

THE COUNTY OF VERMILION RIVER IN THE PROVINCE OF ALBERTA

BYLAW 11-22

A bylaw of the County of Vermilion River in the Province of Alberta to adopt the Business / Industrial Area Structure Plan for Devonia Business Park located at NW-31-49-1-W4

WHEREAS the Council of the County of Vermilion River deems it to be in the public interest to adopt the Business / Industrial Area Structure Plan for the NW-31-49-1-W4;

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

1. That the Business / Industrial Area Structure Plan for the NW-31-49-1-W4, being Schedule "A" attached to and forming part of this By-Law, be adopted.

SHOULD any provision of this Bylaw be determined to be invalid, then such provisions shall be severed and the remaining bylaw shall be maintained.

THIS Bylaw shall come into force and effect upon receiving third and final reading and having been signed by the Reeve and Chief Administrative Officer.

Read a first time this 26 day of July, 2011

Advertised the 10 day of August, 2011 AND the 17 day of August, 2011 in the Lloydminster Booster and the Lloydminster source respectively.

PUBLIC HEARING held the 24 day of August, 2011 at 7:00 p.m. - Kitscoty Legion Hall, Kitscoty, Alberta

READ A SECOND TIME THIS 24 DAY OF August, 2011.

READ A THIRD TIME AND FINALLY PASSED THIS 24 DAY OF August, 2011.

SIGNED by the Reeve and Chief Administrative Officer this 24 day of August, 2011.


REEVE


CHIEF ADMINISTRATIVE OFFICER

Schedule 'A'

Bylaw 11-22

DEVONIA BUSINESS PARK

AREA STRUCTURE PLAN

NW-31-49-1-W4

JULY 2011

TABLE OF CONTENTS

- 1.0 DEVELOPMENT CONCEPT
- 2.0 TRANSPORTATION CONSIDERATIONS
 - 2.1 External Roads
 - 2.2 Internal Roads
- 3.0 UTILITIES and SERVICING
 - 3.1 Drainage
 - 3.2 Power
 - 3.3 Natural Gas
 - 3.4 Water -
 - 3.5 Telephone
 - 3.6 Sewage
 - 3.7 Fire Protection
- 4.0 BACKGROUND AND STAGING
 - 4.1 History
 - 4.2 Environmental
 - 4.3 Final Intent
- 5.0 SITE INFORMATION
 - 5.1 Zoning
 - 5.2 Adjacent Lands

FIGURE 1: CURRENT AERIAL & SUBDIVISIONS

FIGURE 2a: FINALIZED LAYOUT WITH GAS LINE NOT MOVED

FIGURE 2b: FINALIZED LAYOUT WITH GAS LINE RELOCATED

FIGURE 3: AREA LOCATION

FIGURE 4: WELLS AND PIPELINES

FIGURE 5: ZONING INFORMATION

FIGURE 6: FIRE PROTECTION

FIGURE 7: DRAINAGE MAP

ATTACHMENT 1: LETTER CONCERNING DRAINAGE APPROVAL – DAVE MARTZ

ATTACHMENT 2: DRAINAGE APPROVAL - SITE SPECIFIC

ATTACHMENT 3: DRAINAGE APPROVAL - SYSTEM

1.0 DEVELOPMENT CONCEPT

This Area Structure Plan outlines the final intent for the lot layouts in Devonia Business Park located at NW-31-49-1-W4 in the County of Vermilion River. The area has been identified for business and Industrial uses and requires further subdivisions to allow individual lots to be developed. Specific zoning information is included in Section 5.1 of this package. Figure 1 shows the entire quarter section and the current lot subdivisions that are in place.

2.0 TRANSPORTATION CONSIDERATIONS

2.1 External Roads

Devonia Business Park accesses County road infrastructure via Range Road 20. There are two internal roads that come onto the Range Road. Upgrades to Hwy 16 were paid for by Devonia Holdings Ltd. in order to satisfy Alberta Transportation requirements for the previous subdivisions.

2.2 Internal Roads

Internal Roads were built by Devonia Holdings Ltd. in order to allow the previously subdivided pieces to continue at that time. Roads have been inspected and turned over to the County of Vermilion River, which constructions completion certificates.

3.0 UTILITIES and SERVICING

3.1 Drainage

The County has been provided with the relevant information for Alberta Environment Approvals 00199008-00-00 and 00208903-00-00 concerning Devonia Business Park. The approvals allow for the construction, operation, and maintenance of the drainage channels currently servicing the area. Additionally, a portion of Devonia Business Park does drain into the Kam's Industrial pond that the County has attained and will control pumping of. Devonia Holdings Ltd/ has contributed land, equipment, and development contributions in the form of cash to build the Blackfoot/Devonia drainage ditch on NW-31 that services this development. All sites will be graded as to not adversely affect this drainage system.

3.2 Power

Dealt with on a per site basis, power is available for all of the lots outlined within this ASP.

3.3 Natural Gas

Natural Gas is currently located on the property with a main County of Vermilion River line running through the Southern portion of the un-subdivided parcels. This is available for tying into and Devonian Holdings Ltd. has been in discussion with the CVR Gas Utility regarding relocating and upsizing this line.

3.4 Water

Water well tests have been completed in order to verify access to water for the ¼ section. This information has been submitted to the County of Vermilion River and will be provided to the subdivision authority at the time of subdivision. Lots are of a size that, upon completion of the ACE water pipeline, servicing to individual lots would be possible.

3.5 Telephone

Telephone servicing is available for all lots in this proposed ASP.

3.6 Sewage

Sewage for these properties is in the form of holding tanks.

