

**COUNTY OF VERMILION RIVER
PROVINCE OF ALBERTA
BY-LAW NO. 08-19**

A BY-LAW of the County of Vermilion River in the Province of Alberta,
to adopt the SW 6-50-1-W4 Area Structure Plan.

WHEREAS the Council of the County of Vermilion River deems it to be
in the public interest to adopt the SW 6-50-1-W4 Area Structure
Plan;

NOW THEREFORE, be it resolved that the Council of the County of Vermilion River,
duly assembled, hereby enacts as follows:

- 1) that the SW 6-50-1-W4 Area Structure Plan, being Schedule "A"
attached to and forming part of this By-Law, be adopted
- 2) Should any provision of this Bylaw be determined to be invalid,
then such provisions shall be severed and the remaining Bylaw
shall be maintained
- 3) This Bylaw shall come into force and effect upon receiving third
and final reading and having been signed by the Reeve and
County Administrator

READ A FIRST TIME THIS 27 DAY OF May, A.D. 2008

Don Whittier
REEVE
B. Thomas
COUNTY ADMINISTRATOR

AND ADVERTISED the 26 day of June, 2008⁹ AND the 3 day of July,
2008⁹ in the Weyburn Meridian Booster.

PUBLIC HEARING held the 9 day of July, 2008⁹ at 7:00 P.M.

READ A SECOND TIME THIS 28 DAY OF July, A.D. 2008⁹

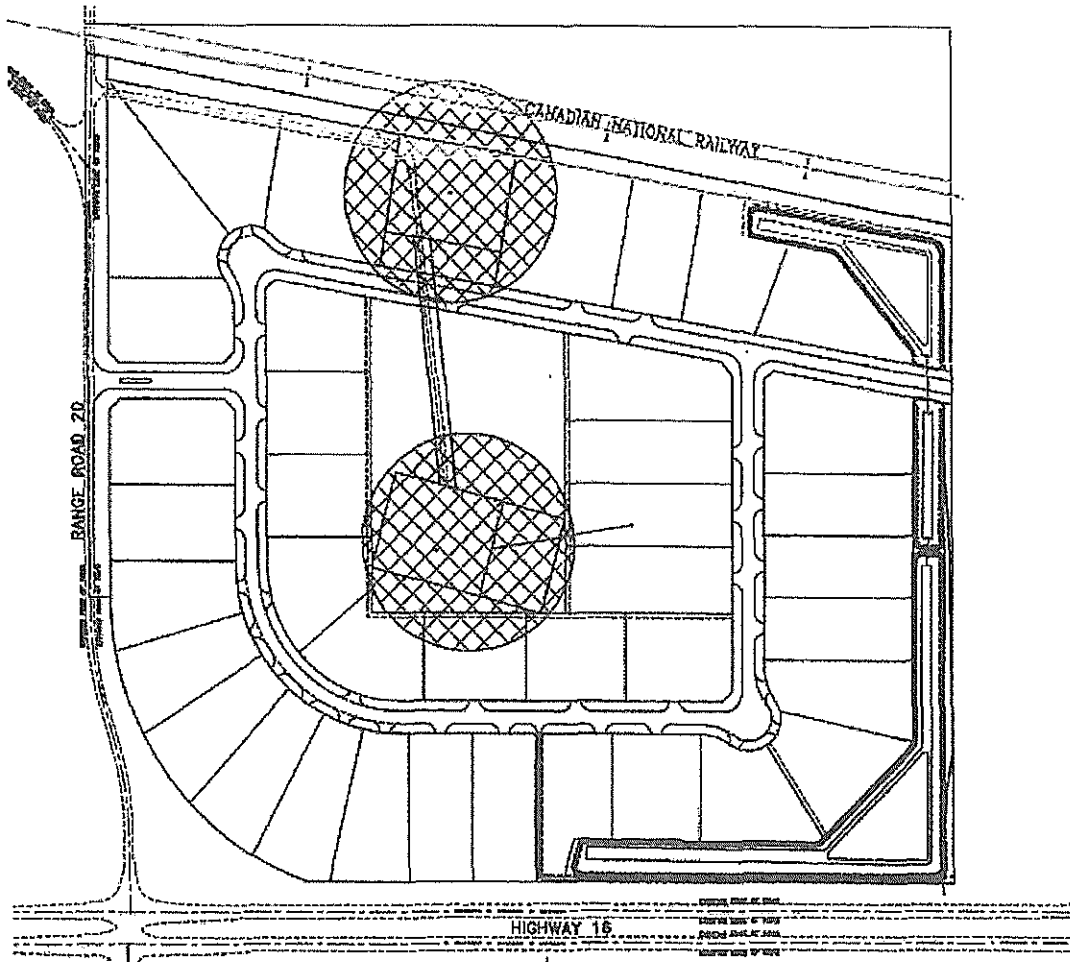
Richard V. Le
REEVE
B. Thomas
COUNTY ADMINISTRATOR

