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# **BLOCK C, PLAN 4185R**

## **CONCEPTUAL SCHEME**



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Date: July 24, 2024  
RPT-414-24001-8.5-LavoyCS-240724

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# 1.0 Introduction

## 1.1 Purpose

The purpose of this Conceptual Scheme (CS) is to provide a document to establish a land use framework and plan for development of Block C, Plan 4185R within the County of Minburn No.27. This 3.5-hectare site is located in the Hamlet of Lavoy which is located east of the town of Vegreville and adjacent to Highway 16. The CS has been prepared and submitted in accordance with the County of Minburn's Municipal Development Plan (MDP), Hamlet of Lavoy's Area Structure Plan (ASP) and Land Use Bylaw (LUB).

A subdivision application for the north section of this lot is submitted concurrently with this Conceptual Scheme. The subdivision will require the County's approval prior to any development in the Conceptual Scheme area. Redistricting will not be required as the north section of the lot is currently districted as Acreage Residential (AR), while the remnant south parcel is districted for the County as Recreational and Institutional (RI).

## 1.2 Location

The amendment area is located in the Hamlet of Lavoy which is found east of the town of Vegreville and adjacent to Highway 16 (**Figure 1**).

## 1.3 Vision

The concept for the amendment area envisions an Acreage Residential with minor agricultural uses consistent with the surrounding rural development. This subdivision will maintain the existing natural topography to the extent possible to minimize grading activities so as to have minimal impact on adjacent land uses.

## 1.4 Property Ownership

The parcel Block C, Plan 4185R is currently owned by the County of Minburn No.27 (**Figure 1**). Through subdivision, the County will sell approximately a 1.4 hectare parcel to a private owner, while the County will continue ownership of the remaining area.

## 2.0 Implementation

This Conceptual Scheme has been prepared in accordance with the objectives and policies within the County of Minburn No.27 statutory plans.

### 2.1 Municipal Development Plan Bylaw 1339-23

The County of Minburn No.27 *Municipal Development Plan (MDP) Bylaw 1339-23* is a statutory policy document outlining the framework for growth within Minburn County. The MDP manages future land uses and development guidelines for the County. The vision for the MDP focuses on four central priorities including:

- Agriculture
- Sustainable Rural Lifestyle
- Economic Diversification
- Environmental Stewardship

MDP POLICY #	MDP POLICY	MDP Compliance
Policy #	Policy Statement	
3.2.4	The County shall not support acreage residential subdivisions which would require an increase in the types or levels of services beyond what would normally be provided by the County.	The Conceptual Scheme area including the acreage residential will connect seamlessly to the Hamlet of Lavoy's water system and have private sewage, therefore providing a level of service that matches the surrounding residential areas.
3.11.5	The County may require that an Area Structure Plan or Conceptual Scheme be prepared by qualified person to provide more detailed planning direction in specific areas	The Conceptual Scheme has been prepared by a qualified planner to help provide detailed planning direction.
3.11.27	The County should continue to support and promote its 'Buy a lot for a Loonie' program to attract potential investments.	The Acreage Residential area in the Conceptual Scheme will be obtained and supported through the County's 'Buy a lot for a Loonie' program.

## 2.2 Land Use Bylaw 2021-13

The County of Minburn No.27 *Land Use Bylaw No. 1348-24* (LUB) is utilized to regulate land use and development within the County and to achieve orderly growth. This LUB will be used to implement this Conceptual Scheme land use concept as appropriate.

The Conceptual Scheme area is split into the two districts of Acreage Residential and Recreational and Institutional. The AR area allows for low density country residential development. Whereas the RI district accommodates a range of institutional, educational and recreational uses for the County. As districting is in place, no redistricting is required.

## 3.0 Public Consultation

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Public Consultation is not required as confirmed by the County at the Pre-application meeting on June 13, 2024.

## 4.0 Site Analysis

### 4.1 Surrounding Site Features

The Conceptual Scheme site is surrounded by Hamlet Residential (HR) to the south, General Commercial (GC) to the west and Agricultural (A) to the north and east.