3.7 Fire Protection

Central ponds can be provided if the subdivision authority requires at the time of completion. Fire protection can also be ensured by means of access to the County owned dugout in Kams Energy Park, or through individual well owners either building storage ponds on their properties or adding hydrants to their wells, with backup power sources.

4.0 BACKGROUND AND PURPOSE

The Area Structure Plan for NW-31-49-1-W4, Devonian Business Park, is submitted to Council for the approval of a Bylaw to acknowledge the finalized layout of this site. The site has been previously subdivided to allow smaller parcels for Industrial and Business developments to occur adjacent to the Hwy 16 corridor. Roads have been built throughout the site and turned over to the County of Vermilion River. Shown on the maps attached, the area is comprised of parcels that have been subdivided into smaller portions and areas that have yet to be split. The intention of this ASP is to show the finalized splitting of those lots not yet divided. The Zoning information for the parcels is also included for reference.

4.1 History

Devonia Business Park is an industrial/business development on NW-31-49-1-W4 that began in 2002. The initial subdivision consisted of 10 lots and was registered on 3 separate plan numbers (see attachment M.P.S File # 02-H-041). At this time Sameng Engineering started floodwater plans, which are discussed in section 3.2 of this package. A development contribution was also paid. The rest of the quarter section had a subdivision application on Feb.10, 2006 (see attached M.P.S File # 05-K-297). Some of the lot lines of this subdivision accommodated the C.V.R high pressure gas line. A condition of this application was a request from C.N.R.L to have a caveat on each title. Another condition was that Alberta Transportation requested an upgraded turning lane on Highway16, built in October 2008 and paid for by Devonia Holdings Ltd. After these conditions were met, Devonia Holdings Ltd. entered into a development agreement with the C.V.R on Dec. 19, 2008 for those titled lots.

4.2 Environmental

The County of Vermilion River has been provided with a letter from the Representative who has conducted Phase I site assessments on the lots. This letter directly states that no additional information would be required and that no recommendation is made to do Phase II Assessments.

4.3 Final Intent

The Final intent of the layouts is shown on FIGURES 2a and 2b. Due to the County of Vermilion River Gas Line current location 2a showcases if this line is not moved. If the line is able to be relocated and upsized as discussed with the Gas Utility Manager, the boundary lines could be adjusted to allow lots with a more similar size on both sides of this line. This will be finalized prior to subdivision stages and will not affect the number of lots, only the depth of those lots.

5.0 SITE INFORMATION

5.1 Zoning

The First two rows of lots abutting highway 16 are zoned as Industrial (M) within the County of Vermilion River. The remaining lands on the quarter section are zoned as Business (B). The finalized intent of this quarter section is for this type of development to facilitate growth similar to that found on the Kams Industrial Park located on the quarter section directly to the East of this site.

5.2 Adjacent Land Uses

Adjacent land uses can be found on Figure 5, Zoning Information Map.

