



Highways 16 & 36
Crossroads

**RURAL INDUSTRIAL
DEVELOPMENT AREA**



CROSSROADS
area structure plan

For more information, please visit
the Planning & Development page at
www.minburncounty.ab.ca

County of Minburn,
Alberta, Canada



Looking for land?

Situated less than 20 minutes east of Vegreville, Alberta, approximately 1,360 acres (550 ha) of land has been identified for future light and medium industrial development.

A further 120 acres (48.5 ha) of land has been identified for future commercial uses.



4909-50 Street
Vegreville, AB
T9C 1R6
PH: 780-632-2082
FX: 780-632-6296
www.minburncounty.ab.ca



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Highways 16 & 36

Highway 16 (Yellowhead) is a major east-west corridor, linking the County of Minburn and Western Canada to the Port of Prince Rupert and destinations beyond.



Highway 36 (Veterans Memorial Highway) is part of the CANAMEX transportation corridor linking Canada, the US and Mexico. It is designated to serve intra-provincial travel needs, forming part of the provincial High and Oversize Loads Corridor with access to Alberta's Cold Lake and Athabasca oil sands development areas.

Roads/Rail

Highway 16 is a four-lane, divided highway with a posted speed limit of 110 km/hr.

Highway 36 at this location is a two-lane, undivided highway with a posted speed limit of 100 km/hr and intersects Highway 16 just south of the Canadian National Railway (CNR) line.

The CNR line runs north of and parallel to Highway 16, offering potential advantage to prospective developers. There is 25 m separation distance between Highway 16 and the CNR line.

Servicing

Servicing in the near term will be by independent water and wastewater systems, or by scalable communal servicing systems. A regional water line is located about 4 miles (2.5 km) north of the Crossroads ASP area.

Stormwater management will be required to balance pre-and post-development runoff rates.

Zoning

Lands suitable for industrial or commercial development will need to be re-zoned prior to development through the County's bylaw amendment process.

