

PROPOSED DEVELOPMENT

FOR

NW-17-54-26-w4

STURGEON COUNTY

BY

518157 ALBERTA LTD.

O/A FOURCHA GROUP

PRINCIPALS

Sid Chadi

Mike Chadi

Lot 1, Blk 1 Plan 1222385 – Gravel Extraction (part only)

End LU plan – Light Industrial/Hwy Commercial

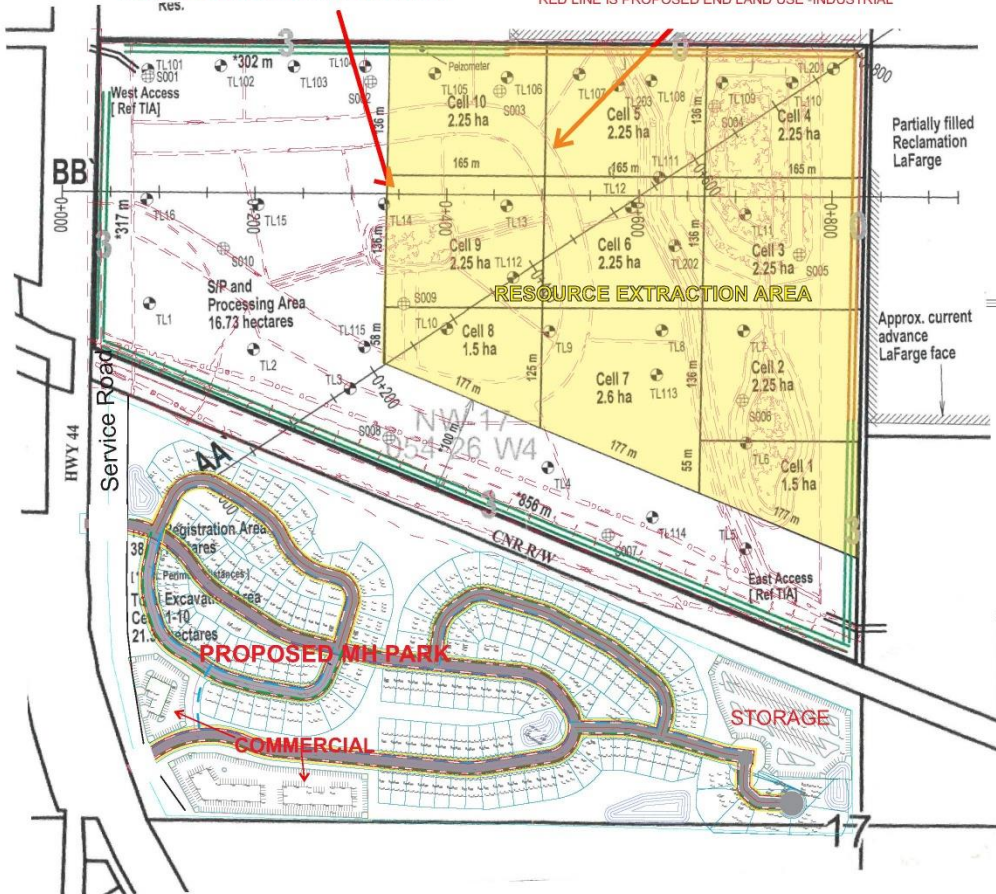
Lot 2, Blk 1 Plan 1222385 – Manufactured Home Community

& Highway/Local Commercial

PROPOSED LAND USE SKETCH
NW-17-54-26-W4

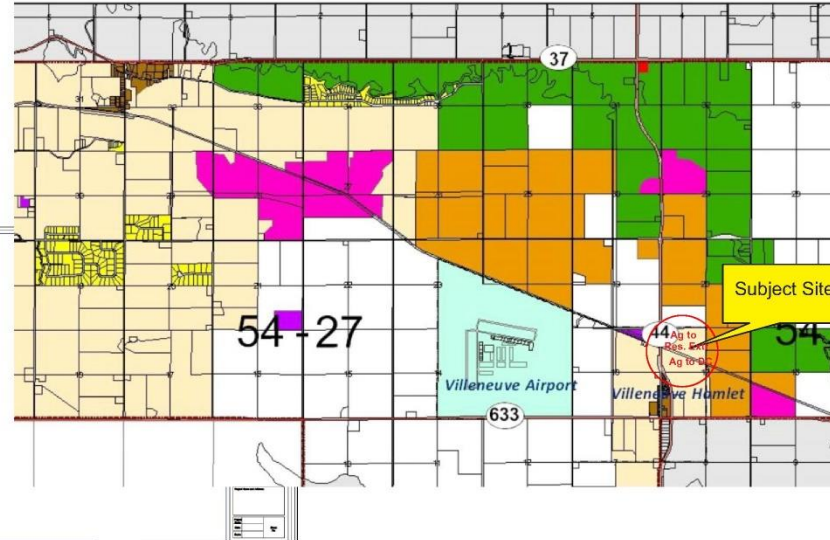
BLACK LINE IS PROPOSED MINE PLAN SKETCH
res.