READ A THIRD TIME AND FINALLY PASSED THIS 28 DAY OF
July, A.D. 2008⁹

Richard V. Le
REEVE
B. Thomas
COUNTY ADMINISTRATOR

Mill Creek Industrial Park

SW ¼ Sec. 6, Twp. 50, Rge. 1, W4M
County of Vermilion River No. 24



Mill Creek Industrial Park
385 Carleton Drive
St. Albert, AB

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1.0 Introduction

1.1 Introduction

Mill Creek Lloydminster Industrial Inc. is exploring the opportunity of developing the SW¼ Section 6, Township 50, Range 1, west of the 4th Meridian. The site is situated within the County of Vermilion River it is bordered on the west by Range Road 20 and on the south by Highway 16. The site is approximately 6 km west of the City of Lloydminster.

An Area Structure Plan (ASP) is a statutory plan adopted by a Council Bylaw. The plan provides a broad framework or structure for future development within a plan area. An ASP provides general policy direction regarding how an area will develop over time and offers insights related to the impact on adjacent and future development. Issues including land-use, transportation and servicing are addressed in the plan.

Area structure plans are prepared to ensure all stakeholders involved in the development of a parcel of land are aware of the considerations associated with the development. Stakeholders include but may not be limited to the landowner, the County of Vermilion River No. 24, adjacent landowners and service providers (power, natural gas, communication services). The ASP looks to provide a broad range of information.

The information that has been gathered in the preparation of this ASP provides detailed reference material for all stakeholders involved with the development of SW¼ Sec. 6 Twp. 50 Rge. 1 W4M.

2.0 Municipal Bylaw

2.1 Land Use Bylaw

The proposed development shall comply with the provisions of the County of Vermilion River Municipal Development Plan and the County of Vermilion River Land Use Bylaw No. 07-13.

The subject parcel, legally described as SW¼ Sec. 6 Twp. 50 Rge. 1 W4M., is zoned B – Business District under the Zoning Bylaws of the County of Vermilion River.

3.0 Site Information

3.1 Introduction

The land parcel addressed in this Area Structure Plan may be referred to as the “plan area” or “subject parcel” in the remainder of this report. Current site information provides a comprehensive detailing of all background information that may be of interest to stakeholders.

The information included in this chapter provides reference material for all stakeholders.

3.2 Plan Area

The subject parcel includes approximately 52.61 ha (130 ac) of the SW¼ Sec. 6 Twp. 50 Rge. 1 W4M. The land is located approximately 6 km west of the City of Lloydminster, AB on the north side of the Trans-Canada Highway 16.

The subject parcel is bordered on the east and west sides by parcels also zoned Business District. To the North the parcel is zoned A - Agriculture and to the South the parcel is zoned M Industrial Development.

Map 1 Provides a diagram of the subject parcel.

Map 2 Illustrates current land uses adjacent to the site.

3.3 Land Ownership

The title for the subject parcel indicates Mill Creek Lloydminster Industrial Inc. as the registered owner.

