

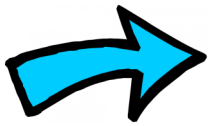


**The Town's roles and responsibilities  
with  
New Home Construction**

# **1. What policy documents does the town have in place to guide residential Development?**



Municipal Development Plan



Development Area Structure Plan



Land Use Bylaw



Quality Management Plan

## ***The Municipal Development Plan (MDP)***



is a long-range policy document intended to guide the Town of Crossfield Council and administration in making sustainable, responsible, and accountable decisions with respect to land use, development, and service provision. The MDP also serves to inform government agencies, public and private utilities and service providers, other authorities such as local school jurisdictions and Rocky View County, non-governmental organizations, developers, residents, and local businesses of the major policy directions that the Town of Crossfield has established.



### **Land Use and Development Objectives:**

- A)** To protect and enhance a balance of industrial, commercial, and Residential development to maintain the fiscal sustainability Of the Town of Crossfield.
- B)** To encourage the efficient planning of residential, commercial, Industrial and institutional development that enhances the quality Of life for Town residents.
- C)** To ensure an adequate stock of attainable and affordable housing

# AREA STRUCTURE PLANS

## \* What is an Area Structure Plan?

An Area Structure Plan (ASP) provides a land use and servicing framework and

Policies to guide development for specific neighborhoods within the Town of Crossfield municipal Boundary.

## \* Authority of the Plan

In Section 633 of the Municipal Government Act municipalities are provided the right and responsibility to create Area Structure Plans. The MGA states that Area Structure Plans are developed for the following:

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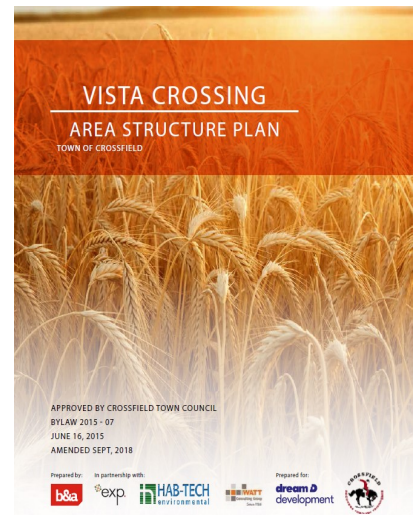
"For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan."

An area structure plan

a. must describe:

- i. the sequence of development proposed for the area,
- ii. the land uses proposed for the area, either generally or with respect to specific parts of the area,
- iii. the density of population proposed for the area either generally or with respect to specific parts of the area, and
- iv. the general location of major transportation routes and public utilities,

b. may contain any other matters the council considers necessary."



TOWN OF CROSSFIELD



Bylaw No. 2011-11  
21 June 2011



## ***The Land Use Bylaw (LUB)***



The purpose of the Town of Crossfield Land Use Bylaw is to prohibit or regulate and control the use and development of land and buildings within the Town of Crossfield and to achieve orderly, efficient, and economic development of land. To achieve this purpose, the Town of Crossfield Land Use Bylaw:

- divides the Town of Crossfield into Land Use Districts;
- prescribes and regulates for each Land Use District, the range of uses and the purpose for which land or buildings may be used;
- establishes a method of making decisions on applications for development permits, including the issuing of development permits, sign permits and demolition permits;
- establishes a method of making decisions on applications for subdivision approval and the issuing of subdivision decisions;
- prescribes procedures to notify owners of land likely to be affected by the issuance of development permits or subdivision decisions.



## LAND USE DISTRICTS

Residential - Single Detached District.....R-1	
Residential - Single Detached Large Lot District.....R-1A	
Residential - Single Detached Medium Lot District.....R-1B	
Residential - Single Detached Small Lot District.....R-1C	
Residential - Single Detached Special District.....R-1S	
Residential - Single Dwelling Secondary Suite and Carriage House District.....R-1SS	
Residential - Two Dwelling District.....R-2	
Residential - Townhouse District.....R-3	
Residential - Apartment District.....R-4	
Residential - Manufactured Home District.....MHR	
Central Business District.....CBD	
West Downtown Business District.....WBD	

Elevator Road Business District.....EBD	
Neighbourhood Commercial District.....C-1	
Gateway and Entrance Business District.....C-2	
Greenfield Commercial District.....C-3	
Light Industrial and Commercial District.....I-1	
Medium Industrial District.....I-2	
Heavy Industrial District.....I-3	
Municipal and Institutional District.....MUN	
Public Service Right of Way District.....PSR	
Urban Reserve District.....UR	
Direct Control District.....DC	
Direct Control District.....DC-2	
Town Boundary	



## ***The Quality Management Plan (QMP)***

the terms and conditions of accreditation. The QMP describes the scope, operational requirements, and service delivery standards that will be met in the administration of an organization's accreditation.

The Quality Management Plan **documents the necessary information required to effectively manage project quality from project planning to delivery.** It defines a project's quality policies, procedures, criteria for and areas of application, and roles, responsibilities and authorities.



The Town of Crossfield will administer the Safety Codes Act including the pursuant regulations, codes and standards that are in force as amended from time to time and applicable in the following disciplines within our jurisdiction:

- Building
- Electrical
- Gas
- Plumbing
- Fire



The Municipality is responsible for the administration of this accreditation and the delivery of safety codes services in compliance with the Quality Management Plan (QMP). The Municipality will ensure that its employees, contractors, and contracted accredited agencies follow this QMP.

The Safety Codes Council (Council) has the responsibility for monitoring and oversight of an accredited municipality's compliance with the terms and conditions of its accreditation as outlined in its QMP, the Act, and the Act's regulations.

The town is required to complete an annual internal review to evaluate the effectiveness of the administration of Municipality's accreditation and its compliance to its Quality Management Plan will be completed.

## Additional Information:

### **NEW HOME WARRANTY:**

Is a program that falls under Alberta Municipal Affairs:

<https://www.alberta.ca/filing-complaints-with-the-residential-protection-program.aspx> - this webpage provides information about the type of complaints handled by the program and the process for submitting a complaint.

If the complainant has concerns regarding their new home having defects and/or their builder is not fixing the defects they can visit - <https://www.alberta.ca/new-home-warranty-overview.aspx> - this webpage contains information on what homes must be covered by new home warranty and the minimum protection required.

**For permit questions you can call either:**

- **Town of Crossfield—403-946-5565; or**
- **Park Enterprises** (Town's contracted building inspections company)  
**403-329-3747 or 1-800-621-5440**

For development or Land Use questions please call the Town of Crossfield at 403-946-5565