RED LINE IS PROPOSED END LAND USE - INDUSTRIAL



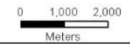
Villeneuve Area Structure Plan

Figure 4 : Calahoo Villeneuve Area Structure Plan Policy Areas



Calahoo Villeneuve ASP Policy Areas

- Agricultural
- Agricultural - No Resource Extraction
- Commercial
- Country Residential
- Environmental Protection
- Hamlet
- Quick Extraction Area
- Resource Extraction Area
- Rural Industrial
- Special Area



CLIENT/PROJECT NAME

First Alberta Aggregate
&
Fourcha Development Group

Site land Use Designations
& intended Land Uses

Lot 1 Blk 1 Plan 1222385
Lot 2 Blk 1 Plan 1222385
Pts of NW-17-54-26-W4
Sturgeon County

PROJECT TITLE

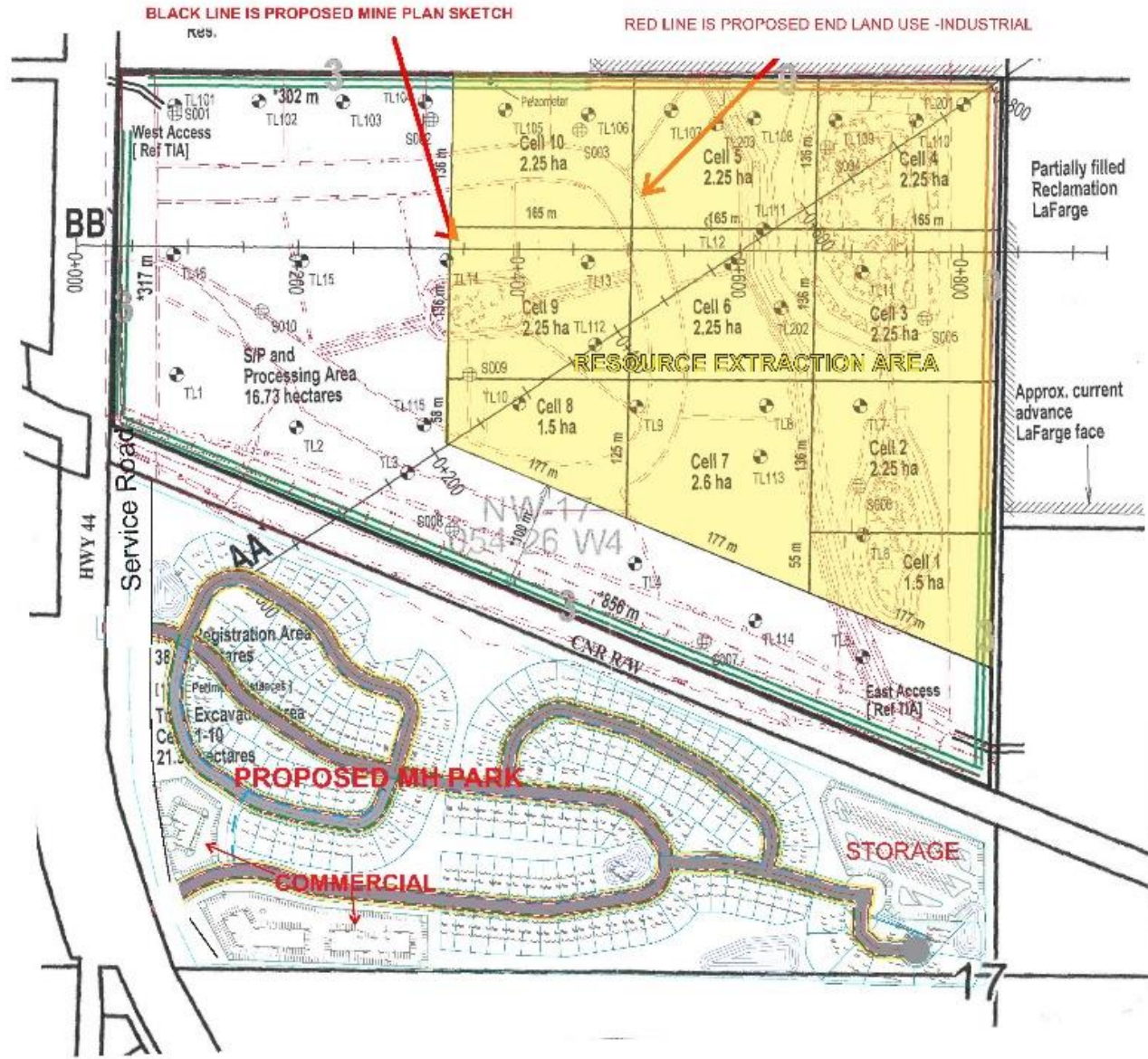
DRAWING TITLE

DESIGNER	Tri-F Consulting Inc.
ENGINEER	The Norcan Group
TECHNOLOGIST	FF

REV. NO.	DATE	TIME	VERSION	WHO

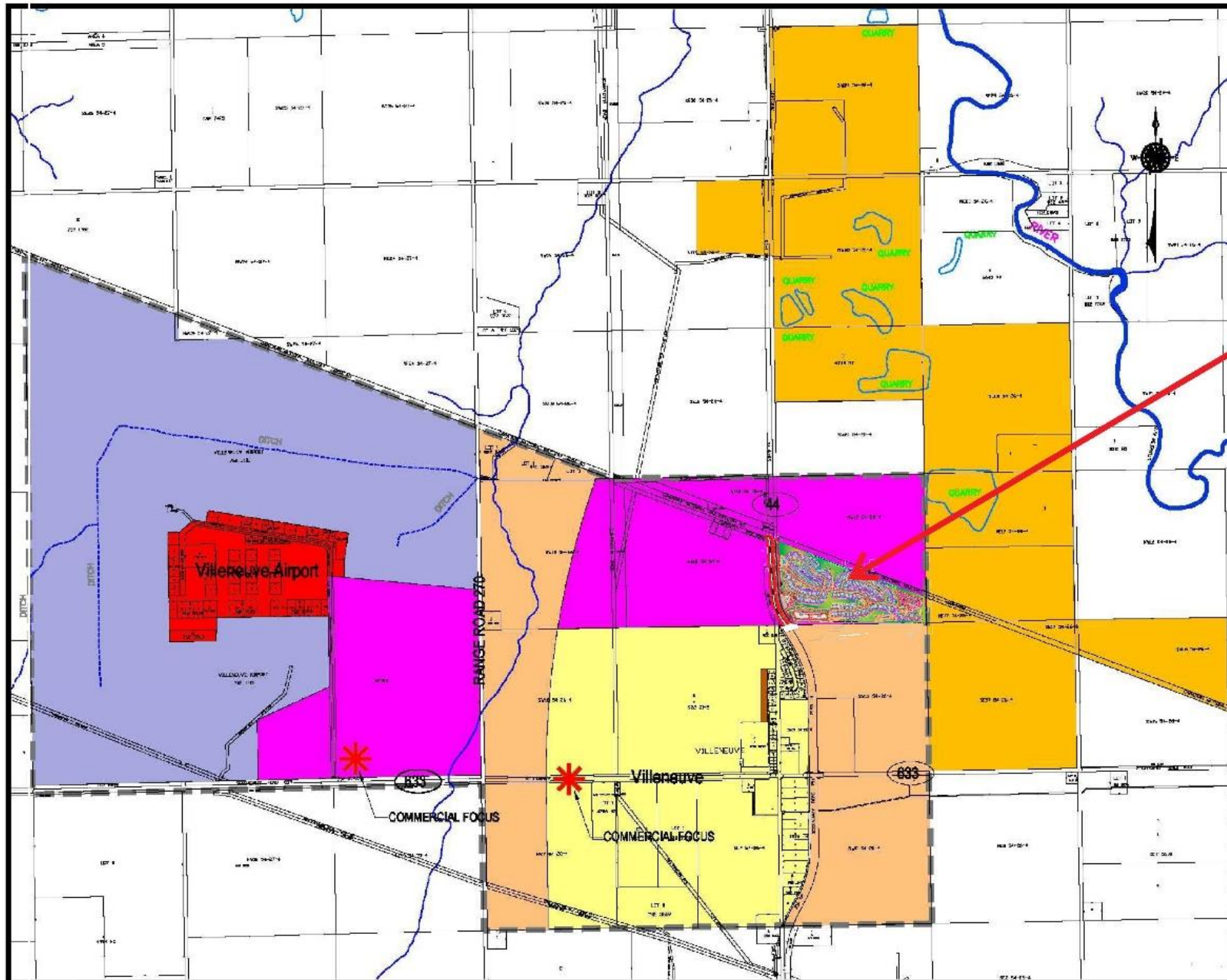
SHEET NO.