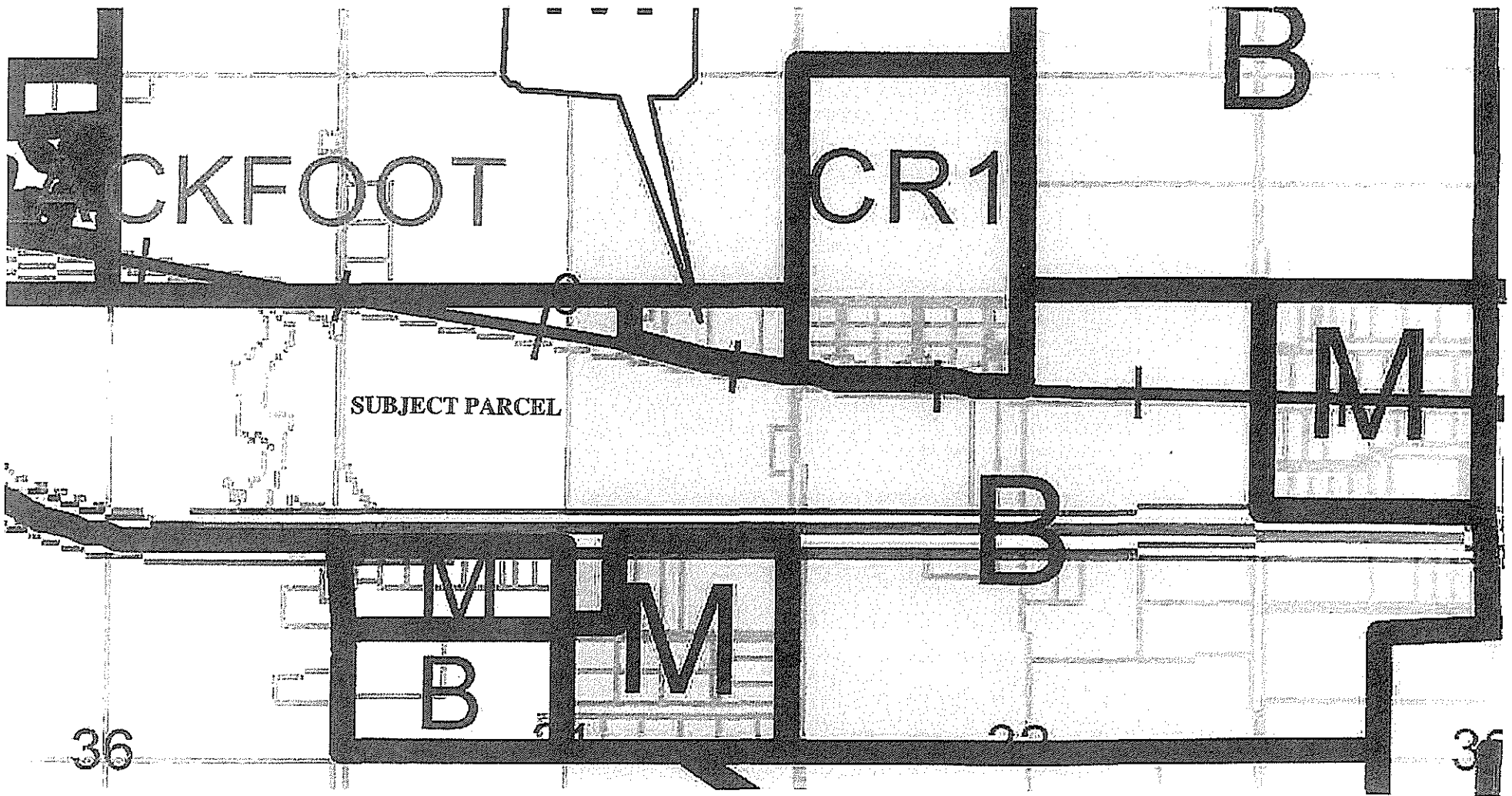
3.4 Topography

The topography of the subject parcel is defined well enough to allow identification of various land features including vegetation and natural storm drainage channels on the property. The topographical survey was conducted by EXH Engineering. The plan area is relatively flat, with geodesic elevations ranging between 672 m and 675 m.

Map 3 Illustrates the Physical Characteristics of the Land



MAP 1 SUBJECT PARCEL



MAP 2

CURRENT LAND-USES ADJACENT TO THE SITE



PROJECT: WOBESER-MILL CREEK GROUP INDUSTRIAL PARK COUNTY OF VERMILLION RIVER
 DRAWN: JPB
 CHECKED: JPB
 DATE: APRIL 2007
 SCALE: AS NOTED
 CONTRACT NO: 4207022-01

No.	Date	Revision	By	Appr.	Discr.	Revised	By	Appr.	Permit	Engineer's Stamp

EXH Engineering
 Services
 Ltd.

Project: WOBESER-MILL CREEK GROUP
 INDUSTRIAL PARK
 COUNTY OF VERMILLION RIVER
 Drawing: AERIAL PHOTO

Designed	JPB	Scale	AS NOTED	Date	APRIL, 2007
Drawn	JPB	Project No.		Contract No.	
Checked	JPB	Drawing No.	4207022-01	Revision	
Approved					

MAP 3

PHYSICAL CHARACTERISTICS OF LAND

3.5 Utilities and Utility Agreements

All utilities are available to the subject property. The County of Vermilion River has a utility easement located in the northwest corner of the property.

3.6 Phase 1 Environmental Site Assessment and Site Soils Conditions

A Phase I Environmental Site Assessment and a Phase II Environmental Site Assessment were prepared by Nichols Environmental. Effective dates for the reports are May 3, 2007 and June 27, 2007. Copies of the reports are available.

3.7 Summary

The current site information provided in this section of the report will help form the basis in determining the land use strategy for the property.