Figure 1: Current Aerial & Subdivisions

NW-31-49-1-W4

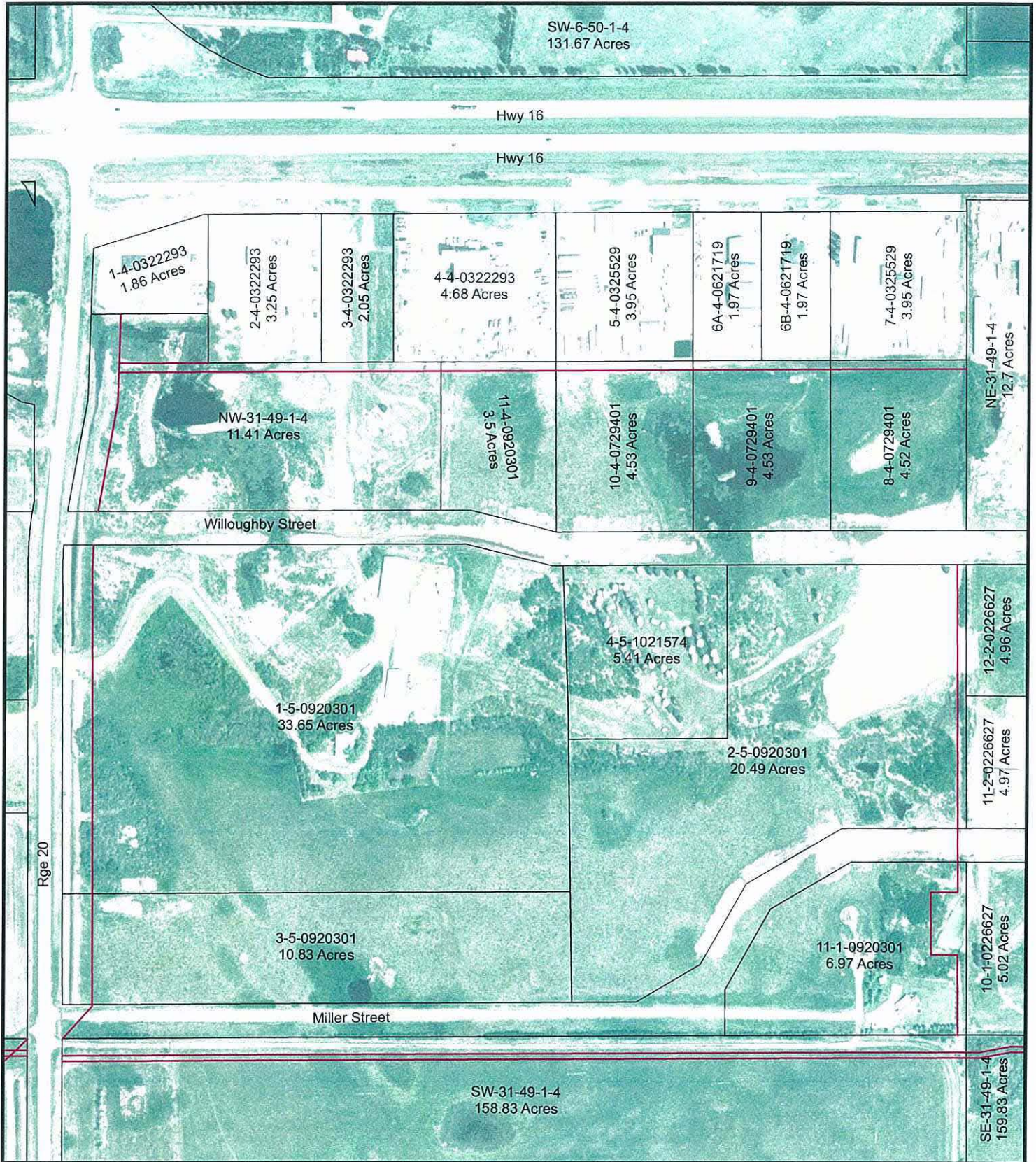


Figure 2A: Finalized Development Area

NW-31-49-1-W4

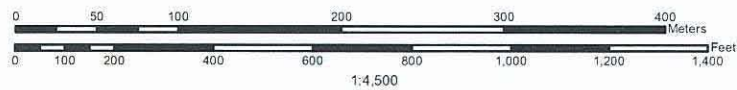
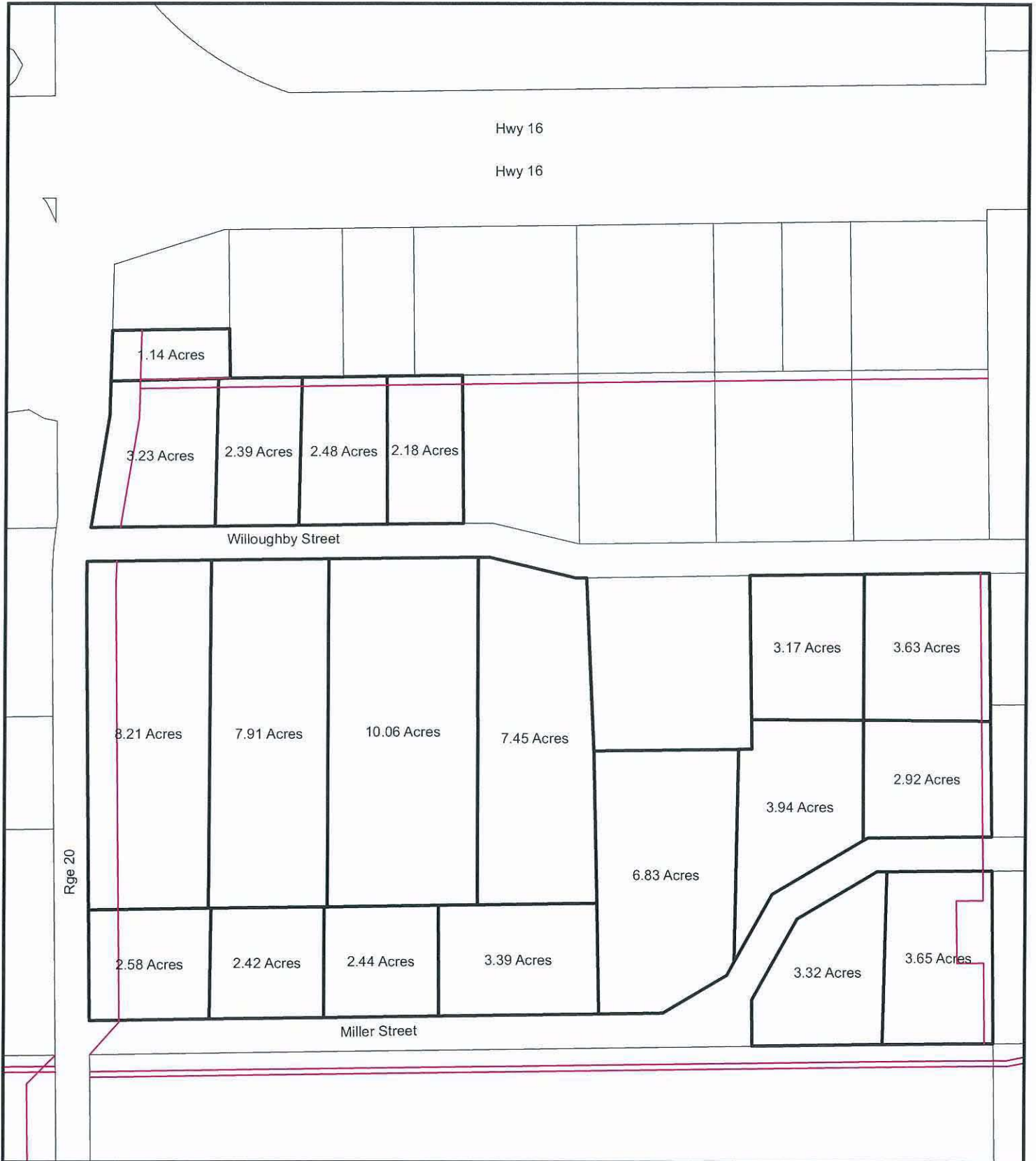