PROPOSED LAND USE SKETCH NW-17-54-26-W4





DRAFT - SITE & HAMLET ORIENTATION VIEW



LEGEND:

VILLENEUVE AREA STRUCTURE PLAN BOUNDARY

PRELIMINARY LAND USE PLAN

- OPEN SPACE
- RESIDENTIAL
- HAULET RESERVE
- COMMERCIAL *
- INDUSTRIAL
- AIRPORT
- RESOURCE EXTRACT ON AREA

Villeneuve Village - - Why Here?

Commercial - Gas Bar & Convenience Store on Highway, near Local residents, on site sufficiency, lack of existing, near local employers and employees

MH Residential - SW, DW, small mod,&RTM

- provides affordable & attractive residency opportunity for community as well as employees of local business
- Entry level to mid income range housing
- Seniors Section with amenities along with existing long term facility in community supports "aging in place" life choices

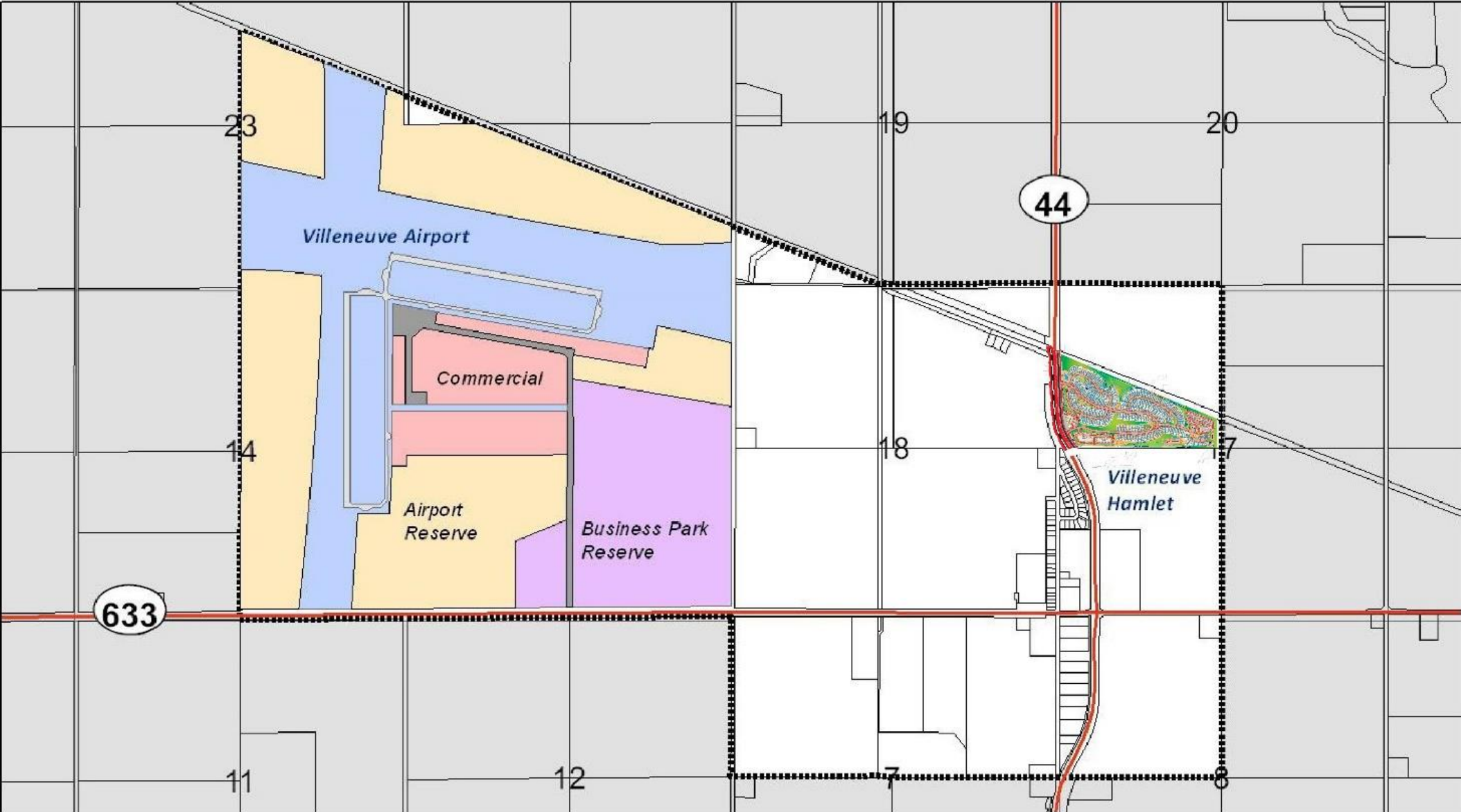
Market Demand - meets current and projected demands due to current economy projections as well allows for ownership options