4.0 **Land Use Concept**

4.1 Business (B) District

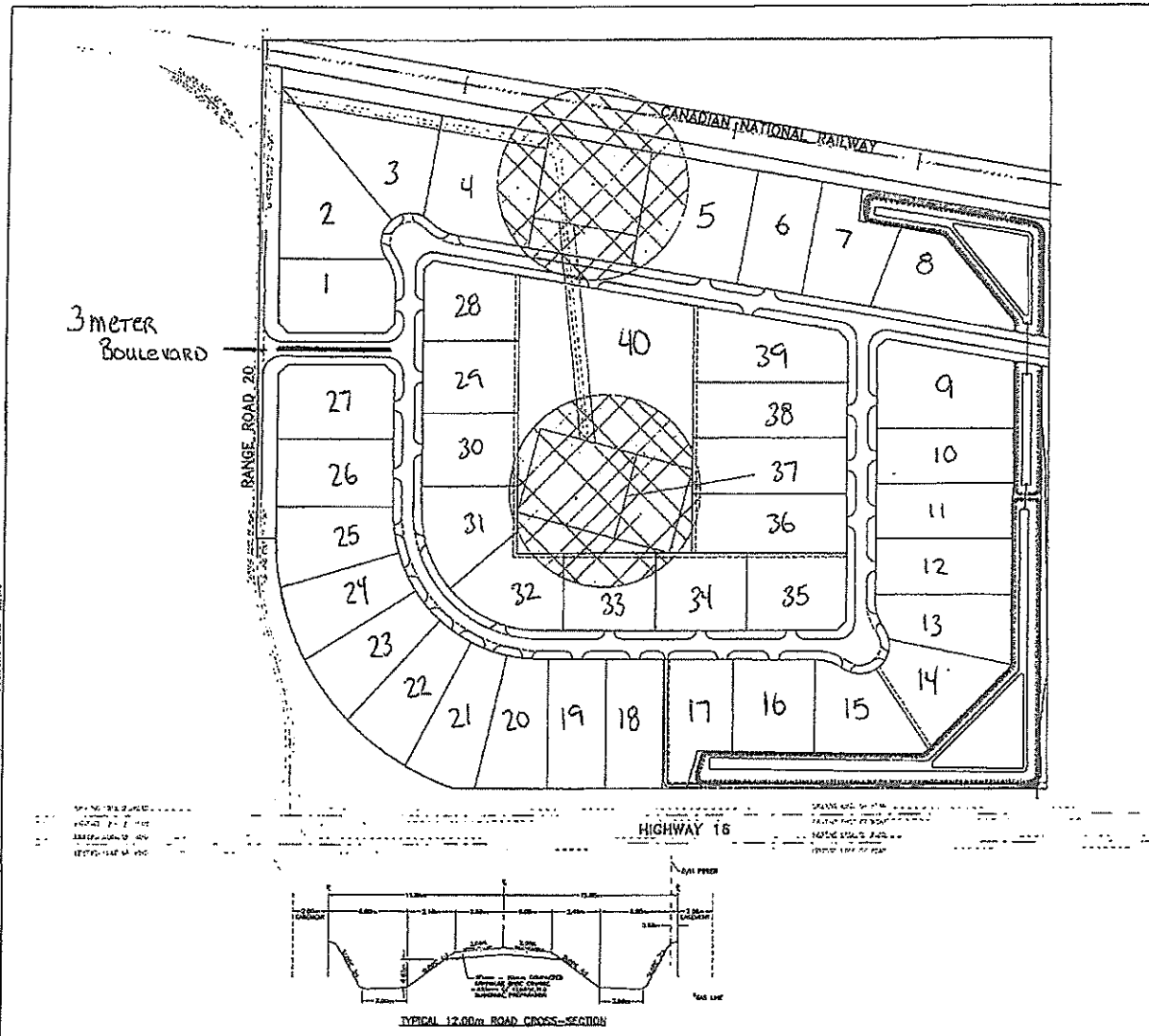
The SW $\frac{1}{4}$ Sec. 6 Twp. 50 Rge. 1 W4M., offers an opportunity for the development an Industrial Park. The district will be identified as a B – Business District – under the “Land Use Bylaw”. Under the “Land Use Bylaw” Industrial Parks are discretionary uses and council will need to approve the use.

The proposed subdivision plan consists of 40 lots which are approximately two acres in size.

Map 4 Illustrates the proposed Industrial Park subdivision layout.

4.2 Municipal Reserve

The County of Vermilion River Municipal Development Plan requires either 10% of land proposed for subdivision be dedicated as municipal reserve or cash-in-lieu. In this case cash-in-lieu of municipal reserve will be proposed.



DESIGN VOLUMES

PHASE I
 ROADWAY STRIPPING (230mm DEPTH) = 4,370 cu.m.
 LOT STRIPPING = 37,250 cu.m.
 ROADWAY CUT/FILL:
 CUT = 21,833 cu.m.
 FILL = 4,810 cu.m.

PHASE II
 ROADWAY STRIPPING (230mm DEPTH) = 5,145 cu.m.
 LOT STRIPPING = 33,333 cu.m.
 ROADWAY CUT/FILL:
 CUT = 2,210 cu.m.
 FILL = 6,810 cu.m.

1	JAN 21/08	SUBMITTED FOR APPROVAL	JFB/STJ
2	NOV 18/07	ISSUED FOR REVIEW	JFB/STJ

Prepared by
EXH Engineering Services Ltd.

WOBESER-MILL CREEK GROUP
 INDUSTRIAL PARK
 COUNTY OF VERMILION RIVER

Drawn by
 ROAD SITE PLAN

Prepared	JFB	Checked	AS NOTED	Date	APRIL 2007
Drawn	JFB	Project No.	4207022	Drawn No.	4207022
Checked	JFB	Drawn By		Version	
Approved	REL	Project No.	4207022-04	Sheet	1



MAP 4

SUBDIVISION LAYOUT

5.0 Infrastructure and Service Requirements

5.1 Introduction

The following section will deal with the infrastructure requirements of the subdivision. Detailed planning of the storm water management, transportation, sanitary sewer systems, and water distribution at this stage of the development process helps to remove uncertainties as the subdivision develops. Telecommunications, gas, and electrical utilities have also been considered in the planning process.