Figure 2B: Finalized Development Area

NW-31-49-1-W4

Hwy 16

Hwy 16

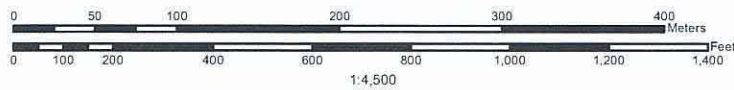
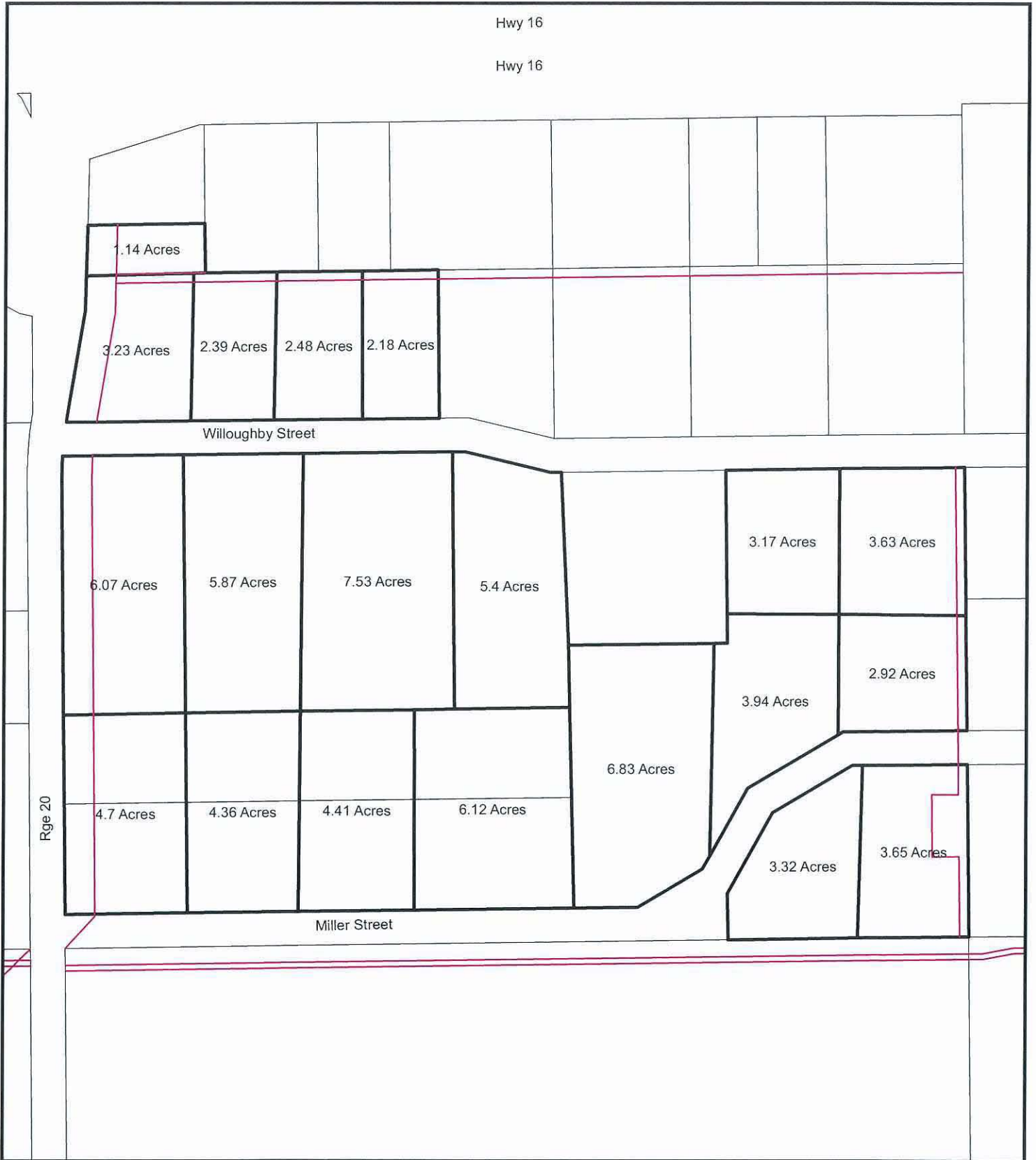