Clean, safe attractive community - VV will operate with strict enforced Architectural and Lifestyle Guidelines

Location supports a sustainable community blending varied housing valued districts and joint community services required by all

Villeneuve Area Structure Plan

Figure 5 : Airport Concept Plan



Planning & Development

Sturgeon County

Land Use Bylaw (LUB)

Amendment/Rezoning Application Package



Untitled Map

Write a description for your map.

Legend

542

264

44

Google earth

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Google

100 m



Why Develop Here?

* Manufactured Home Park

1. Will provide attractive , affordable & marketable living options
2. Will provide local industry employees and families a good option for a fully serviced living environment.
3. Entry level to mid income range housing opportunity
4. Seniors or adult section of park will provide “aging in place” life choices considering the long term care facility now in the community.

Market Demand –

will meet current and projected demands due to current economic conditions as well as allows for ownership options.

Clean ,Safe. Attractive Community

Villeneuve Village will operate with strict , enforced Architectural & Life Style Guide lines

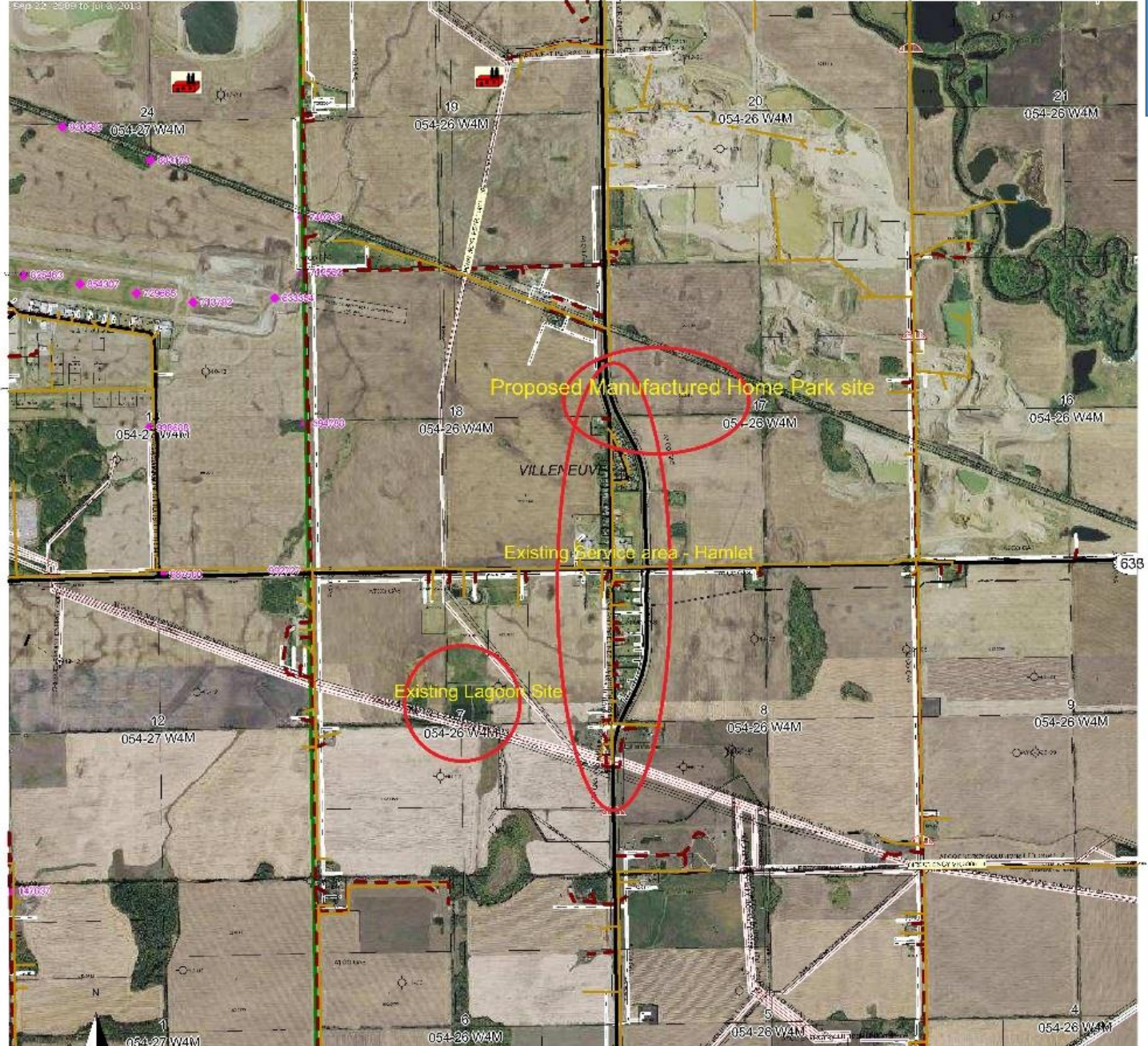
Location supports a Sustainable Community