5.2 Storm Water Management and Earthwork

Adjustments must be made to the existing topography to ensure that provision is made to allow the flow of storm water.

The most common method of storm drainage flow management within a rural industrial park is surface drainage in ditches adjacent to roadways. A detailed drainage plan has been prepared by EXH Engineering and is available upon request.

Map 5 indicates the existing topography in the plan area. Map 6 illustrates proposed storm water flow patterns.

5.3 Roadways and Transportation

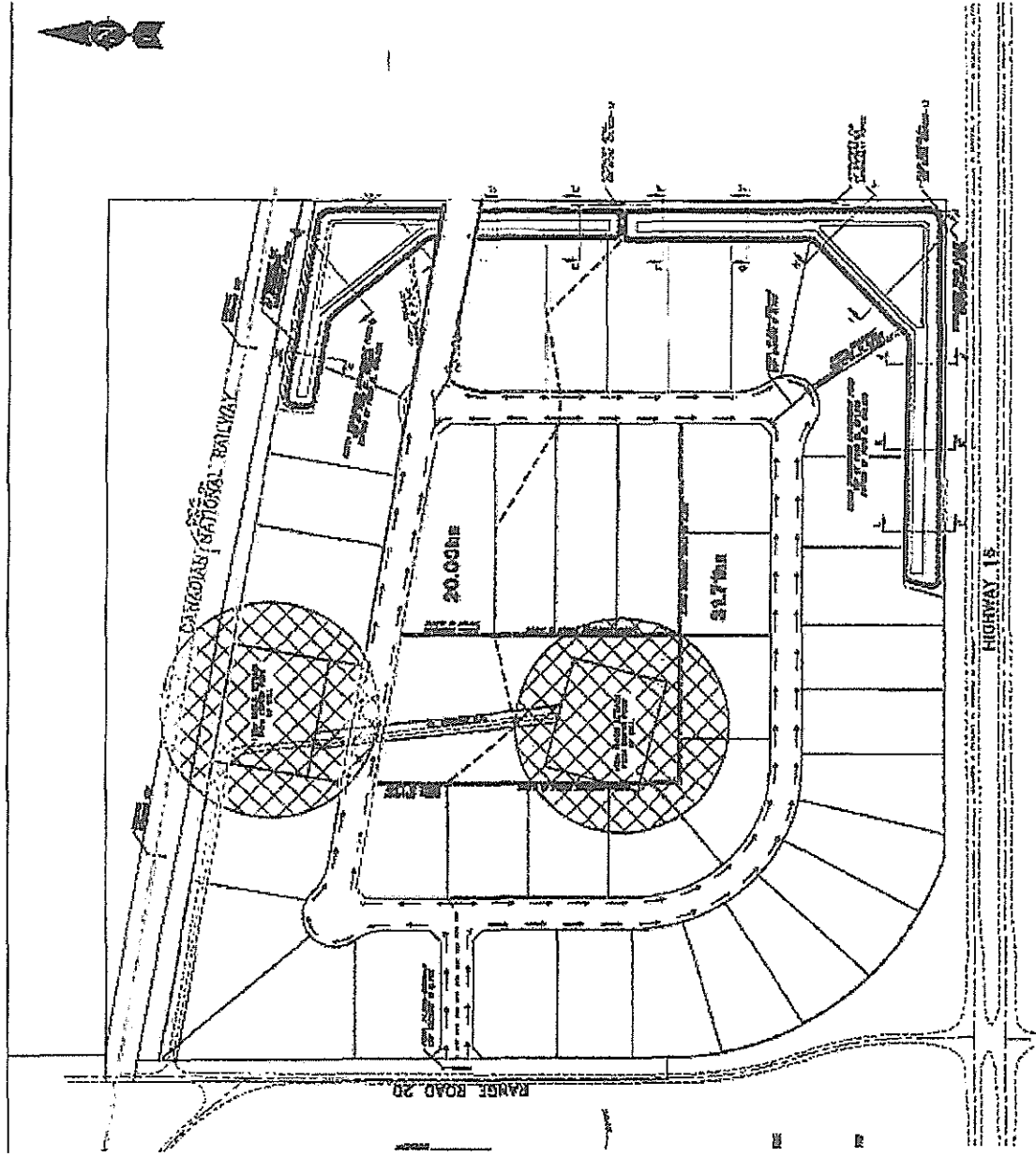
Public roadways can be categorized as external or perimeter roadways and internal roadways. Access to the plan area is provided at the intersection of the proposed internal roadway and external roadway identified as Range Road 20.

