

# **Conceptual Scheme**

**For: Block A, Plan 832 2366, in  
SE Sec 20 Twp 52 Rge 14 W4  
County of Minburn No. 27**

**Prepared for:  
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## **1.0 Purpose, Scope and Location**

### **1.1 Purpose and Scope**

This Conceptual Scheme is intended to support and provide the rationale for two applications;

- an application for an amendment to the County of Minburn Land Use Bylaw, Bylaw 1254-16 to re-district (rezone) a portion of Block A, Plan 832 2366 and Plan 782 2403 from the current 'A' Agricultural District to the 'MPF-DC' Marijuana Production Facility – Direct Control District, and
- a subsequent Development Permit for a federally licensed marijuana production and processing facility and supporting infrastructure to be located within the northwesterly portion of Block A, west of the Vermilion River.

The Conceptual Scheme provides a 'Future Land Use Concept' (Figure 8) to address the future land use, subdivision pattern and Environmental Reserve dedication for the entire Conceptual Scheme Area

The Conceptual Scheme has been prepared according to the *Generic Terms of Reference for the Preparation of a Conceptual Scheme or an Area Structure Plan in the County of Minburn No. 27*. These Terms of Reference constitute Appendix B of the County's *Municipal Development Plan*.

### **1.2 Location**

The Conceptual Scheme Area is located within the County of Minburn No. 27, 400 metres (.25 mile) east of the most easterly boundary of the Town of Vegreville (Figure 1). It is bordered by Township Road 523A to the north and Range Road 144 to the east.

Vegreville Regional Airport is located to the north, the Town of Vegreville Sanitary Landfill to the northeast, the Town Sewage Lagoons to the east and the Vegreville Riverside Cemetery to the southwest of the Conceptual Scheme Area.

### **1.3 Conceptual Scheme Boundary, Legal Plans and Area**

The Conceptual Scheme boundary comprises Block A, Plan 832 2366 and Right of Way Plan 782 2403, Vermilion River Channel Improvements (Figure 2), both located in the Southeast Quarter of Section 20, Township 52, Range 14, west of the 4<sup>th</sup> Meridian.

Block A, Plan 832 2366 comprises much of Legal Subdivision (LSD) 8 in Section 20, as well as small portions of land in LSD 7 to the west and LSD 2 to the southwest. It is held under Certificate of Title 172 106 206+1.

Right of Way Plan 6639NY has been registered as an easement against the title. The easement is 10 metres (33 feet) wide and is located immediately south of the Township Road 523A right of way. It protects the Town of Vegreville's sewage pipeline that conveys wastewater from the Town pumping station to the lagoons to the east.

As shown in Table 1 below, the Conceptual Scheme boundary includes an area of 18.201 hectares (44.92 acres), comprising 16.101 hectares (29.74 acres) within the title to Block A and 2.1 hectares (5.18 acres) within Plan 782 2403 – Vermilion River Channel Improvement.

**Table 1 – Land Area within Conceptual Scheme Boundary**

<b>Area</b>	<b>Hectares</b>	<b>Acres</b>
Area in Title 172 106 206+1	16.300	40.23
Less: Exceptions from Title: Plan 9921336, Road widening for RR144	.199	.49
Balance in Title 172 106 206+1	16.101	39.74
Plus: Plan 782 2403, Vermilion River Channel Improvement	2.100	5.18
<b>Land in Conceptual Scheme Area</b>	<b>18.201</b>	<b>44.92</b>

#### **1.4 Vermilion River**

The Vermilion River flows through the centre of the Conceptual Scheme Area, dividing it naturally into western and eastern areas. Originally, the river channel formed a large meander through the eastern portion of the parcel, extending east into the adjacent quarter section.

Channel improvements were constructed in the mid 1970s to cut off the meander, following the extensive flood of 1974. Right of Way Plan 782 2403, entitled ‘Vermilion River Channel Improvement’ was registered in 1978 to accommodate the new, straightened channel and to provide substantial setbacks on each side.

However, the former river channel is still shown on Plan 832 2366 as well as on compiled legal plans.

The northern portion of the former river channel is still evident as a ‘meander scar’, an arc-shaped channel that has been cut off from the main constructed channel. This meander scar is clearly visible on the ground, on aerial photos and on topographic maps. The southern part of the former river channel has been all but obliterated by cultivation. It likely was filled by material excavated for the channel improvements.

## 2.0 Statutory Context

This Conceptual Scheme has been prepared having regard to the applicable statutory municipal plans and policies and the County's Land Use Bylaw, as discussed in the following sections.

### 2.1 County of Minburn No. 27 Municipal Development Plan (MDP), Bylaw 1199-09 (as amended)

The MDP has several important implications for the Conceptual Scheme Area.

1. The MDP enables the County to require an Area Structure Plan or Conceptual Scheme to *"provide more detailed planning direction in specific areas"* (Policy 2.11.13).

A Conceptual Scheme must be

- prepared by a qualified professional, and
- in conformance with the purpose and intent of the MDP (Policy 3.11.14).

Appendix B of the MDP provides generic terms of reference for the preparation of a Conceptual Scheme.

This Conceptual Scheme has been prepared to address the requirement of those terms of reference.

2. The MDP designates the Conceptual Scheme Area for 'Agricultural/Rural Development' on Map 10, *Urban Municipalities*.
3. The MDP states clear objectives to encourage appropriate economic development. Specific objectives, as stated in Section 3 are:
  - *"To expand and diversify the economic base of the County.*
  - *To encourage the development of appropriate industrial and commercial uses which provide increased tax assessment and employment opportunities of residents.*
  - *To minimize conflicts between industrial/commercial uses and adjacent land uses.*
  - *To ensure that industrial and commercial developments do not interfere with the functional integrity of highways."*

The proposed development aligns very favourably with these objectives.

4. The MDP states that the County should *"attract industrial developments for which it is well suited and offers a locational advantage"* (Policy 3.4.1)

Again, the proposed development contributes to achieving this goal

## 2.2 County of Minburn No. 27 and Town of Vegreville Intermunicipal Development Plan

The Conceptual Scheme Area is located within the joint Minburn/Vegreville Intermunicipal Development Plan (IDP) Area. The IDP is a joint statutory plan that has been adopted by both the County and the Town. It applies to land in the County extending a mile or two in each direction from the Town boundaries. The IDP also includes some lands within the Town.

There are a number of IDP policies that are relevant to the Conceptual Scheme proposal.

1. The IDP states that

*“The County and Town agree that the preferred direction for long-term growth of the industrial land uses is to the east” (Policy 3.10.1).*

2. The IDP supports a connection to the Alberta Central East (ACE) regional water line, should it be necessary, through Policy 3.12.1 which states that

*“The County, as a partner in the ACE waterline, will support waterline connections for uses that are consistent with the policies of this IDP.”*

3. Policy 3.18.1 identifies a number of stakeholders that will collaborate on economic development in the IDP Area.

*“With the IDP as a framework for future land use and development in the area, the County and Town will continue to collaborate with the Vegreville and District Chamber of Commerce, the Vegreville Economic Development board, and Alberta Innovates Technology Future (AITF) on economic development in the area.”*

4. Policy 3.18.2 identifies the IDP Area’s assets for attracting new growth and development, with the statement that:

*“The focus of collaboration will be on supporting expansion of existing development, and attracting new growth and development to support future job growth and diversification of employment opportunities in the area. Emphasis will be placed on the area’s assets and advantages:*

- i. Intermunicipal co-operation between County and Town*
- ii. Educated, skilled workforce*
- iii. Regional commercial, medical and professional services*
- iv. Transportation linkages, i.e. Highway 16, CN Rail, regional airport*
- v. Servicing capacity, i.e. regional water, sewage lagoons*
- vi. Proximity to the Capital Region”.*

5. The IDP provides for direction for the orderly annexation of lands by the Town. Policy 3.12.2 implies that proposed development connecting to the ACE water line and Town urban sewer service should be within the Town.

