



Highways 16 & 36 Crossroads

RURAL INDUSTRIAL DEVELOPMENT AREA



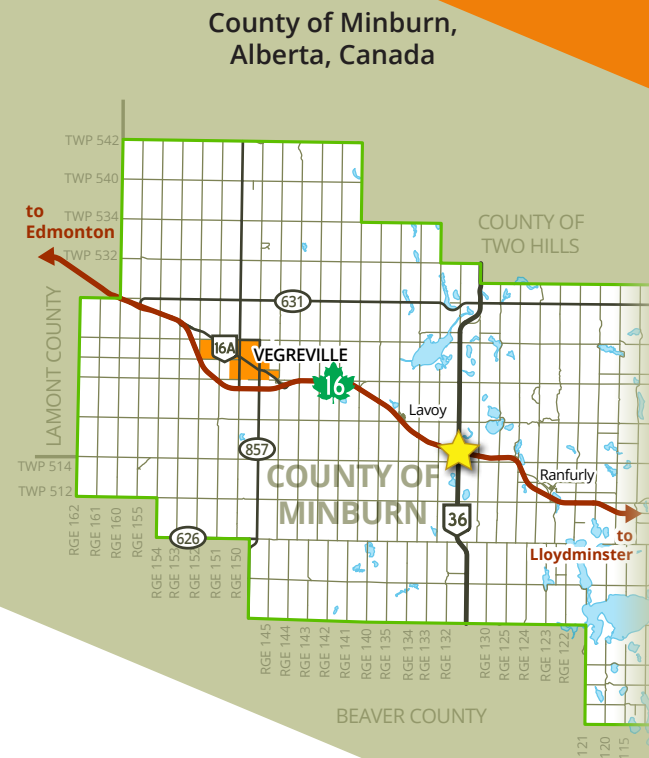
CROSSROADS area structure plan

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

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.



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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

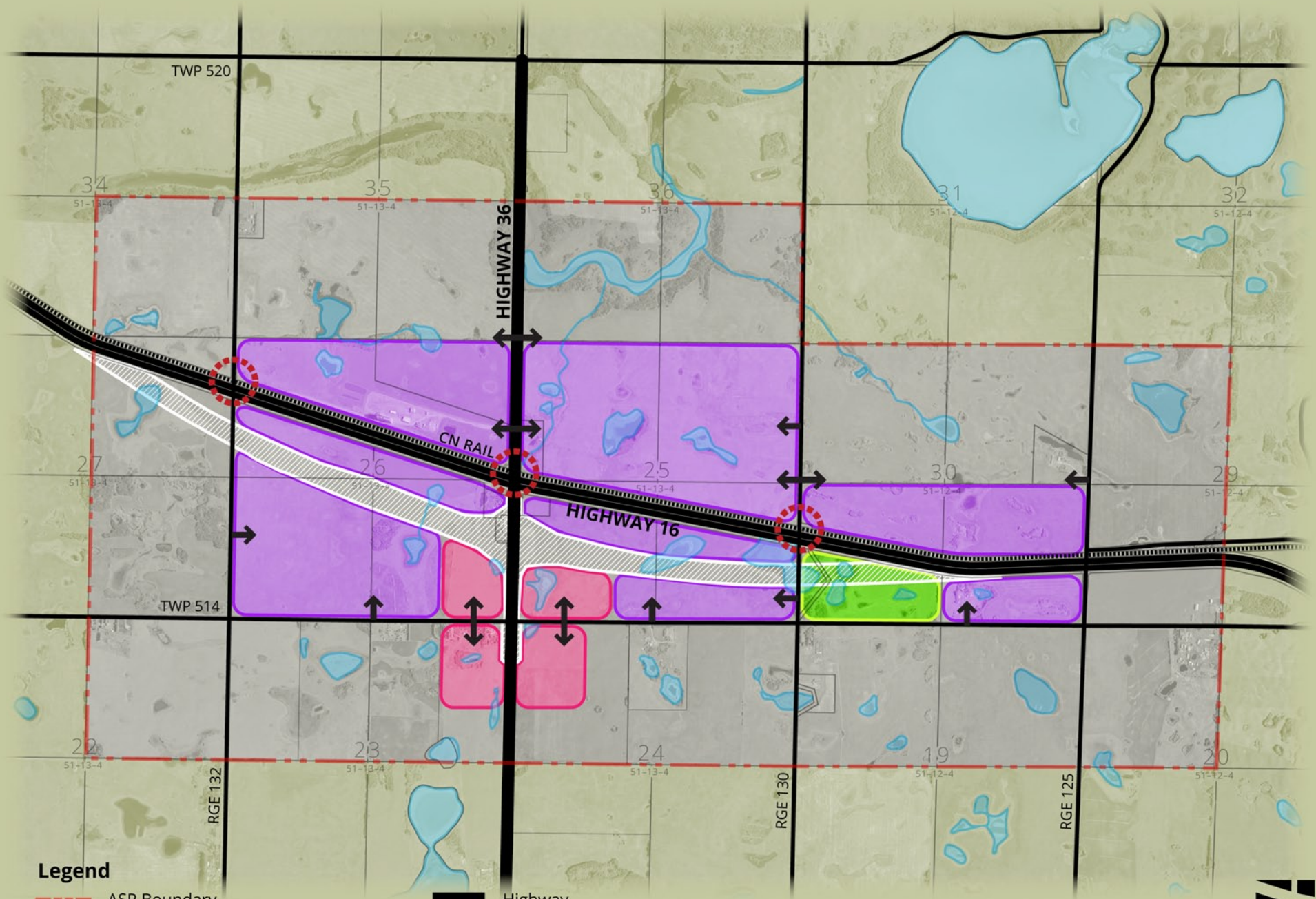
Servicing in the near term will be by independent water and wastewater systems, or by scalable communal servicing systems. A regional water line is located about 4 miles (2.5 km) north of the Crossroads ASP area.

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.





Legend

- ASP Boundary
- Agricultural
- Commercial
- Light/Medium Industrial
- Ducks Unlimited Project
- Future Highway 16 ROW
- Highway
- Local Range/Township Road
- ➔ Potential Access Point
- CN Railway Line
- ⊗ Existing Rail Crossing
- 💧 Waterbody

CROSSROADS
area structure plan

Figure 7
Interim Land Use Concept

0 300 600 m 1:30,000

