



News: \$1 million injected into library build - p3

News: Olds population tops 7,000 - p4

Community: A playground for Deer Meadow - p17

Sports: Wrestlers pin down a win - p19

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# Olds Albertan

TUESDAY, MARCH 20, 2007

www.oldsalbertan.ca

Volume 15 Issue 12

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## Developer plans 28-unit business park on Hwy 2/27

BY STEPHANIE MYLES  
 Olds Albertan

Mountain View County has approved its Highway 2/27 area structure plan, paving the way for development on Olds' border.

Calgary developer Opus has confirmed plans to build a 28-lot business park on the southwest corner of the intersection of the two highways.

Terrence Johnston, development manager for the project, said now that the area structure plan (ASP) is approved, Opus can move forward with a subdivision application to the county.

"We're hoping to start servicing the land in July," he said. "Depending on how quickly it moves, you might see some actual construction activity there by October or November."

Opus hasn't confirmed any businesses for the park, but Johnston said many have shown interest, including agricultural and automotive groups and light manufacturing businesses.

The business park is the first of the potential developments outlined in the ASP, which maps out the county's plans for the four-by-four mile area east of Olds and surrounding the two highways. A key proposal for the town is the creation of an "attractive, harmonizing and unique entranceway" into Olds. The town, county and Olds College will develop design guidelines for the area along Highway 27, from the QEII to the edge of Olds.

This entranceway is slated for institutional, commercial, research park and retail uses, and according to Johnston, the area is a big draw for business.

"We like Olds as a community, we think that it's the next place that's going to experience some growth on the corri-

dor. ... There's a large retail project occurring in the city right now and we think that's a strong indicator of the confidence in the community," he said, referring to Olds' new Cornerstone shopping centre being developed in the town's west end.

The ASP also includes plans for a residential subdivision near the town's border. Eight quarter sections of land around the golf course on Highway 27 are slated for residential use. While the ASP doesn't indicate the potential population of this area, it sets out a maximum density of 240 lots per quarter section, with a minimum one quarter-acre lot size.

Land just east of Olds College could also see residential development in the future. The ASP proposes mixed-use residential and business for this area, suggesting space for alternative housing such as manufactured homes.

Land along Highway 2A on the Olds' border is dedicated to future urban development, as it is "likely to be considered an extension of the Town of Olds in the future."

Throughout the ASP there is reference to development being dependent on piped, communal water and wastewater servicing. The Memorandum of Agreement (MOA) template recently signed between the town and the county sets out provisions under which the town will extend its own municipal services outside its boundaries.

"We'll work together to make sure that the services we need to provide as a town are there for them," said Dale Withage, Olds' chief administrative officer.

The MOA is to be finalized and approved later this year.

County council formally approved the ASP at its Mar. 14 meeting

**"We like Olds as a community, we think that it's the next place that's going to experience some growth on the corridor."**

TERRENCE JOHNSTON  
 Opus Building Corporation



Carla Victor/Olds Albertan

**ON A HIGH NOTE** - Ashley Bowen performs Five Eyes in the senior vocal prescribed selection category of the 24th Annual Kiwanis Music Festival which runs until March 30 at various venues around Olds.

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