Access to the subdivision will be via Range Road 20 until a through road is built with the adjacent quarter-section to the east. Range Road 20 is a paved high grade range road running north south along the western boundary of the site. To the south paralleling the subject's southern boundary is Highway 16. Highway 16 is the major east-west traffic corridor.

The proposed road network illustrated in Map 9 provides access to all lots as well as safe and efficient traffic flow through the plan area. The subdivision proposes two access points one on the west off Range Road 20 and one on the east side accessing the adjacent quarter section. The access off Range Road 20 will be a divided road with a boulevard separating the entrance and exit lanes.



MAP 5 EXISTING TOPOGRAPHY

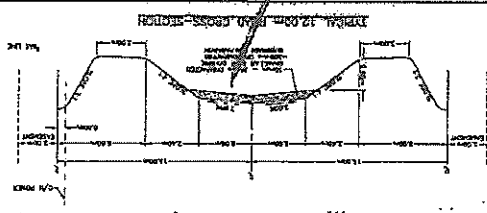
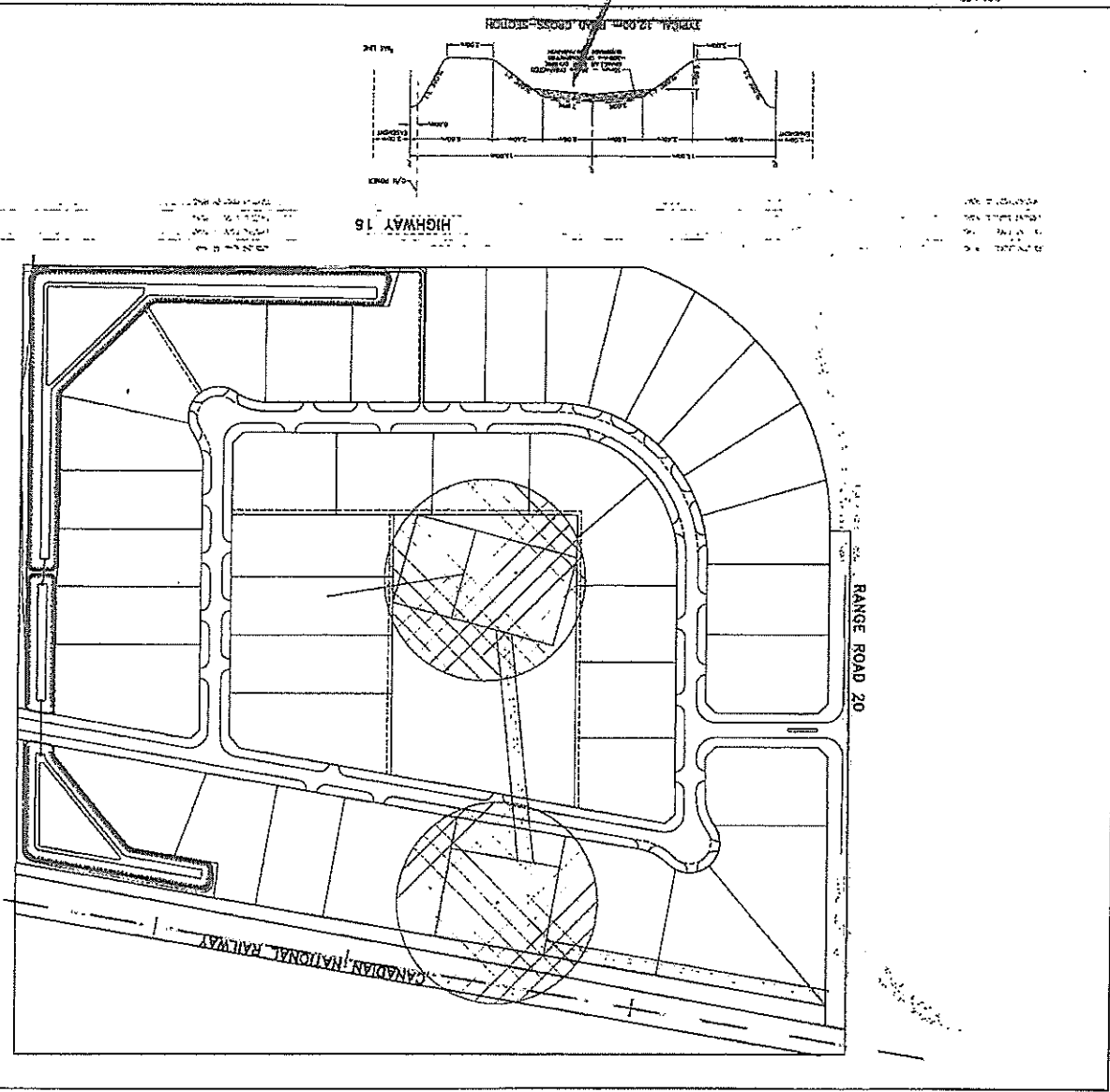