The IDP also identifies on Map 7 (*Land Use Concept*), specific lands and assets that are owned and operated by the Town on and that have potential for annexation (Policy 3.14).

These assets include the Vegreville Regional Airport to the north, the Town Sanitary Landfill to the northeast, the Town Sewage Lagoons to the east and the Vegreville Riverside Cemetery to the west and southwest.

If these Town lands and assets were to be annexed, it would be logical to include the Conceptual Scheme Area as well, as it is bordered by these Town assets on three sides.

Moreover, the proposed development is intended to connect with the ACE water line and Town sewer systems, providing a further rationale for the ultimate annexation of the Conceptual Scheme Area into the Town.

The criteria and processes for annexation are stated in Section 3.17 - *Annexation and Urban Expansion Policies* - of the IDP.

It is noted that both the County and the Town have stated their agreement, in principle, with the future annexation of the Conceptual Scheme Area.

6. Section 2.3.3 and Map 4a (*Opportunities and Constraints – Vermilion River and Floodplain*) of the IDP identify the Vermilion River floodplain as a constraint to development. Section 4.3 of the IDP reiterates municipal policies with respect to land use and development on lands within the Vermilion River floodplain, thus providing context to the further discussion on flood plain management contained in Section 3.2 of this Conceptual Scheme.
7. Map 4b (*Opportunities and Constraints – Municipal Asset, Transportation and Other Infrastructure*) shows a 300 metre (984 foot) setback from the sewage lagoon and landfill. The setback line is shown further on Figure 6 of this document.

Much of the Conceptual Scheme Area is within this setback.

This setback is established by Sections 12 and 13 of the *Subdivision and Development Regulation* adopted pursuant to Alberta's *Municipal Government Act*.

The Regulation prohibits the approval of subdivision and development permit applications for a 'school, hospital, food establishment or residential use' within the setback.

None of these uses are proposed. Hence the setbacks do not pose any constraints to the proposed development.

## **2.3 County of Minburn No. 27 Land Use Bylaw No 1254 – 16 (as amended)**

### **2.3.1 Current and Proposed Designation**

The Conceptual Scheme Area along with much of the surrounding area is designated as 'A' Agricultural District in the County Land Use Bylaw (Figure 3). 'Agricultural Processing Industry' is a discretionary use within this Land Use District.

The definition may be too narrow to cover the wide range of proposed facility functions, including the growing, producing, processing, packaging, testing, storing, destroying, sorting or shipping of licensed marijuana and marijuana products.

Therefore an amendment is proposed to change the Land Use District for that portion of the Conceptual Scheme Area lying west of the Vermilion River and Right of Way Plan 782 2403 from the current 'A' Agricultural District to a modified 'MPF – DC' Marijuana Production Facility - Direct Control District. Some revisions to the existing district are anticipated to reflect the specific location of the proposed facility and the removal of some uses not considered to be appropriate in a near urban setting.

Direct Control enables Council to maintain 'particular control' over the development as provided for in Section 641 of the *Municipal Government Act* in a way that a no standard Land Use District can. A Direct Control District can be 'tailor made' for the specific circumstances of a development and may allow for specific direction and/or regulation to reflect the unique characteristics of a proposal.

The 'MPF – DC' district also contains some permitted and discretionary light industrial uses which may provide additional opportunities for longer term development within the Conceptual Scheme Area, subject to future amendments.

### **2.3.2 Airport Vicinity Protection Area**

As shown by Figure 3, the Conceptual Scheme Area and surrounding areas are within the 'VEG (AVPA) - Vegreville Airport Vicinity Protection Area (AVPA) Overlay District' which is established in Section 8.16 of the Land Use Bylaw.

The purpose of this Overlay District to provide for compatible development near the Vegreville Regional Airport that does not compromise airport safety, integrity and function.

The Overlay District establishes height limitations for the take-off/approach, transitional and outer surfaces. These are theoretical surfaces which extend at an angle upwards from the end and side of the airport landing strip. The height limits increase with increasing distance from the end and side of the runway, sloping more gradually from the end of the runway and more steeply laterally from the side of the runway.

Much of the Conceptual Scheme Area is located under these surfaces but at some distance from the Airport. The height limits are shown on Figures 8.1 and 8.2 of the Land Use Bylaw and appear to have the greatest effect on the northeast corner of the Conceptual Scheme Area.

It is difficult to determine the extent to which the proposed development would be affected by the height limits, as the maps are at too small a scale to accurately determine the height contours. Larger scale maps need to be obtained to assess the impact, if any, of the height limits on development within the Conceptual Scheme Area.

It should also be noted that Section 8.16.2.6 of the Land Use Bylaw does not allow for development within the Overlay District that would result in atmospheric emissions, bird attraction, interference with communications or extensive lighting that would affect the safe operation of the airport facility.

The proposed development does not propose any of these features and is at sufficient distance from the airport facility to avoid any interference.

## **2.4 Access to Cannabis for Medicinal Purposes Regulations (ACMPR)**

The proponent has made an application to Health Canada for a federal license to produce and sell marijuana and marijuana products to the public for medicinal purposes. The screening and approval process is a detailed and rigorous one, applying stringent criteria to matters such as security, quality control, materials disposal and a variety of other factors.

## **2.5 Summary**

The proposed development aligns with and is supported by the statutory and regulatory documents identified in the preceding sections, as follows:

- it is in line with the desired direction of industrial development to the east of the Town,
- it is in an area less desirable for residential development due to proximity to the lagoons and landfill,
- it supports both County and Town economic development objectives,
- with the approval of the Land Use Bylaw amendment, it will conform to the municipal regulatory framework,
- it aligns with the IDP policy regarding desirable long-term annexation related to urban services and proximity to Town-owned assets, and
- it can successfully address constraints due to flood hazard, airport vicinity and landfill/lagoon setbacks.

### **3.0 Conceptual Scheme Area – Site Analysis**

#### **3.1 Topography and Drainage**

Figure 4 provides contour mapping at .5 metre (1.6 foot) interval for the Conceptual Scheme Area. The map has been shaded at 1 metre (3.3 foot) contour intervals, with the darkest tones showing the lowest areas and the lightest the highest areas.

Much of the Conceptual Scheme Area is a very gently sloping plain varying between 632 and 633 metres (2073 and 2077 feet) above sea level (asl).

The channel of the Vermilion River has been incised between 4 and 5 metres (13 to 16 feet) below the surrounding plain.

As discussed in Section 1.4, the former bed of the river occupies an arc-shaped meander scar in the northeast part of the parcel. At this point, the depth of the former channel is similar to that of the present river course. A slight depressional area in the southeast corner appears to be evidence of the former river channel at that location, but is barely discernible on the air photo or on the ground. It is possible that the former river channel was filled during construction of the cut-off channel.

Overland drainage follows topography; the land drains towards the current and former river channels.

#### **3.2 Hazard Lands – Vermilion River Floodway and Flood Fringe**

The Vermilion River has experienced occasional flooding which has spilled over onto adjacent lower lying lands. The flood of spring, 1974 is the most noteworthy flood event in recent history.

The *Vegreville Flood Hazard Mapping Study*, completed in 1994, delineated flood hazard areas and established design flood elevations along the Vermilion River for the 1:100 flood event. High flows most often occur in March and April, caused by snowmelt, but may also occur later in summer due to heavy rainfall events.

Detailed mapping of the floodplain was obtained from the provincial *Flood Hazard Identification Program – Vegreville Flood Hazard Mapping* and transposed to Figure 5 of this Conceptual Scheme.

The flood hazard mapping shows two ‘zones’ within the 1:100 flood plain:

- the floodway, where flows are deeper and faster, and
- the flood fringe where flood waters are shallower and have lower velocity.

The floodway in the Conceptual Scheme Area is mainly contained within the banks of the river and below the 632 metre (2073 feet asl) contour. There are a few places where it may extend beyond the banks over the river, in the southwest, west and northeast areas along the river.

However, east of the river and in the northeast part of the Conceptual Scheme Area, the flood fringe includes the meander scar channel and lower lying lands immediately to the south.

