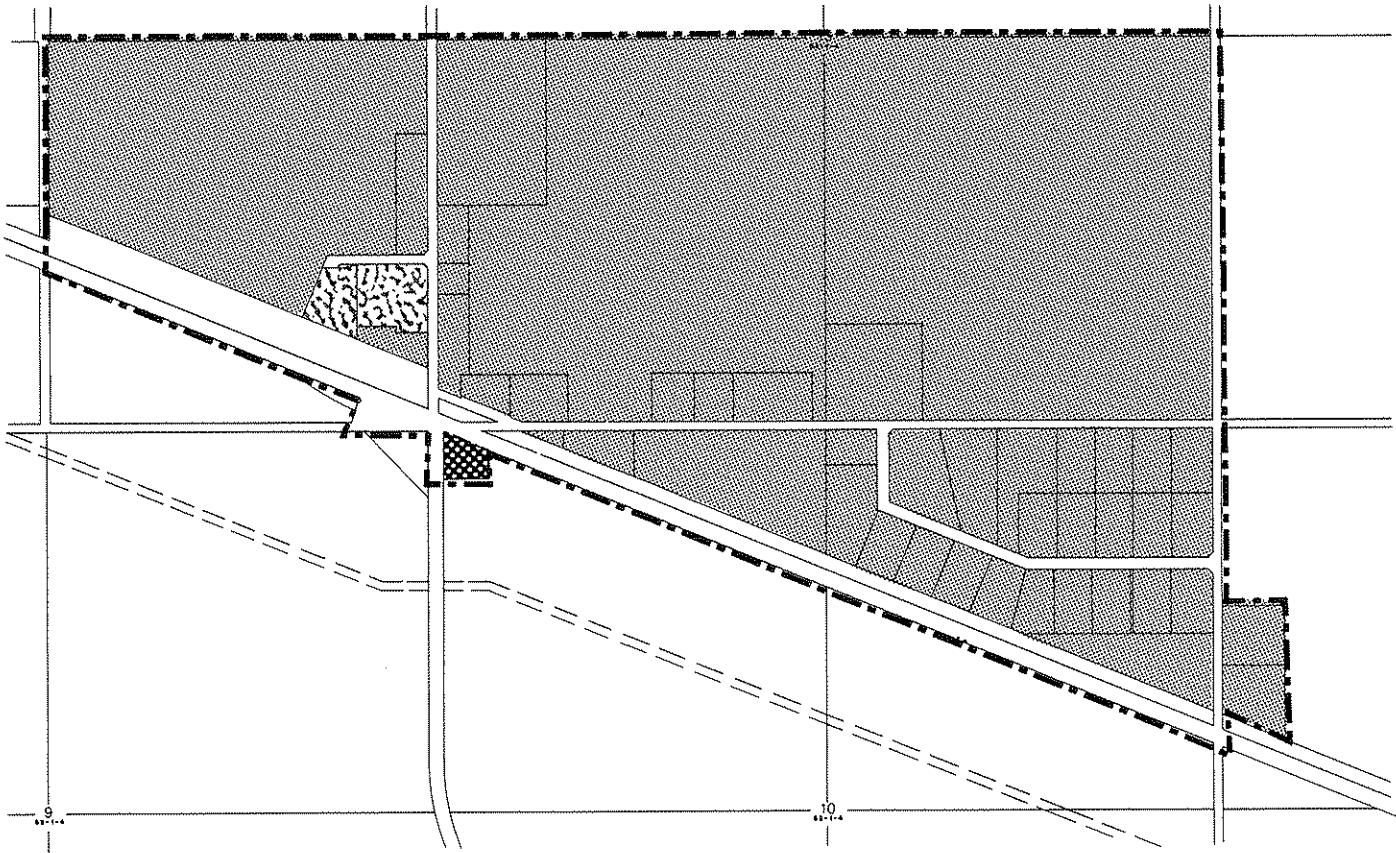
5.2 Commercial





- (1) Highway commercial and local commercial are recognized in the Plan as the two forms of commercial uses which may be permitted.
 - (a) Highway commercial uses are sites adjacent to primary highways, established to provide for only the most common and regular service requirements of the highway travelling public.
 - (b) Local commercial uses are sites located centrally within the community, established to provide for the basic service needs of the hamlet and local residents.
- (2) Highway commercial proposals must ensure that the functional integrity of Highway #55 is maintained through the use of service roads and limited access points.

5.3 Residential

- (1) Uses permitted in the Residential Area shall be:
 - (a) single detached housing;
 - (b) mobile homes on single lots.
- (2) Lot size shall be a minimum of .8 ha (2.0 ac.) to a maximum of 2.0 ha. (5.0 ac.).
- (3) Lots created prior to the Plan adoption and not conforming to the above lot size requirements, may be granted development permits at the discretion of Improvement District #18(S). Such discretion shall be based upon the merit of the application with respect to the Plan's goal and objectives.
- (4) The density of a multi-lot development shall be directly related to the development capability of the land resource. The land resource shall be considered as consisting of the site's topography, vegetation, soil, drainage characteristics and potable water quality and supply. In this regard, development proposals shall include detailed analysis of the environmental constraints of the site and the means by which the design aims to protect and harmonize with the natural environment.
- (5) Site characteristics such as trees, ravines, hilly terrain, or other topographical features, should be incorporated into the subdivision design in order to complement the character of the Hamlet.
- (6) Multi-lot subdivision designs should incorporate a natural or man-made permanent water storage area for fire safety purposes.

Hamlet of Cherry Grove Area Structure Plan Land Use Areas - Map 1



-  COMMERCIAL
-  RESIDENTIAL
-  COMMUNITY/PARK
-  HAMLET BOUNDARY