Figure 3: Area Location

NW-31-49-1-W4

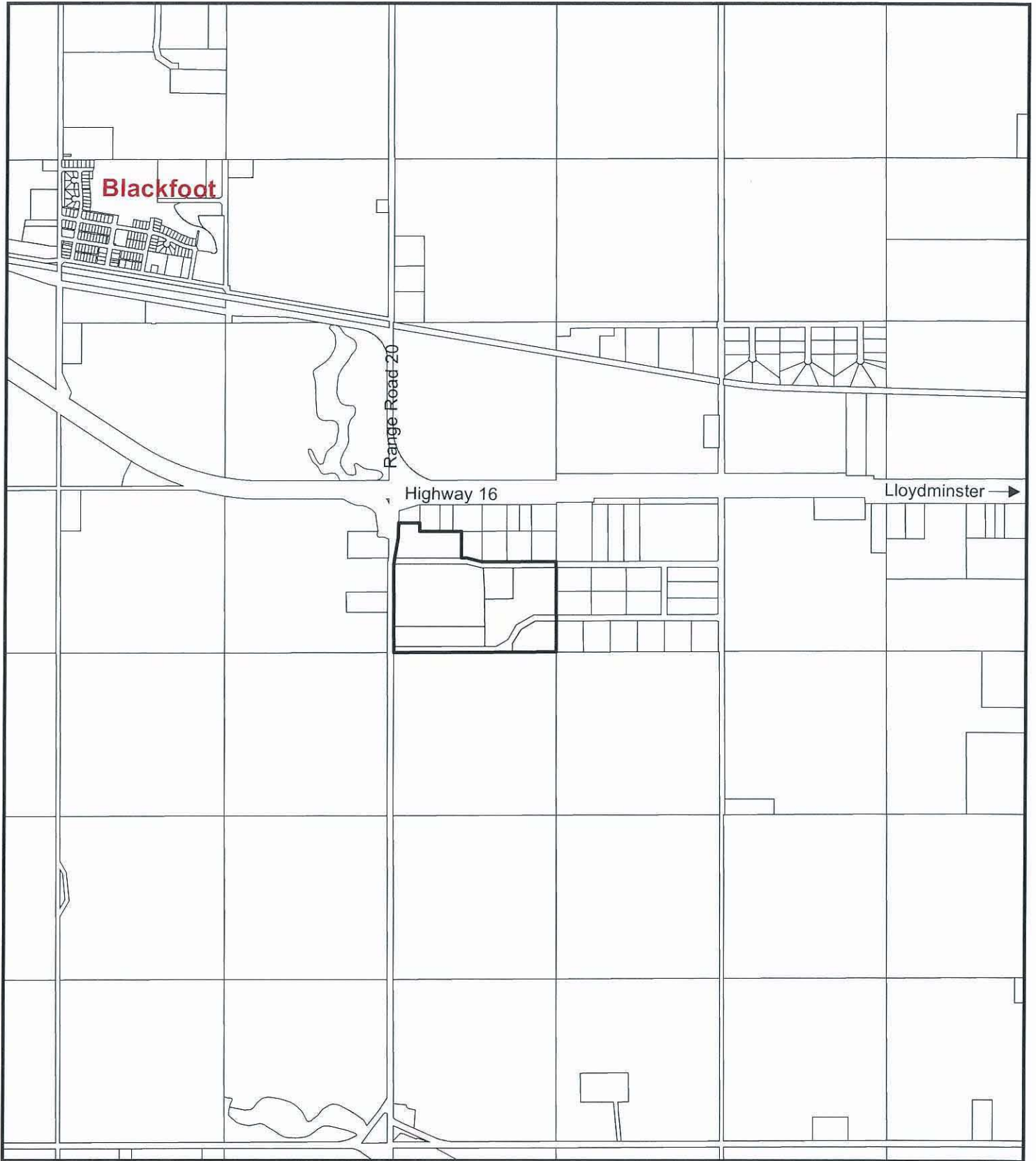


Figure 4: Wells & Pipelines

NW-31-49-1-W4

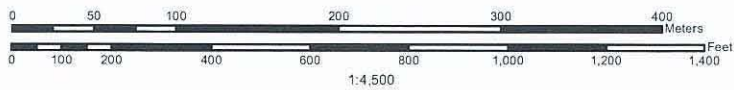
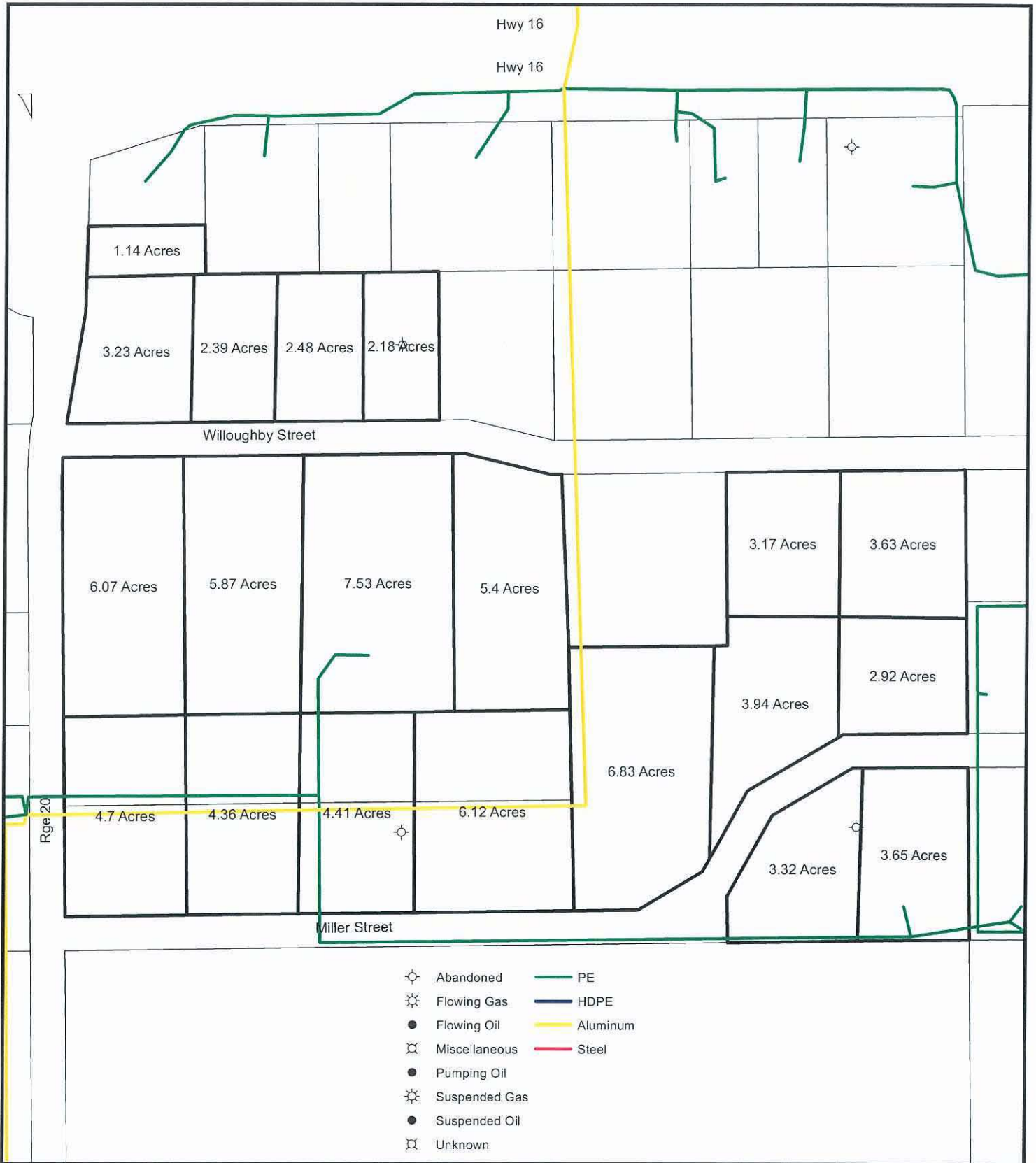