Generally development, except for agriculture, recreation and transportation/utility facilities, is limited in the flood plain (County of Minburn MDP, Policy 3.7.6). Further, the County may require that lands subject to flooding are dedicated as Environmental Reserve (ER) lot or ER easement (private ownership retained) at the time of subdivision MDP (Policies 3.7.13 and 3.8.10).

For the purpose of the Future Land Use Concept outlined in Section 4.0 and on Figure 8 of this Conceptual Scheme, the floodway and flood fringe are identified as 'Environmental Protection/Flood Hazard' to be dedicated in the appropriate manner at the time of future subdivision.

### **3.3 Soils**

Figure 5 of the IDP characterizes soils in the Conceptual Scheme Area as 'Dryland Pasture Agricultural Land'. These are lower quality soils, more suitable for non-agricultural land uses than higher quality 'Arable Agricultural Land'.

### **3.4 Vegetation**

The banks of the Vermilion River and the meander scar support a variety of grasses, forbs and shrubs. Very little, if any, tree cover remains along its banks.

A triangular shaped poplar grove is located around an abandoned farmstead in the west central part of the Conceptual Scheme Area. It covers about .4 hectares (1 acre).

The balance of the area is under crop and/or hay production.

### **3.5 Existing Land Use – Surrounding Area**

Figure 6 illustrates the land uses in the surrounding area, as identified earlier in Sections 1.2 and 2.2, namely:

- Vegreville Regional Airport to the north, across Township Road 523A,
- the Town's Sanitary Landfill to the northeast, east of Range Road 144,
- the Town's Sewage Lagoons to the east, across Range Road 144,
- agricultural land to the south, with some storage of aggregates and other materials,
- the Riverside Cemetery to the west and southwest, on the west bank of the Vermilion River,
- agricultural land and one farmstead immediately to the west, and
- the Town of Vegreville boundary and land designated 'Urban Reserve' for future residential development about 400 metres (1310 feet) to the west.

Figure 6 also shows the 300m limiting distance from the sewage lagoon and landfill, within which no residential, school or hospital use are allowed, as discussed previously in Section 2.2.7.

### **3.6 Existing Land Use – Conceptual Scheme Area**

Figure 7 presents a larger scale aerial view of the Conceptual Scheme Area.

As discussed earlier, most of the Conceptual Scheme Area is under agricultural production. Lands east of the river are cultivated; west of the river appears to be pasture.

The Vermilion River channel and banks and the meander scar in the northeast are under shrub and grass cover.

An abandoned farmstead comprising various farm buildings is located west of the river with driveway access from Township Road 523A to the north. The buildings will likely be removed once development proceeds.

As mentioned earlier in Section 3.4, a small grove of aspen poplar trees is located in the vicinity of the farmstead.

There is another set of farm buildings south of the river in the extreme southwest corner of the Conceptual Scheme Area. Their long term use is uncertain at this time.

IDP Map 4(b) shows no active or abandoned oil or gas wells within or near the Conceptual Scheme Area, nor do any caveats appear on the title for Block A, Plan 832 2366.

The former alignment of the river channel is shown by the legal plan overlay on Figure 7.

### **3.7 Existing Access and Utilities**

Access to the Conceptual Scheme Area is provided by Township Road 523A to the north and Range Road 144 to the east. Both are all weather County roads. Township Road 523A has an asphalt cold mix surface while Range Road 144 has a wide, gravel surface.

The Alberta Central East (ACE) Regional Water Line runs along the north side of Township Road 523A, immediately north of the Conceptual Scheme Area.

The Town's sewage force main is located within a 10 metre (33 foot) easement along the north edge of Block A and south of Township Road 524A. This pipe conveys wastewater from the Town's main sewer lift station located about 1000 metres (1.6 miles) to the southwest, to the Town of Vegreville's Sewage Lagoons located immediately east of the Conceptual Scheme Area.

A three-phase power line extends along Range Road 144. There also appears to be a three-phase line extending northeast from the cemetery to near the property line of Block A.

The Minco Gas Coop Ltd. has a gas line located along the south side of Township Road 523A. Telephone lines are located in reasonable proximity to the site.

Further discussion of proposed servicing is provided in Sections 5.1 to 5.6, while more details will be included in the Development Permit application.

### **3.8 Summary – Site Suitability**

The Conceptual Scheme Area is suitable for the intended development in consideration of the following factors:

- a location within the preferred direction for future industrial use as identified by the Intermunicipal Development Plan,
- favourable topographic and soil conditions with the exclusion of the flood hazard area,
- access to two public roads, of which Range Road 144 provides direct access to Highway 16A,
- proximity to fire protection and policing services,
- access to existing utilities: water, sewer, power, gas and communications, and
- a site unsuitable for residential development due to its proximity to the sewage lagoons and landfill and related setbacks.

## **4.0 Future Land Use Concept**

### **4.1 Future Land Use and Staging**

Figure 8, Future Land Use Concept (the Concept), shows future development occurring in two stages.

Stage 1 is the proposed facility site comprising all developable lands west and north of the current Vermilion River and its flood plain and shown as Lot 1 on the Concept. This is the area slated for immediate development following the approval of the Land Use Bylaw amendment and subsequent Development Permit.

Stage 2 comprises developable land east of the Vermilion River and its flood plain. The Concept proposes future light industrial development. The Concept shows four potential lots of varying sizes. Lots may ultimately be larger or smaller, as defined at the time of future subdivision, depending on the space needs of potential users. For the same reasons the number of potential lots may increase or decrease.

Stage 2 also includes the Vermilion River flood plain and channel improvements. The right-of-way of Plan 782 2403 will remain, while Environmental Reserve will be taken as land or easement as discussed further in Section 4.3.1 following, at the time of subdivision. This may require a more precise definition of the extent of the flood plain.

It is proposed that the subdivision of Stage 2 will take place at a future time to be determined by market conditions, development feasibility, servicing and/or other considerations. Individual subdivisions may include all or specific portions of Stage 2.

### **4.2 Proposed Facility**

The proposed marijuana production and processing facility will be located west of the Vermilion River on Lot 1 of the Concept, as shown in Figure 8.

The footprint illustrates the relative size of the facility – approximately 2500 to 3000 square metres (27000 to 30000 square feet). It may be built in two or three consecutive stages.

There is also ample room to the south for future expansion.

On a very preliminary basis, the facility footprint has been set back about 40 metres (130 feet) from Township Road 523A and 30 metres (100 feet) from the west property line. These setbacks may be revised as more detailed site planning takes place.

The facility footprint is shown as being aligned north-south, to facilitate access, loading and unloading, parking and future expansion.

Further detail will be provided by the drawings that will accompany the Development Permit application.

## **4.3 Reserve Lands**

### **4.3.1 Environmental Reserve**

Under the *Municipal Government Act*, Section 3.8 of the *County's Municipal Development Plan*, and Section 11, 'Reserves', of the *Terms of Reference for a Conceptual Scheme*, the County may take Environmental Reserve in the form of a lot or easement to protect environmentally sensitive areas or hazard lands (Policy 3.8.10).

The Land Use Concept proposes that the flood plain (floodway and flood fringe) be designated for Environmental Protection/Flood Hazard in the Future Land Use Concept and dedicated as Environmental Reserve at the time of subdivision.

### **4.3.2 Municipal Reserve**

Similarly, the County may take Municipal Reserves of up to 10 per cent of the titled area of a property or equivalent monetary value at the time of subdivision. As stated earlier, subdivision is not proposed at this time, but may take place in the future.

It is the County's policy to take the full 10 per cent (Policy 3.8.3).

Municipal Reserve may be taken in one of three ways:

- As money-in-lieu of land, the value of the land being based on the value of pre-development, unsubdivided land,
- As land for the purpose of parks, open space and/or recreation, as stated in the *Municipal Government Act* and the *Municipal Development Plan*, or
- As Municipal Reserve to be deferred to the next subdivision with a Deferred Reserve Caveat (DRC) registered against the title of the residual parcel, in the event the first subdivision does not include all of Block A.