MAP 6 PROPOSED STORM WATER FLOWS

INTERNAL ROAD NETWORK

MAP 7

<p>DESIGN VOLUMES</p> <p>PHASE I</p> <p>ROUGH STRENGTH (COMMON DEPTH) = 4770 cu.m</p> <p>LOT STRENGTH = 27500 cu.m</p> <p>ROADWAY DRAINAGE</p> <p>GRF = 22300 cu.m</p> <p>FILL = 4580 cu.m</p> <p>PHASE II</p> <p>ROUGH STRENGTH (COMMON DEPTH) = 5130 cu.m</p> <p>LOT STRENGTH = 26000 cu.m</p> <p>ROADWAY DRAINAGE</p> <p>GRF = 22300 cu.m</p> <p>FILL = 2210 cu.m</p> <p>FILL = 6810 cu.m</p>		
<p>1 JUN 27/08</p> <p>SUBMITTED FOR APPROVAL</p>	<p>2 NOV 19/07</p> <p>ISSUED FOR REVIEW</p>	<p>REV</p> <p>DATE</p> <p>REVISION</p>
<p>EXH Engineering Services Ltd.</p> <p>WOBESER-MILL CREEK GROUP</p> <p>INDUSTRIAL PARK</p> <p>COUNTY OF VERMILION RIVER</p> <p>ROAD SITE PLAN</p>		
<p>DATE</p> <p>APPROVED</p> <p>AS NOTED</p> <p>APRIL, 2007</p>	<p>DATE</p> <p>APPROVED</p> <p>4207022</p>	<p>DATE</p> <p>APPROVED</p> <p>4207022-04</p>



RANGE ROAD 20

HIGHWAY 16

CANADIAN NATIONAL RAILWAY

The location of the proposed second access point, which will be on the east side of the property, is dictated by existing infrastructure. To the north are the railroad tracks to the south is Highway 16 and along the east property line are the County irrigation ponds.

Internal roadways will be constructed as rural access roads. All internal roadways will be developed to standards acceptable to the County. A 30 meter right of way is proposed for all internal roadways. Rural roads are constructed with a gravel base and cold mix surface topping and typically have a carriageway ranging between 11 and 15 m. Drainage ditches will be located along the sides of the internal roadways.

5.4 Potable Water Supply

It is proposed that individual land owners will be responsible for their own water supply by drilling water wells or using water cisterns.

5.5 Sanitary Sewage Collection

It is proposed that sanitary sewerage systems will include pump out tanks and/or septic weeping tile systems. Individual Landowners will be responsible for the collection and disposal of sewage.

5.6 Electrical Services

Electrical utility distribution and servicing will be coordinated by ATCO electric at the request of the Developer. ATCO has provided the developer with a proposal to bring in electrical services.

5.7 Natural Gas Services

Provision for natural gas distribution and servicing is designed and coordinated by the gas company at the request of the Developer. ATCO Gas will provide natural gas distribution to the proposed development.

5.8 Communication Services

Telus Communications is the service provider for communication services to the plan area.

5.9 Emergency Services

The plan area will rely on services available in the County of Vermilion River No. 24. Ambulance and police services are available in the County and the County is a member of the East Central Health District. Fire protection will be the responsibility of the County. The County of Vermilion River operates three fire departments, and is in partnership with five additional fire departments. These volunteer fire departments are strategically placed to serve rural areas within the County. The closest fire department is located in Blackfoot.

5.10 Summary

The infrastructure requirements for the proposed subdivision have been set forth in the proceeding section. This plan has identified areas of concern and has addressed how each area of concern will be handled.