provides a mix or blend of home values in various districts of the Community can be benefit to all for sustained growth and viability

Commercial Gas Bar & Convenience Store –

Good Highway and local community access.

Amenity for local residents and industry employees



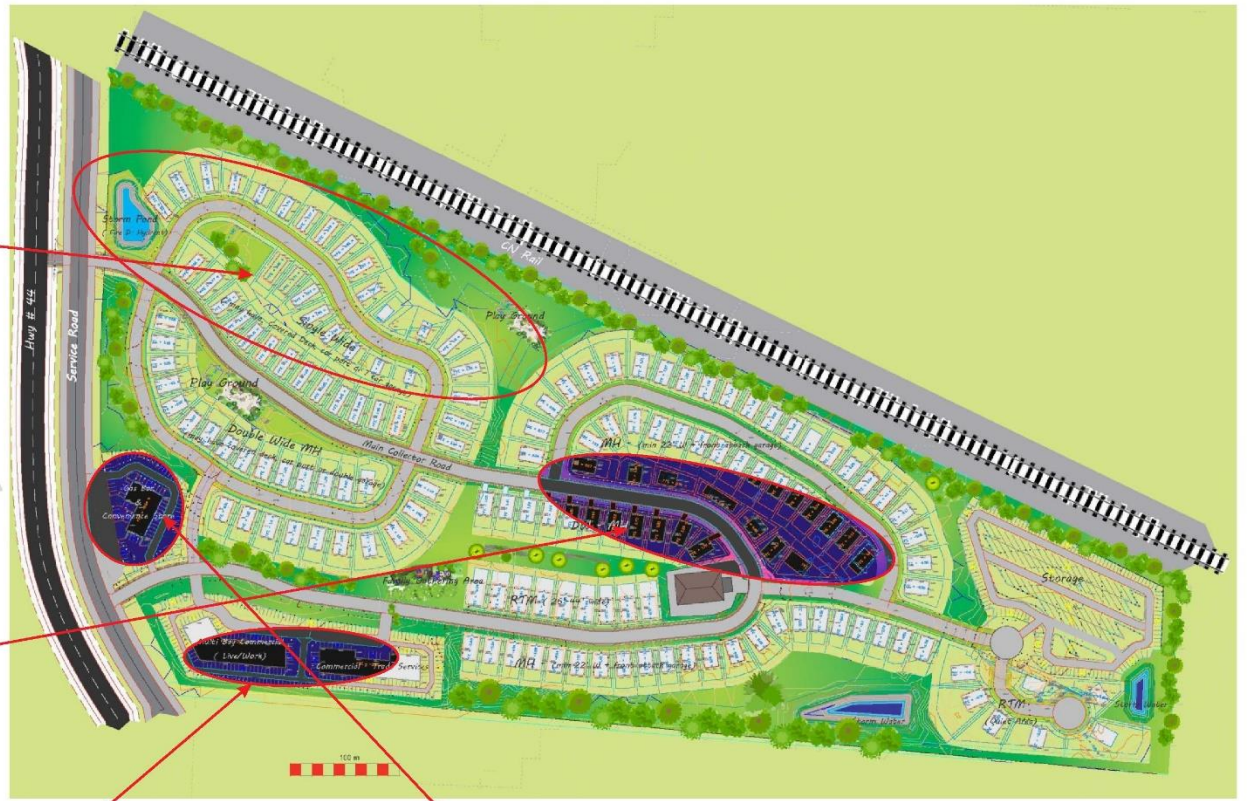
Services Considerations for Phased MH Park/Subdivision