The decision as to the preferred option will be made at the time of the first future subdivision application.

## **4.4 Transportation, Access and Parking**

Traffic generation will be light, comprising employee trips and a few courier trips. There will be few if any visitor trips.

The facility site will have direct access to Township Road 523A, as will Lot 2. Lots 3, 4 and 5 will have direct access to Range Road 144.

Parking, loading and access requirements will be regulated by Part Six of the Land Use Bylaw as cited in the modified 'MPF-DC' Marijuana Production Facility - Direct Control Land Use District.

## 4.5 Land Areas

The approximate land use areas for the Future Land Use Concept are shown below in Table 2.

**Table 2 – Land Areas – Future Land Use Concept**

Stage/Future Land Use	Hectares	Acres	Percentage (%)
Vermilion River Channel Improvements (Plan 782 2403)	2.10	5.18	12.0
Stage 1 - Production and Processing Facility - Lot 1	5.16	12.75	29.7
Stage 2 – Future Light Industrial - Lots 2, 3, 4 & 5	6.82	16.85	39.2
Stage 2 - Environmental Protection/Hazard Lands	3.32	8.21	19.1
<b>Total</b>	<b>17.40</b>	<b>42.99</b>	<b>100.0</b>

Please note that the total land areas shown in Table 2 differ slightly from those in Table 1 as they were derived from different data sources. Table 1 was derived from titles and legal plans, Table 2 from Autocad measurements.

## 5.0 Infrastructure and Services

### 5.1 Water Supply

The operation of the facility will require a steady, reliable source of high quality, potable water. There are two possible sources of water, the ACE regional line immediately north of the property and a connection to the Town's piped system some distance to the west.

At this time, a connection to the ACE regional line is being proposed and evaluated. A connection to the Town's water distribution network may be a long term option.

It is possible that the water supply may be augmented by run-off from the roof and directed into an on-site cistern for purposes, such as cleaning, that do not require high water quality.

Water supply for the Stage 2 lots east of the river will be determined as the development horizon approaches.

### 5.2 Wastewater Collection and Disposal

The most feasible and cost-effective approach to wastewater disposal is to collect wastewater in an on-site storage tank, then pump it into the Town's sewage force main located within the easement along the south side of Township Road 523A.

There are two other options. The first would be to pipe wastewater to the Town's Lift Station near the Riverside Cemetery to the southwest. The second would be to pipe wastewater directly to the sewage lagoons east of Range Road 144. Both appear to be considerably more costly than the preferred option.

The method of wastewater collection and disposal for the Stage 2 lots east of the river will be determined as the development horizon approaches.

### **5.3 Stormwater Management and Drainage**

For the facility site, Lot 1, stormwater and snowmelt from the building roof and parking lot is proposed to be collected, possibly stored on-site and released at pre-development rates either to the ditch along Township Road 523A to the north or directly into the Vermilion River.

If it appears desirable from a drainage perspective to direct stormwater to the Vermilion River, then the appropriate hydrological and stormwater management studies, as well as approvals under Alberta's Water Act, will be required.

Run-off from the roof of the facility may be collected a tank or cistern to be re-used within the facility, subject to quality considerations.

A Storm Drainage Plan will be submitted with the Development Permit Application for the facility, as required by Section 2.7.1.6. (d) of the County's Land Use Bylaw.

The Storm Drainage Plan will need to address and confirm the preferred stormwater management approach. Issues to be addressed may include the feasibility of on-site retention and re-use and limiting off-site flows, if any, to pre-development levels.

Stormwater management and drainage for the Stage 2 lots east of the river will be determined prior to development,

### **5.4 Power and Gas**

As indicated in Section 3.7, three phase power is available from the existing line along Range Road 144 to the east or from a line to the southwest extending northeast from the cemetery.

Natural gas will be supplied from the nearest gas line operated by Minco Gas Co-op Limited, located along Township Road 523A.

### **5.6 Communication**

Telephone and internet connections will be made from the nearest access point.

### **5.7 Protective Services and Security**

Fire protection will be provided through the joint agreement between the County and the Town of Vegreville. The Town's Fire Hall is located approximately 5 kilometres (3 miles) to the west. The Town's fire department will be contacted regarding ongoing fire protection services.

Security is a significant concern for a facility of this type. Health Canada has rigorous criteria for security and a Security Plan has been included in the application under ACMPR.

On-site security provisions may include perimeter lighting focussed inward, continuous camera and sensor-based surveillance to detect inappropriate facility access, and other suitable measures.

The local RCMP detachment will be contacted with regard to ongoing policing and security.

## **6.0 Implementation – Next Steps**

### **6.1 Land Use Bylaw Amendment**

An application is being made to accompany this Conceptual Scheme with a Land Use Bylaw amendment to re-designate that portion of the Conceptual Scheme Area lying west of the Vermilion River and Plan 782 2403 from 'A' Agricultural District to a modified MPF – DC - Marijuana Production Facility Direct Control District (Figure 9). As stated earlier, modifications to the District may include the removal of some uses that are not appropriate in a near-urban location.

The lands within Stage 2 may be the subject of a Land Use Bylaw amendment at some time in the future.

### **6.2 Subdivision**

Subdivision of Block A is being not being proposed at this time. As stated in Section 4.1, applications to subdivide portions or all of Block A may be made at the appropriate time in the future.

### **6.3 Development Permit/Agreement**

An application for a Development Permit for the proposed facility will be made following approval of the Land Use Bylaw amendment by Council.

The application for Development Permit will require, among other matters:

- Conceptual Scheme,
- site plan showing buildings, setbacks, dimensions, access, parking, abandoned wells and other items,
- elevation drawings,
- floor plans,
- grading and storm drainage plans, and
- other matters as per Sections 2.7, 2.8 and 2.10 of the Land Use Bylaw.

Further consultation will need to take place with the County to determine more precisely the requirements for Development Permit approval, specifically with regard to a Development Permit issued in a Direct Control District as outlined in Section 2.10 of the Land Use Bylaw.

The Development Permit may be approved with conditions, as per Section 2.15 of the Land Use Bylaw. One of the conditions of approval may be that the applicant enters into a Development Agreement with the County to confirm responsibility for required on- and off-site infrastructure improvements. Further, Section 2.16 of the Land Use Bylaw confirms the applicant's responsibility to comply with all applicable federal, provincial and municipal laws, regulations and enactments.

## **6.5 Building and Safety Code Permits**

The proposed facility will require permits under the Alberta *Safety Codes Act* and the *Alberta Building and Fire Code, 2014* for all matters relating to facility construction including electrical, mechanical, plumbing, structural, fire prevention and other aspects of facility construction.

The County of Minburn has contracted with Inspections Group Inc. of Edmonton to provide permitting and inspection services.

## **6.6 Water Act and Alberta Wetland Policy**

The Alberta *Water Act* (RSA 200 W3) and the *Alberta Wetland Policy* and related directives require approval for filling, disturbing, altering, removing vegetation, draining or otherwise affecting wetlands and water bodies. This also applies to discharge of stormwater into a water body.

## **6.7 Alberta Environment and Parks (AEP) Approvals**

AEP approvals will be required for water, wastewater, and stormwater management facilities upon submission of design drawings.

## 7.0 REFERENCES

1. County of Minburn No. 27 and Town of Vegreville, 2013. *Intermunicipal Development Plan*. County Bylaw 1224-13. Town Bylaw 06-2013
2. County of Minburn No. 27, 2016. *Land Use Bylaw 1254 – 16*.
3. County of Minburn No. 27, 2016. *Municipal Development Plan*, Bylaw 1199-09, as amended.
4. Town of Vegreville. *Municipal Development Plan*, Bylaw 01 – 2012.
5. Government of Alberta, 2014. *Subdivision and Development Regulation*, AR 43/2002, updated to AR 119/2014.