The general land use within the area consists of a mixture of Hamlet Residential subdivisions, agricultural land uses and natural environment. There are multiple waterbodies located on the west side of Range Road 134. While the town of Vegreville is located just over 14km to the northwest.

### 4.2 Existing Site Features

The plan area is generally cleared. On the southern portion of the site, there is an existing County owned water fill station, grader shop, fenceline, seacan and a gravel roadway leading to it that is anticipated to remain as is. A large tree stand and Saskatoon bushes are also located in the south portion of the site and will be retained in the plan.

The north section of the site, which will be sold to a private owner consists of a cleared area with trees located along the north and east perimeter (**Figure 2**). Two pre-existing cisterns/tanks and two manholes also are present on the site. These will be investigated at the time of the development permit and detailed design.

### 4.3 Hazard Lands and Development Constraints

Hazard lands are defined by the County of Minburn MDP as lands having inadequate drainage, having high water table, susceptible to flooding, susceptible to soil erosion, having a high wildlife risk, with slope greater than 15% or in proximity to sour gas lines and facilities.

At the time of Conceptual Scheme, the site does not meet the County of Minburns hazard land definition, so no additional studies or engineering is required.

### 4.4 Supporting Technical Documentation

As per the pre-application meeting with the County of Minburn No.27 on June 13, 2024, technical studies are not required.



## 5.0 Development Concept

The Conceptual Scheme contains approximately 3.55-hectares with direct access to 51 Avenue which connects to Range Road 134 to the northwest. The subdivision application submitted concurrently subdivides this site into approximately one 1.40-hectare currently zoned as AR and a 2.15-hectare site zoned as RI (**Figure 3**).

### 5.1 Acreage Residential

The site currently designated as Acreage Residential (AR) is suitable and complies with the districts' intent to provide low density country residential development with limited agricultural pursuits.

The future owner of this AR lot will reside on this parcel and maintain several bee hives which has been discussed with the County. The presence of bee hives is a discretionary use under the AR district and requires the landowner to demonstrate that they have adequate arrangements for the maintenance in an acceptable manner and they would not unduly affect the surrounding properties. This information will be prepared at the time of development permit.

### 5.2 Open Space

#### 5.2.1 Municipal Reserve

On June 13, 2024, the County of Minburn No.27 confirmed that no Municipal Reserve dedication was required.

#### 5.2.2 Environmental Reserve

There is no Environmental Reserve present on the site.

Land Uses	Ha	%	Units	%	Pop.	%
<b>GROSS AREA</b>	<b>3.55</b>					
<b>GROSS DEVELOPABLE AREA</b>	<b>3.55</b>	100				
<b>LAND USES</b>						
Acreage Residential	1.40	39.4%				
Recreational and Institutional	2.15	60.6%				
<b>SUBTOTAL – LAND USES</b>	<b>3.55</b>	<b>100.0%</b>				

## 5.3 Transportation

Currently, there are two access locations, one off 51 Ave and one off Elm Street. These gravel accesses currently lead to the existing water fill station and ensure all season access with adequate turning movements. A future access will be required to provide a driveway to the future subdivided site. Details of this access and location will be confirmed at detailed design. **(Figure 3).**

## 6.0 Utility Services

### 6.1 Water Servicing

The County of Minburn operates a water distribution system within the Hamlet of Lavoy, providing potable water to residents and businesses throughout the community. This Conceptual Scheme is adjacent to an existing 150mm watermain within the road allowance of 51<sup>st</sup> Avenue, and currently has no infrastructure associated with the supply of water within the boundary of the site.

The proposed development will be serviced with water from 51<sup>st</sup> Avenue, with the installation of a water service directly to the proposed property line (**Figure 4**).