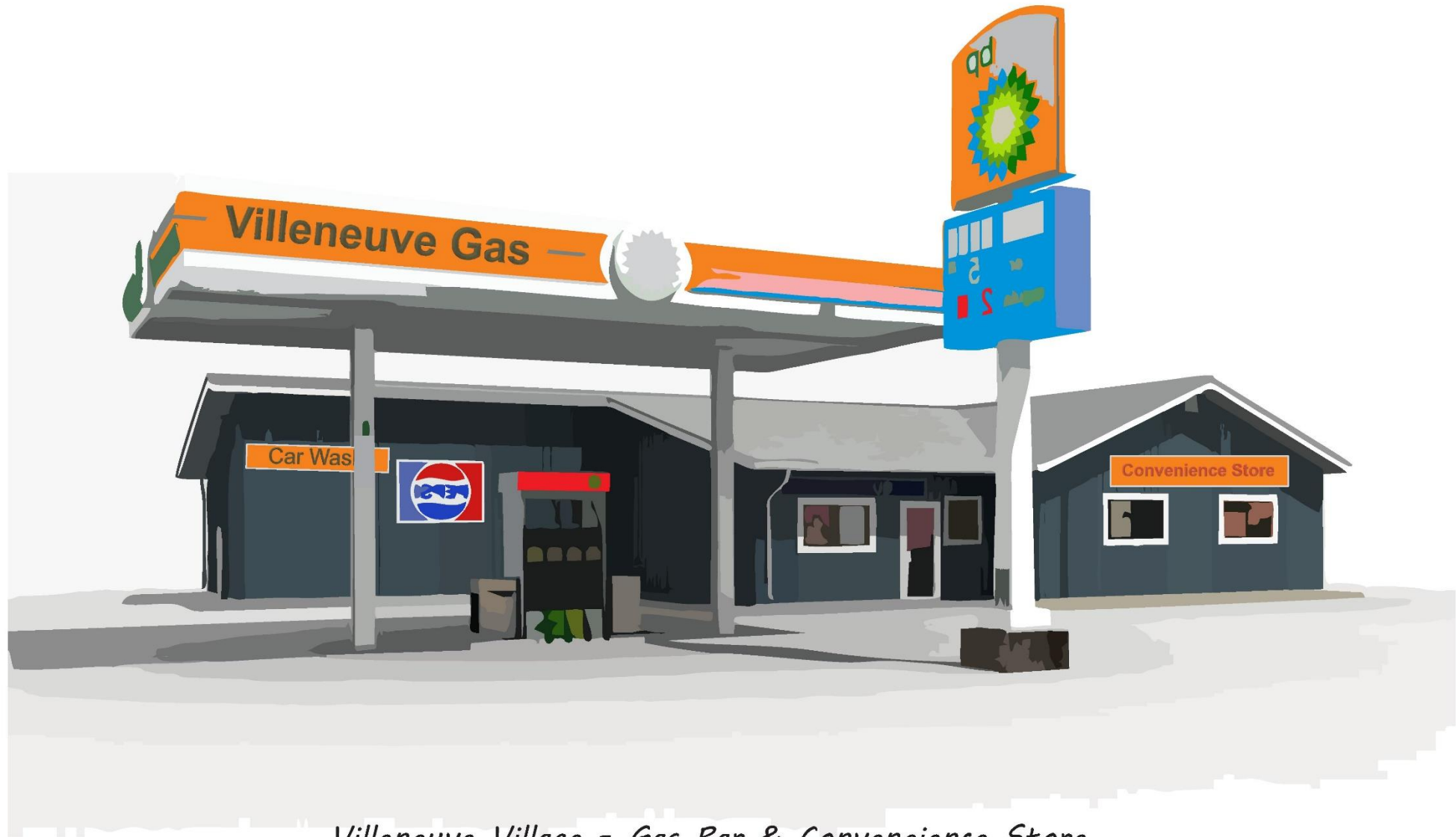
- design for 198-210 stalls/lots
- water - would be from municipal system tie to existing infrastructure
- san sewer - partial on site treatment - treated water piped to muni lagoon