# FIGURES

Figure 1 - Location

Figure 2 - Conceptual Scheme Boundary

Figure 3 - Land Use Districts

Figure 4 - Topography and Drainage

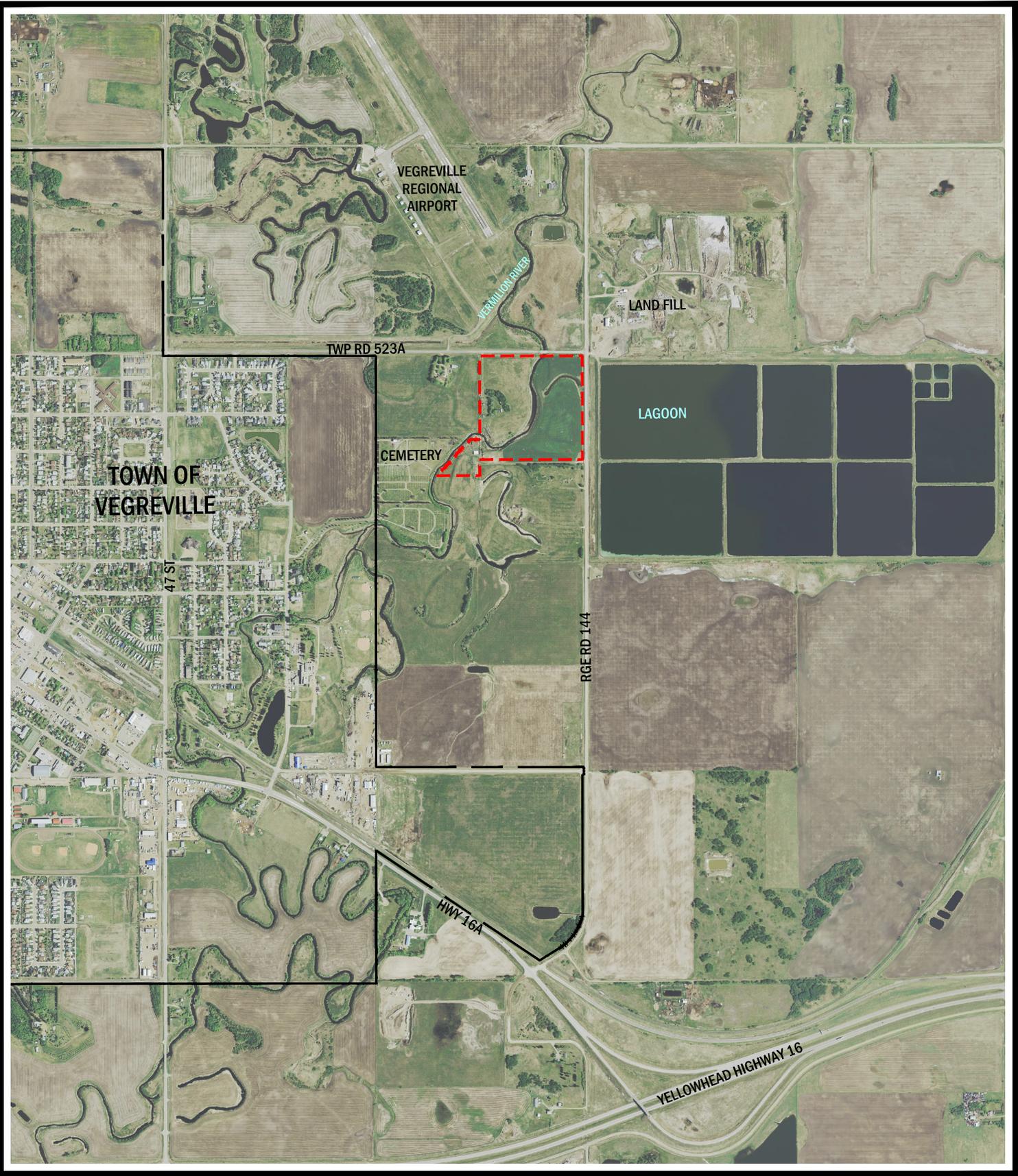
Figure 5 - Flood Risk Mapping

Figure 6 - Existing Land Use - Surrounding Area

Figure 7 - Existing Land Use - Site

Figure 8 - Future Land Use Concept

Figure 9 - Land Use Bylaw Amendment



AIRPHOTO: SUMMER 2013, NORTH WEST GEOMATICS



LEGEND

 CONCEPTUAL SCHEME BOUNDARY



SCALE 1:20,000

David Klippenstein & Associates Ltd.

COUNTY OF MINBURN No. 27  
**CONCEPTUAL SCHEME**  
**PLAN 832 2366, SE20-52-14-W4**  
**FIGURE 1**  
**LOCATION**

March 14, 2018

Mbrulotte

Name / Plot Date:

File Name / Location: 0123-18012\_01\_PRF002.DWG



AIRPHOTO: SUMMER 2013, NORTH WEST GEOMATICS



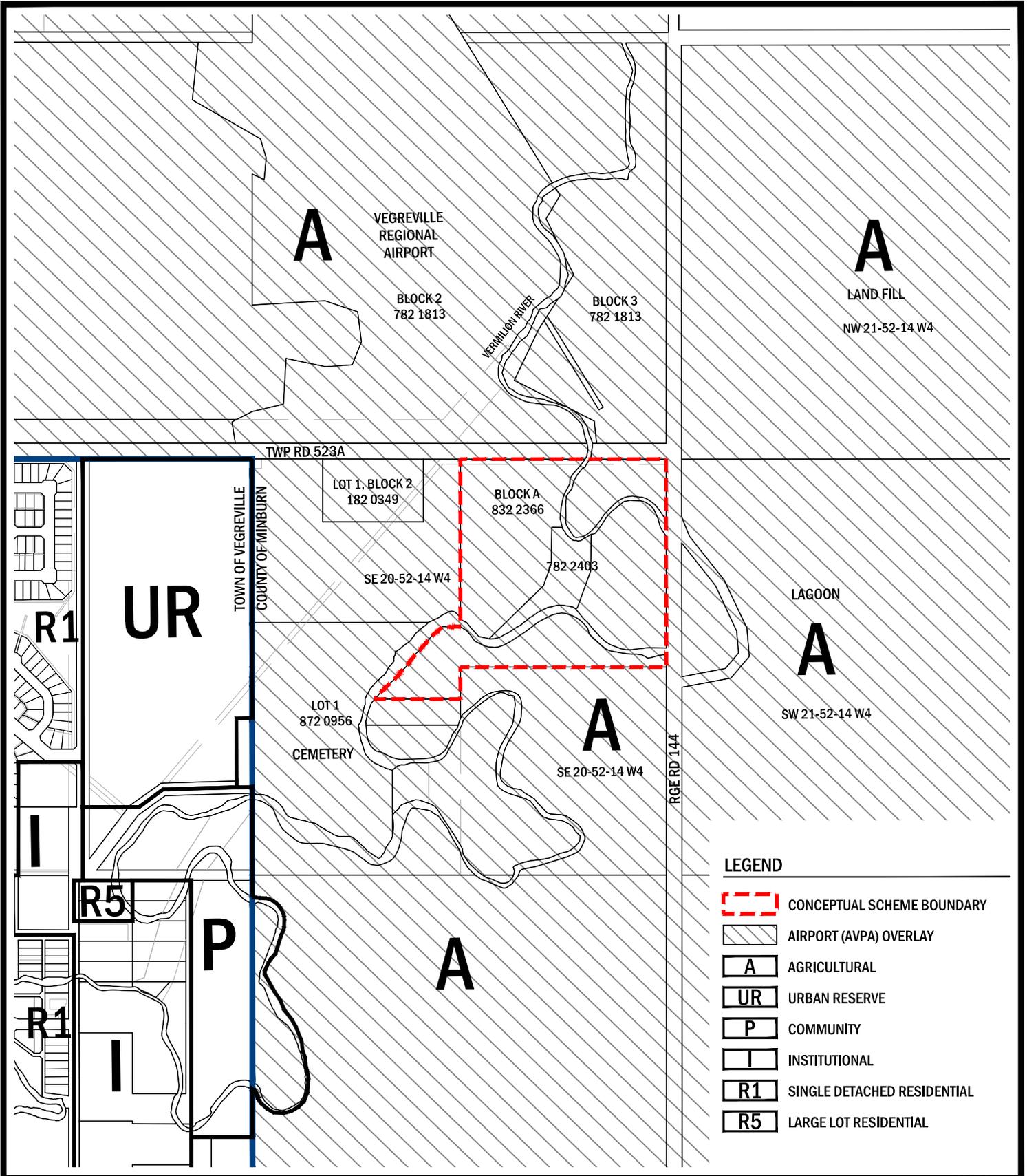
LEGEND

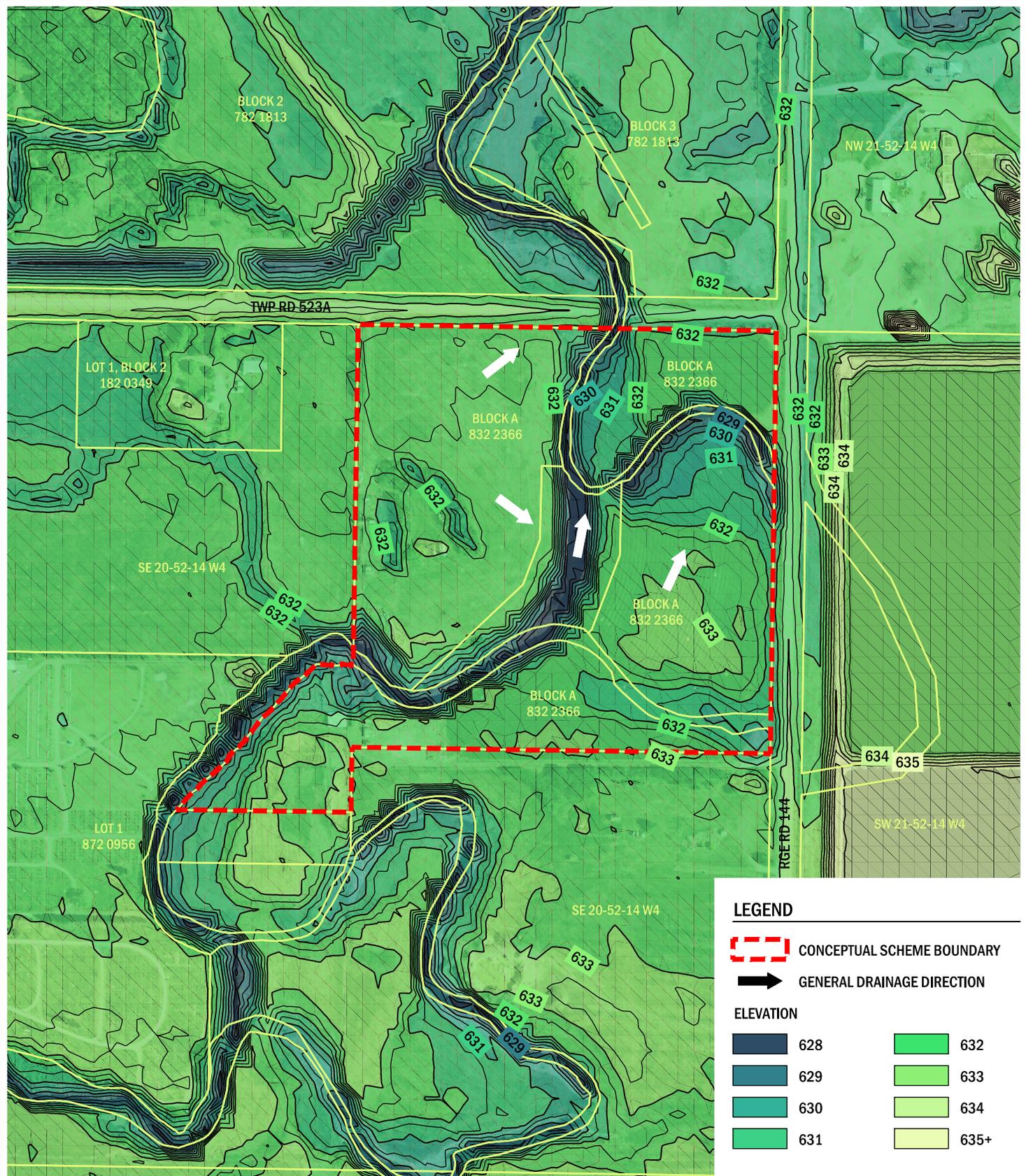
 CONCEPTUAL SCHEME BOUNDARY



David Klippenstein & Associates Ltd.

COUNTY OF MINBURN No. 27  
**CONCEPTUAL SCHEME**  
**PLAN 832 2366, SE20-52-14-W4**  
**FIGURE 2**  
**BOUNDARY**





AIRPHOTO: SUMMER 2013, NORTH WEST GEOMATICS  
1.0 m CONTOUR INTERVAL

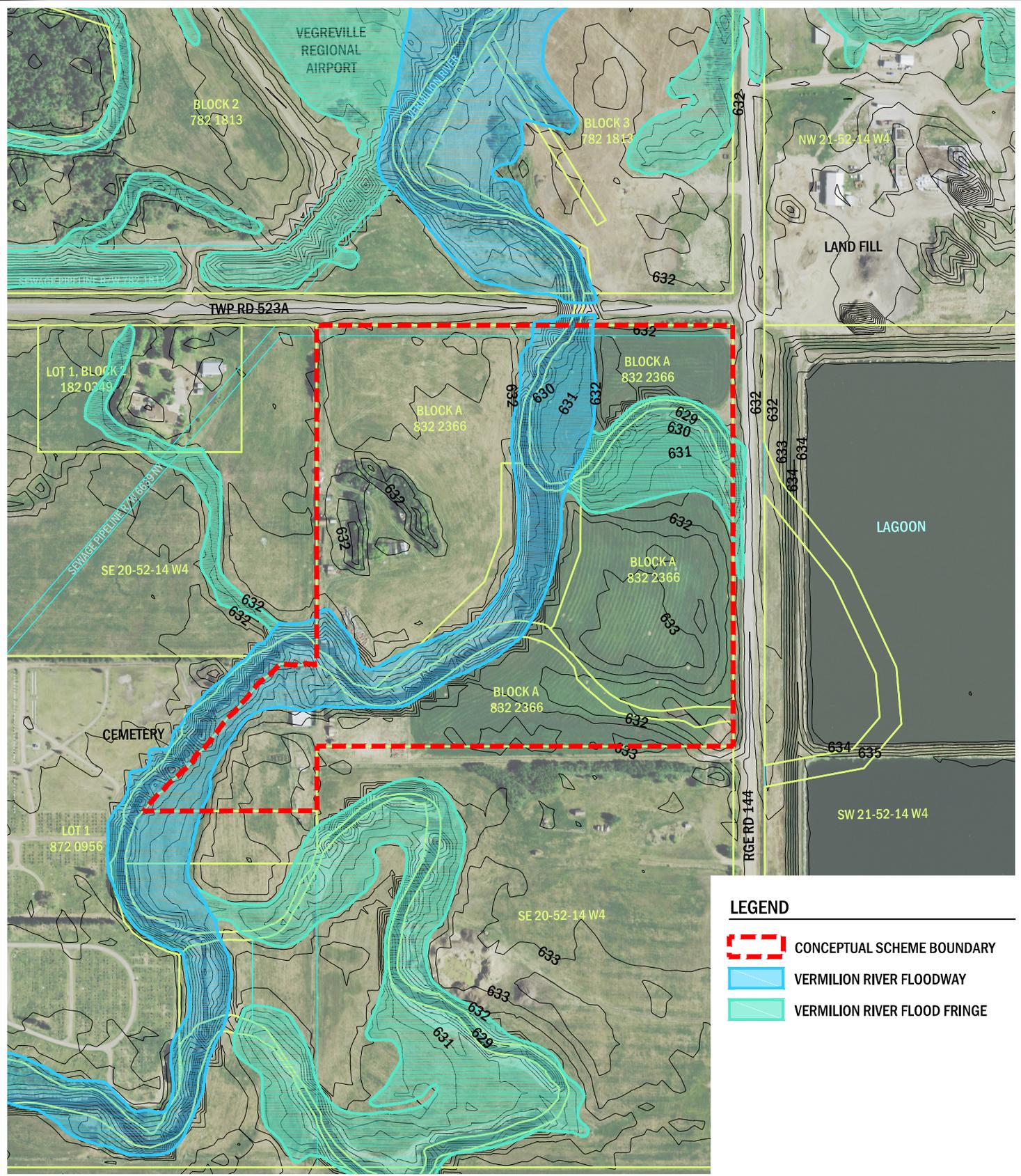


David Klippenstein  
& Associates Ltd.