### 6.2 Sanitary Servicing

Although the County of Minburn operates a sanitary sewer collection system and wastewater lagoon within the Hamlet of Lavoy, sanitary sewer mains are not currently installed within adequate proximity to the Conceptual Scheme area. Currently there are three manholes and two tanks installed in the Northern section zoned as Acreage Residential, which were previously used to provide sanitary sewer servicing to the site.

The proposed development will utilize a private sewer system installed entirely within the site boundaries, in accordance with the current regulations and requirements of the Alberta Private Sewage Systems – Standard of Practice and the County of Minburn’s development permit requirements. This private sewer system may incorporate some or all of the existing manholes and tanks if they meet the current regulations and development permit requirements at the time of servicing. Please refer to Figure 4 for details regarding the sanitary servicing.

### 6.3 Stormwater Management

Within the site boundary, runoff and snowmelt sheet flow off of the property and onto adjacent lands. This development will not impact the existing drainage patterns, and no infrastructure or development requirements in relation to Stormwater Management are required.

## 6.4 Shallow Utilities

The planned shallow utilities for this development include natural gas, power, and communication services. The developer will contact each utility owner, providing them with the tentative legal plan and detailed design drawings to initiate design and construction planning. All shallow utilities will be installed as underground infrastructure, except for necessary street furniture such as pedestals, transformers, and meters. Utility alignments will adhere to the standards set out in the County of Minburn's development guidelines.

It is anticipated that the shallow utilities will be extended from the existing system. The alignment and required easements or rights-of-way will be confirmed during the detailed design stage.

## 6.5 Emergency Services

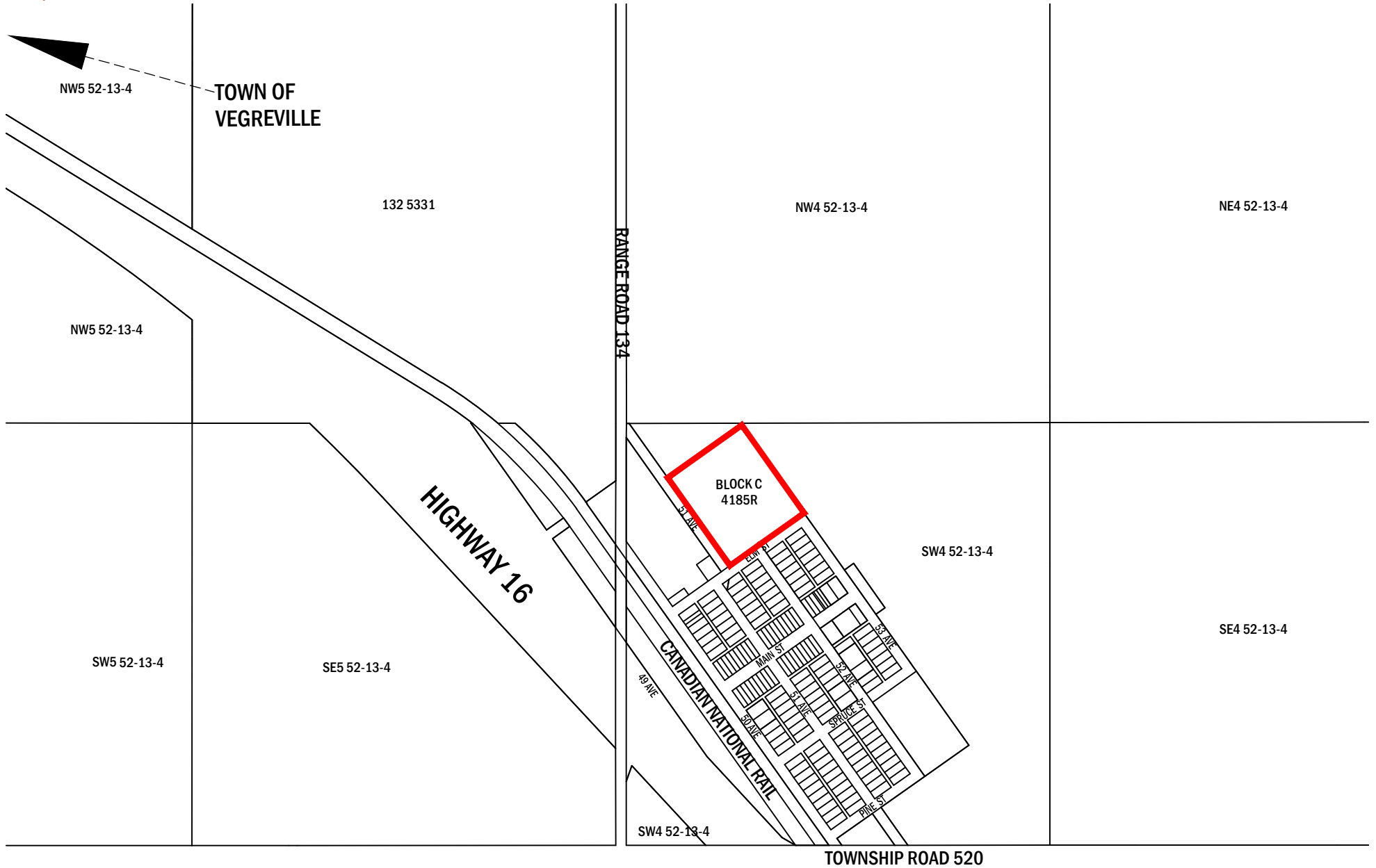
The existing adjacent road network will provide accesses to the site from 51<sup>st</sup> Avenue, ensuring all season access with adequate turning movements for emergency vehicles.