6.0 **Phasing of Development**

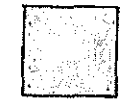
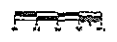
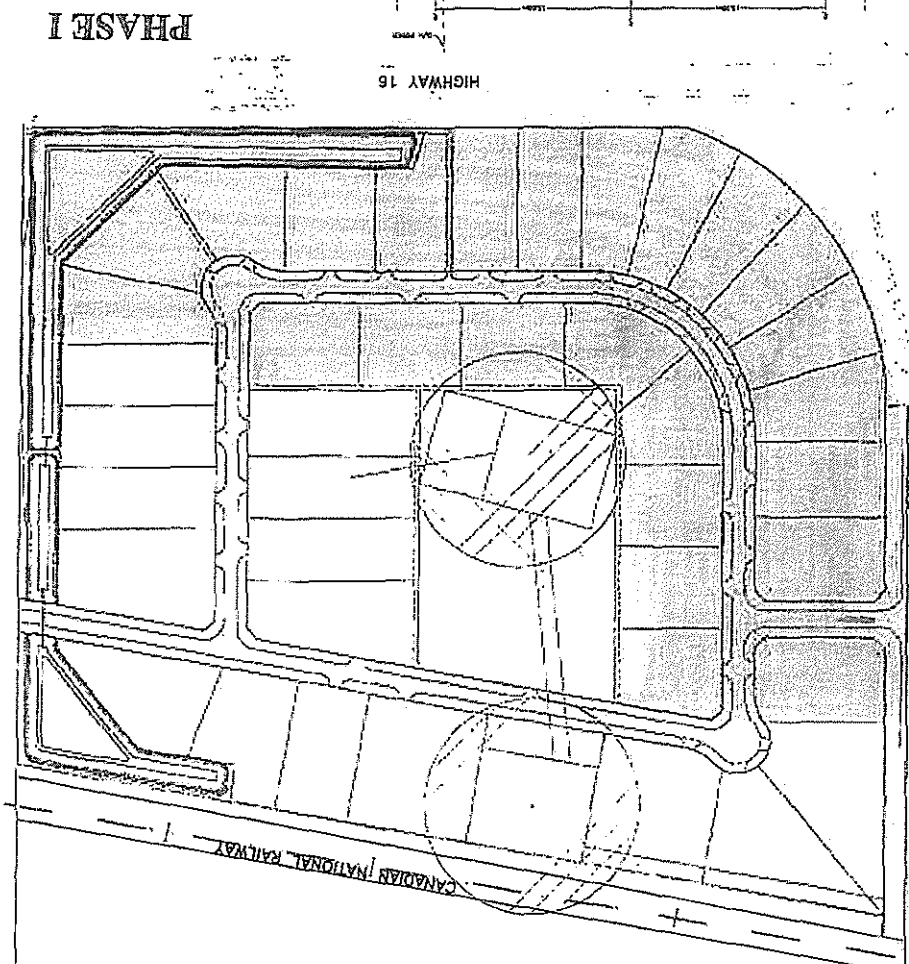
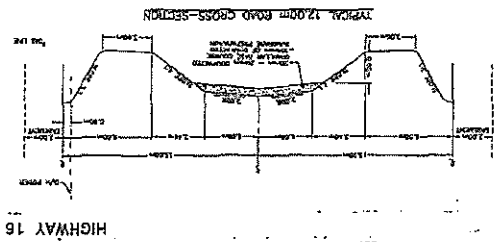
6.1 Phasing of Development

Phasing the development of a subdivision reduces the amount of capital investment that is required at the outset of the project and prevents "leap frog" development. Phasing allows a section of the subdivision to be developed and sold. The sale of initial lots generates cash flow to begin construction of a second phase.

Map 8 indicates a suggested phasing plan for this development. More importantly, the map introduces the concept of phasing in regard to the plan area.

Two phases have been proposed for the plan area. The phases have been developed on the basis of a logical progression of development and the economical, efficient extension of services.

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DESIGN YR. SHEETS	
PHASE I	10% STRONG IN 2000m DEPTH = 5.20 cum CUT = 2.90 cum FILL = 9.50 cum
PHASE II	10% STRONG IN 2000m DEPTH = 5.10 cum CUT = 7.10 cum FILL = 8.10 cum
1 Jan 21/08 SUBMITTED FOR APPROVAL 2 Nov 19/07 ROAD PER MICH 3/08	
Project: EXH Engineering Services Ltd. WOBESER-MILL CREEK GROUP INDUSTRIAL PARK COUNTY OF VERMILION RIVER ROAD SITE PLAN	
Approved: [Signature]	Client: [Signature]
Drawn: [Signature]	Checked: [Signature]
Date: APRIL 2007	Project No.: 4207022
Scale: AS NOTED	Sheet No.: 4207022
Author: [Signature]	Drawn: [Signature]
Checked: [Signature]	Client: [Signature]
Project No.: 4207022-04	Sheet No.: 1

7.0 Implementation

7.1 Introduction

Implementation of this Area Structure Plan requires that Council approve the plan. Development of the plan area can proceed only after this plan has been approved by Council.

Plan implementation is an integrated process involving Council, Administration and the Developer.

7.2 Implementation of the Area Structure Plan

The majority of the work required to implement this Area Structure Plan is largely the responsibility of Council, the Administration and the Developer. The remaining stakeholders involved in implementation include the shallow service providers and the parties that purchase and build on the lots.

7.3 Summary

The successful implementation of an area structure plan is dependent on the contribution of the efforts of many people with the overall goal of community improvement and growth. It is clearly understood by the Developer that it is incumbent on the Developer to provide as much information as possible at the time that this report is submitted.

8.0 Conclusions

The Industrial Park established a number of objectives at the outset of the plan. All of the objectives were addressed with the following results:

- The plan demonstrates that the proposed development can be supported by the physical dimensions of the plan area,
- Utility considerations services have been addressed,
- Potable water and sewerage services have been considered,
- The accommodation of storm water flows has been addressed,
- Transportation and roadway issues are addressed to the extent that it has been demonstrated that external and internal roadways can accommodate the orderly and efficient flow of traffic into, out of and within the subdivision, and
- A logical phasing scheme has been created for the plan area.

This plan offers a substantial investment in the County of Vermilion River that will provide for the development of Industrial lots.