SCALE 1:5000

COUNTY OF MINBURN No. 27  
**CONCEPTUAL SCHEME**  
**PLAN 832 2366, SE20-52-14-W4**  
**FIGURE 4**  
**TOPOGRAPHY & DRAINAGE**



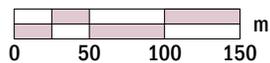
**LEGEND**

-  CONCEPTUAL SCHEME BOUNDARY
-  VERMILION RIVER FLOODWAY
-  VERMILION RIVER FLOOD FRINGE

SOURCE: FLOOD HAZARD IDENTIFICATION PROGRAM, GOVERNMENT OF ALBERTA, 2015  
AIRPHOTO: SUMMER 2013, NORTH WEST GEOMATICS. 1.0 m CONTOUR INTERVAL

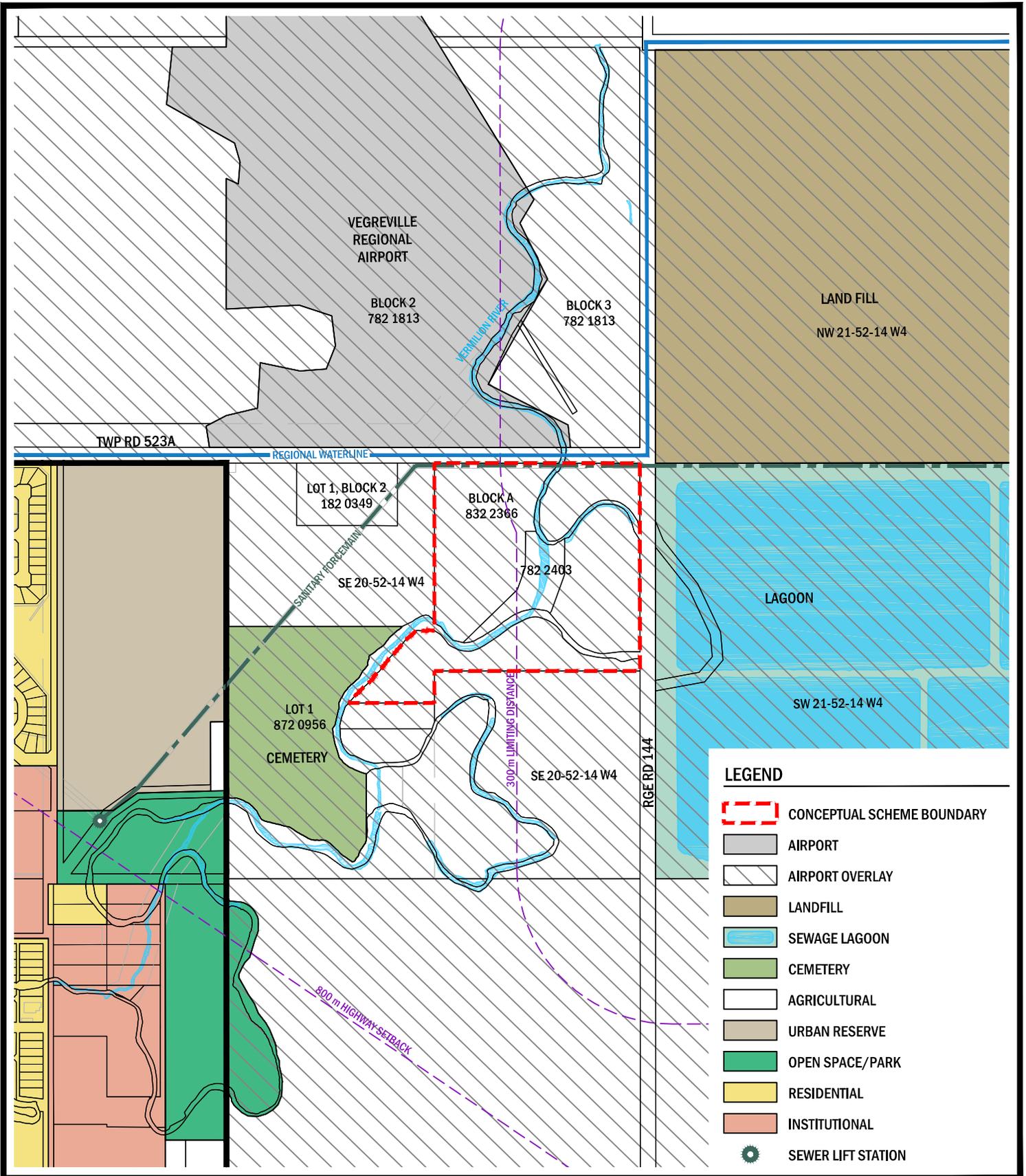


**David Klippenstein  
& Associates Ltd.**



SCALE 1:5000

COUNTY OF MINBURN No. 27  
**CONCEPTUAL SCHEME  
 PLAN 832 2366, SE20-52-14-W4**  
**FIGURE 5  
 FLOOD RISK MAPPING**



**LEGEND**

-  CONCEPTUAL SCHEME BOUNDARY
-  AIRPORT
-  AIRPORT OVERLAY
-  LANDFILL
-  SEWAGE LAGOON
-  CEMETERY
-  AGRICULTURAL
-  URBAN RESERVE
-  OPEN SPACE/PARK
-  RESIDENTIAL
-  INSTITUTIONAL
-  SEWER LIFT STATION