## 6.6 Staging

The Conceptual Scheme area will be developed in one stage of construction.

# APPENDIX A

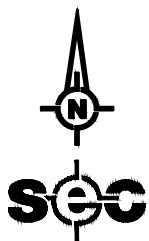
Maps



**LEGEND**

— Conceptual Scheme Boundary

BLOCK C, PLAN 4185R  
COUNTY OF MINBURN NO. 27



**LOCATION AND OWNERSHIP PLAN**

0 100 200 m scale 1:10,000



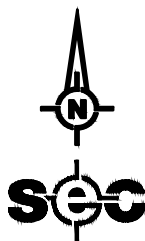


NOTE: LINEWORK  
SUBJECT TO CHANGE  
WITH LEGAL  
BOUNDARY SURVEY.

**LEGEND**

- Tree Stand
- Saskatoon Bushes
- County Grader Shop and Sea Can

- Current Access
- Proposed Future Access
- Existing Septic Tanks
- County Grader Shop Fence
- Conceptual Scheme Boundary



**EXISTING SITE FEATURES**

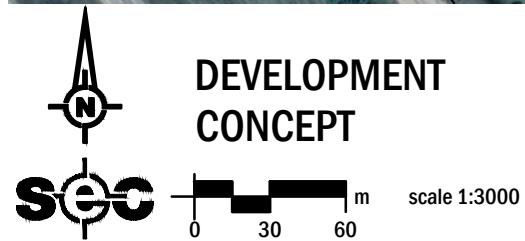
0 30 60 m scale 1:3000

BLOCK C, PLAN 4185R  
COUNTY OF MINBURN NO. 27

414-24001-02-PRF002-EXSTSF.DWG  
JWong July 24, 2024

**FIGURE 2**





**LEGEND**

- Acreage Residential
- Recreational and Institutional

- ↑ Proposed Future Access
- ↑ Current Access

- \* Existing Septic Tanks
- Conceptual Scheme Boundary

BLOCK C, PLAN 4185R  
COUNTY OF MINBURN NO. 27

414-24001-02-PRF003-DEVCON.DWG  
JWong July 24, 2024

**FIGURE 3**





**LEGEND**

- Proposed Water Service
- Existing Water Main

- \* Existing Septic Tanks
- Property Boundary

- Conceptual Scheme Boundary

BLOCK C, PLAN 4185R  
COUNTY OF MINBURN NO. 27