Figure 5: Zoning Information

NW-31-49-1-W4

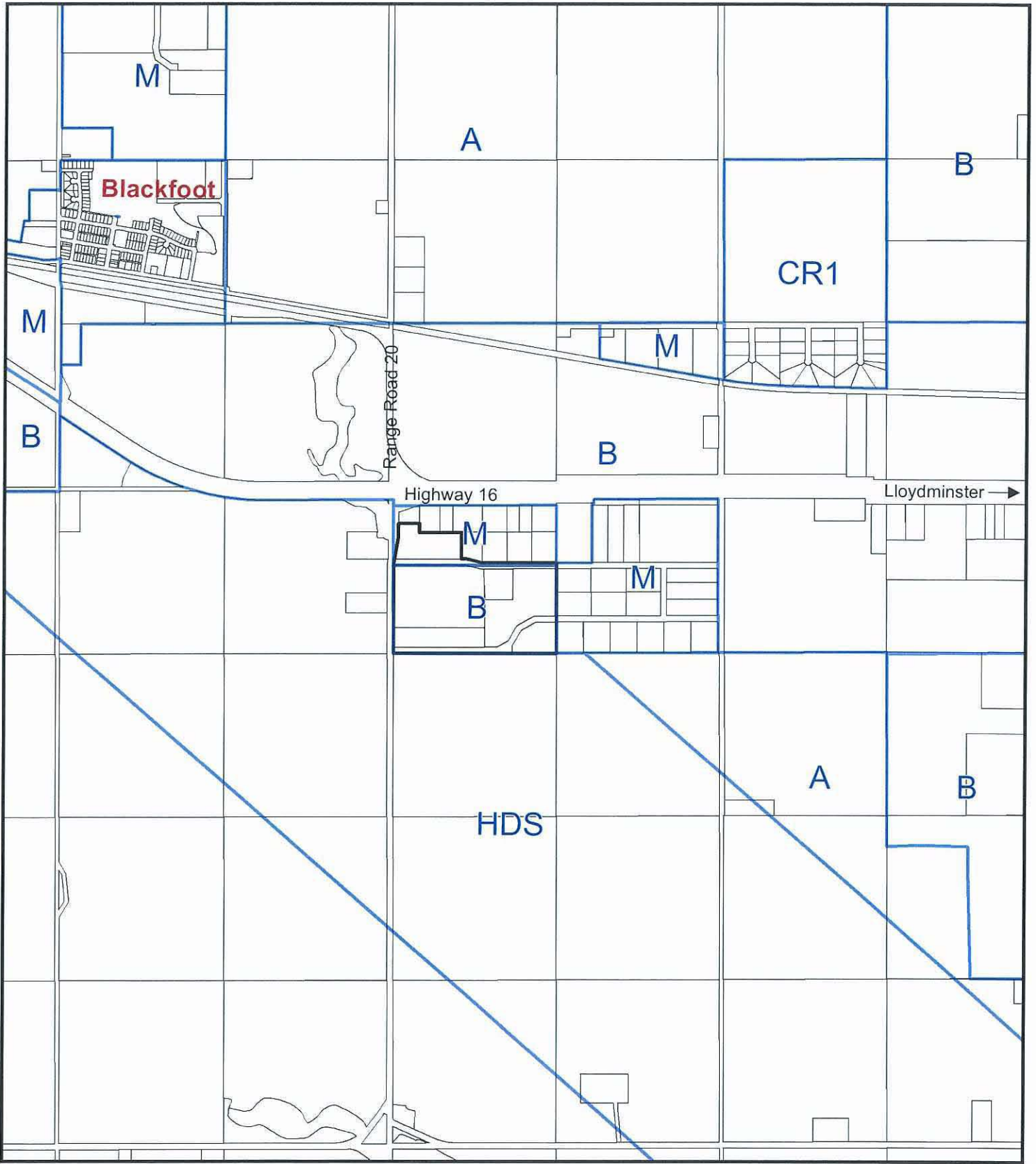


Figure 6: Fire Protection

NW-31-49-1-W4