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LEGEND

 CONCEPTUAL SCHEME BOUNDARY



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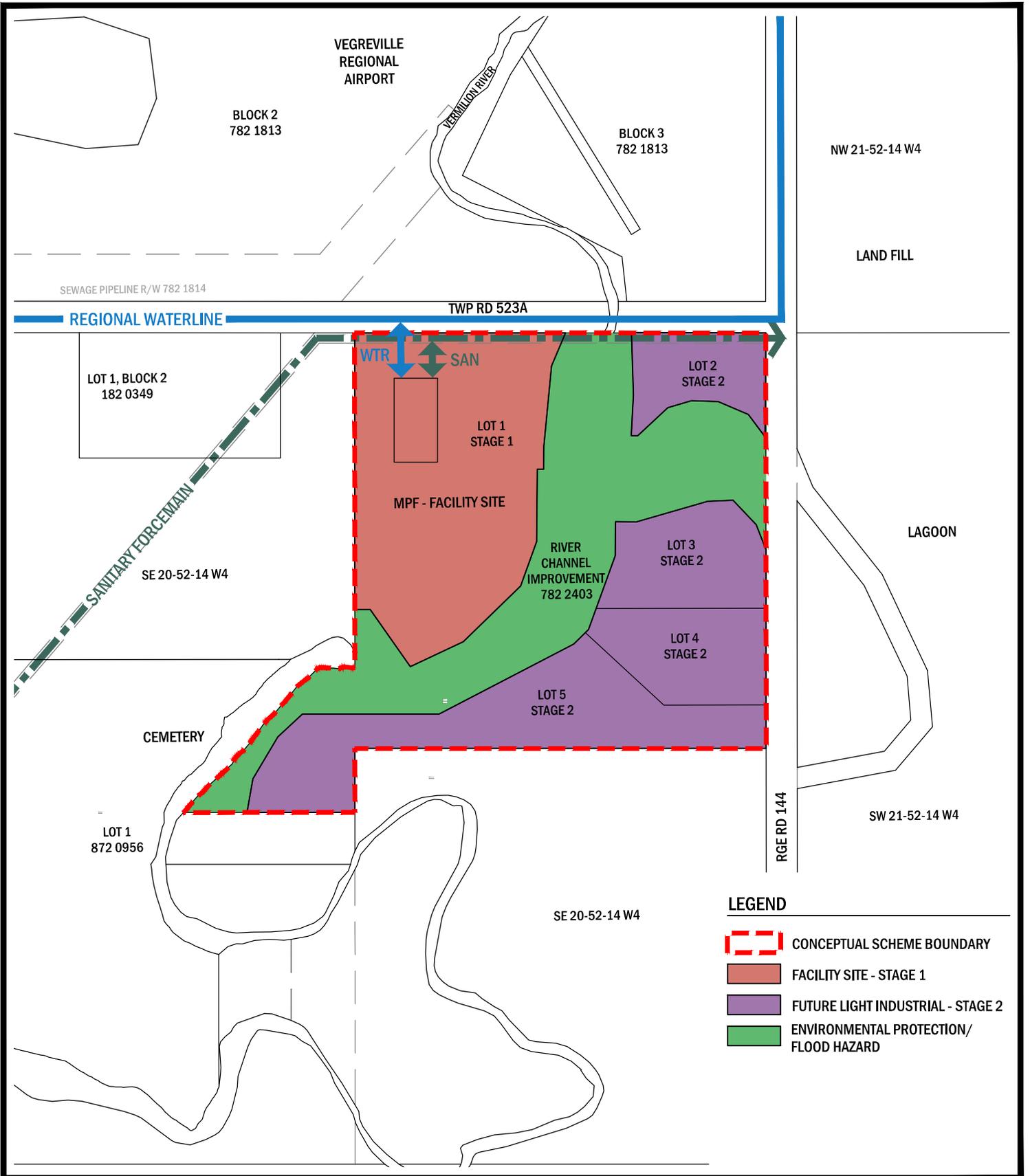
COUNTY OF MINBURN No. 27  
**CONCEPTUAL SCHEME**  
**PLAN 832 2366, SE20-52-14-W4**  
**FIGURE 7**  
**EXISTING LAND USE - SITE**

April 12, 2018

Jcalder

Name / Plot Date:

File Name / Location: 0123-18012\_01\_PRFF008.DWG

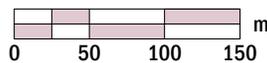


**LEGEND**

-  CONCEPTUAL SCHEME BOUNDARY
-  FACILITY SITE - STAGE 1
-  FUTURE LIGHT INDUSTRIAL - STAGE 2
-  ENVIRONMENTAL PROTECTION/ FLOOD HAZARD



David Klippenstein & Associates Ltd.



SCALE 1:5000

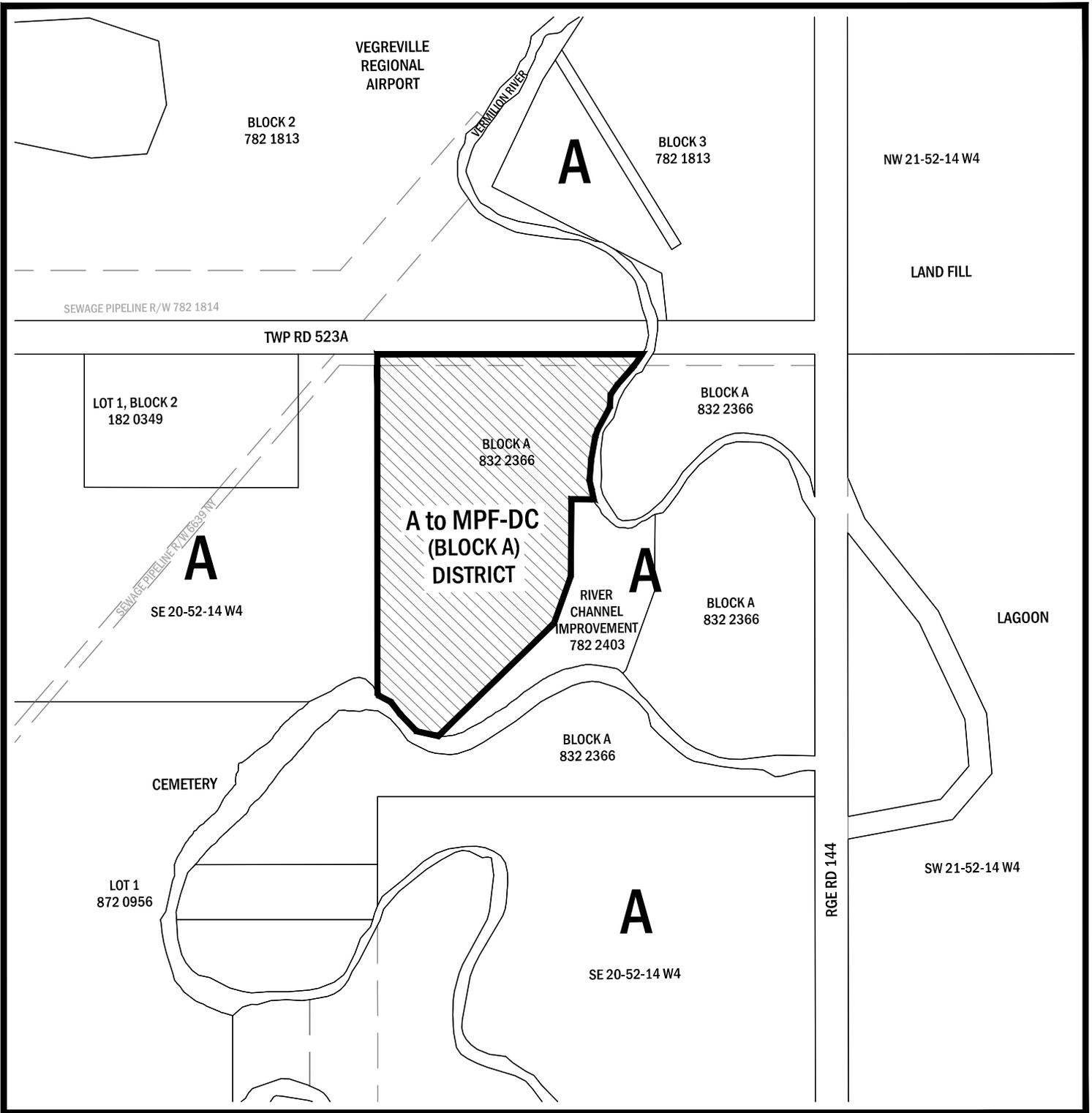
COUNTY OF MINBURN No. 27  
**CONCEPTUAL SCHEME**  
**PLAN 832 2366, SE20-52-14-W4**  
**FIGURE 8**  
**FUTURE LAND USE CONCEPT**

April 19, 2018

Mbrulotte

Name / Plot Date:

File Name / Location: 0123-18012\_01\_PRF009.DWG



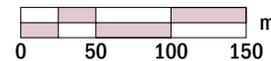
# LAND USE BYLAW AMENDMENT

PART OF  
BLOCK A, PLAN 832 2366



LAND TO BE RE-DISTRICTED FROM  
A - AGRICULTURAL TO  
MPF-DC - MARIJUANA PRODUCTION  
FACILITY - DIRECT CONTROL (BLOCK A)

OWNED BY: 1779265 ALBERTA LTD.



SCALE 1:5000

COUNTY OF MINBURN No. 27  
CONCEPTUAL SCHEME  
PLAN 832 2366, SE20-52-14-W4

FIGURE 9  
PROPOSED REDISTRICTING

David Klippenstein  
& Associates Ltd.