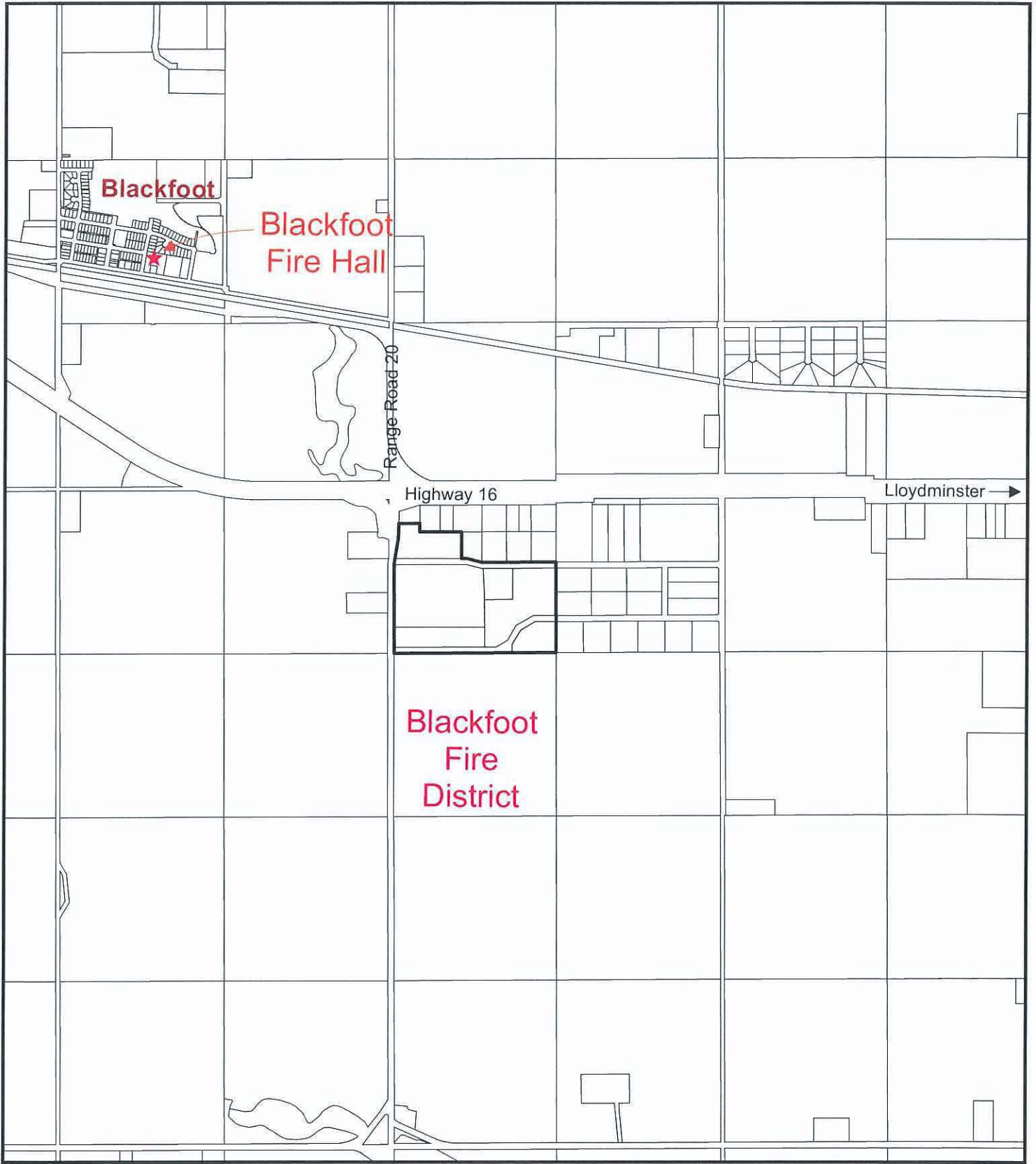
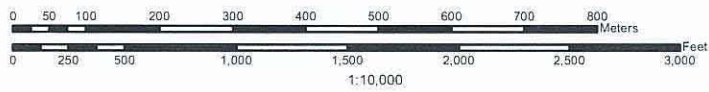
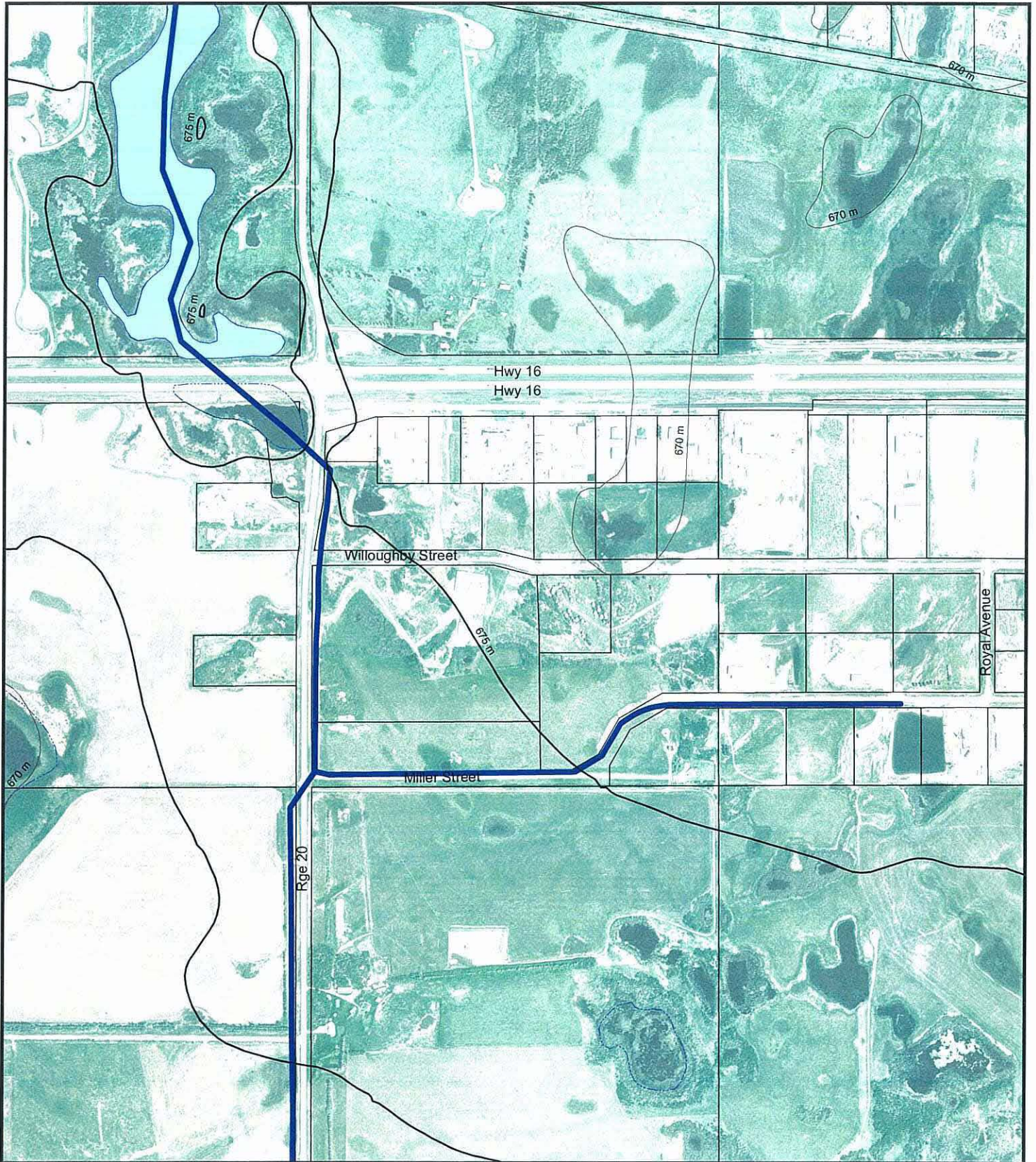


Figure 7: Drainage

NW-31-49-1-W4



ATTACHMENT 1:

[Redacted]

From: David Martz [Redacted]
Sent: Thursday, March 31, 2011 11:09 AM
To: [Redacted]
Cc: [Redacted]
Subject: Devonia Industrial Estates and Blackfoot Stormwater Management Plan
Attachments: image001.png

Dear Sir;

Further to a recent meeting with Dean Thompson, I have prepared this brief email to clarify my understanding regarding the status of the stormwater management for Devonia Industrial Estates.

In 2003, Sameng Inc, whom I was employed by at the time, was working on both a stormwater plan for this subdivision as well as the Blackfoot Stormwater Management Plan, for the County, which addressed stormwater management from the Village of Blackfoot to below Devonia Lake. Although it was recognized that the long term plan was to drain the subdivision into this County system, this was not constructed at the time. Therefore an interim service plan was developed to manage the stormwater from the subdivision until the County completed the Blackfoot project. Devonia Holdings received approval number 00199008-00-00 to complete the works for the interim plan in October 2003. The approval was for 1 year as the Blackfoot project would supercede it when completed.

Meanwhile, Sameng Inc. completed the Blackfoot Stormwater Management Plan and applied for an approval under the County's name. The County completed most of the works in September 2004 and received their approval number 00208903-00-00 in November 2005. This approval includes Devonia Industrial Estates as part of the plan and supercedes their previous approval. I believe the County got an extension to the approval to complete the works downstream of Devonia Lake. I assume that these works are all completed now.

The County should have several copies of the Blackfoot Stormwater Management Plan Report. The drawings for the project were included in the report and electronic copies in PDF format were also provided to the County. The same reports should be on file with Alberta Environment under their File No. 00208903.

Please feel free to contact me if you have any questions.

Regards

David Martz, P.Eng.

[Redacted Signature]

ATTACHMENT 2:



A P P R O V A L

PURSUANT TO THE PROVISIONS
OF THE WATER ACT

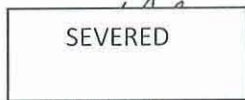
APPROVAL No. 00199008-00-00

FILE No. 00199008

Devonia Holdings Ltd.
Box 200
Lloydminster AB S9V 0Y1

is authorized to construct, operate and maintain a storm water management facility located in NW 31-049-01-W4, which form part of Devonia Industrial Estates Subdivision for the purpose of collecting and draining storm water into a tributary of Big Gully Creek, subject to the attached conditions.

2004 10 05
Expiry Date (Y/M/D)



[Signature]
Designated Director Under the Act

2003 10 06
Dated (Y/M/D)

ATTACHMENT 3:



A P P R O V A L

PURSUANT TO THE PROVISIONS
OF THE WATER ACT

APPROVAL No. 00208903-00-00

FILE No. 00208903

County of Vermilion River #24
P.O. Box 69
Kitscoty, Alberta
T0B 2P0

is authorized to construct a water management project located in NE-24-049-02-W4, SE-24-049-02-W4, SW-24-049-02-W4, NE-25-049-02-W4, SE-25-049-02-W4, SE-36-049-02-W4, NE-36-049-02-W4, NW-31-049-01-W4, SE-01-050-02-W4, NE-01-050-02-W4 and NW-01-050-02-W4 consisting of drainage improvements, wetland rehabilitation and flood storage. The project will involve 5.4 kilometers of channel improvements along with 18 culvert replacements and new installations subject to the attached conditions.

2015 10 31
Expiry Date (Y/M/D)

SEVERED

Designated Director under the Act

2005 11 01
Dated (Y/M/D)