Issues - existing lagoon is near capacity -

1. can on site treatment with water only to lagoon accelerate the discharge intervals from the lagoon?
2. Can a mod on site system benefit the complete Hamlet service area?
3. Estimate of rough costs for on site treatment and pipeline to nearest connection point

LEGEND
 - 4" Aboveground Sewer
 - 8" Aboveground Sewer
 - 12" Aboveground Sewer
 - 18" Aboveground Sewer
 - 24" Aboveground Sewer
 - 36" Aboveground Sewer
 - 48" Aboveground Sewer
 - 60" Aboveground Sewer
 - 72" Aboveground Sewer
 - 84" Aboveground Sewer
 - 96" Aboveground Sewer
 - 108" Aboveground Sewer
 - 120" Aboveground Sewer
 - 144" Aboveground Sewer
 - 168" Aboveground Sewer
 - 192" Aboveground Sewer
 - 216" Aboveground Sewer
 - 240" Aboveground Sewer
 - 288" Aboveground Sewer
 - 336" Aboveground Sewer
 - 384" Aboveground Sewer
 - 432" Aboveground Sewer
 - 480" Aboveground Sewer
 - 528" Aboveground Sewer
 - 576" Aboveground Sewer
 - 624" Aboveground Sewer
 - 672" Aboveground Sewer
 - 720" Aboveground Sewer
 - 768" Aboveground Sewer
 - 816" Aboveground Sewer
 - 864" Aboveground Sewer
 - 912" Aboveground Sewer
 - 960" Aboveground Sewer
 - 1008" Aboveground Sewer
 - 1056" Aboveground Sewer
 - 1104" Aboveground Sewer
 - 1152" Aboveground Sewer
 - 1200" Aboveground Sewer
 - 1248" Aboveground Sewer
 - 1296" Aboveground Sewer
 - 1344" Aboveground Sewer
 - 1392" Aboveground Sewer
 - 1440" Aboveground Sewer
 - 1488" Aboveground Sewer
 - 1536" Aboveground Sewer
 - 1584" Aboveground Sewer
 - 1632" Aboveground Sewer
 - 1680" Aboveground Sewer
 - 1728" Aboveground Sewer
 - 1776" Aboveground Sewer
 - 1824" Aboveground Sewer
 - 1872" Aboveground Sewer
 - 1920" Aboveground Sewer
 - 1968" Aboveground Sewer
 - 2016" Aboveground Sewer
 - 2064" Aboveground Sewer
 - 2112" Aboveground Sewer
 - 2160" Aboveground Sewer
 - 2208" Aboveground Sewer
 - 2256" Aboveground Sewer
 - 2304" Aboveground Sewer
 - 2352" Aboveground Sewer
 - 2400" Aboveground Sewer
 - 2448" Aboveground Sewer
 - 2496" Aboveground Sewer
 - 2544" Aboveground Sewer
 - 2592" Aboveground Sewer
 - 2640" Aboveground Sewer
 - 2688" Aboveground Sewer
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 - 2880" Aboveground Sewer
 - 2928" Aboveground Sewer
 - 2976" Aboveground Sewer
 - 3024" Aboveground Sewer
 - 3072" Aboveground Sewer
 - 3120" Aboveground Sewer
 - 3168" Aboveground Sewer
 - 3216" Aboveground Sewer
 - 3264" Aboveground Sewer
 - 3312" Aboveground Sewer
 - 3360" Aboveground Sewer
 - 3408" Aboveground Sewer
 - 3456" Aboveground Sewer
 - 3504" Aboveground Sewer
 - 3552" Aboveground Sewer
 - 3600" Aboveground Sewer
 - 3648" Aboveground Sewer
 - 3696" Aboveground Sewer
 - 3744" Aboveground Sewer
 - 3792" Aboveground Sewer
 - 3840" Aboveground Sewer
 - 3888" Aboveground Sewer
 - 3936" Aboveground Sewer
 - 3984" Aboveground Sewer
 - 4032" Aboveground Sewer
 - 4080" Aboveground Sewer
 - 4128" Aboveground Sewer
 - 4176" Aboveground Sewer
 - 4224" Aboveground Sewer
 - 4272" Aboveground Sewer
 - 4320" Aboveground Sewer
 - 4368" Aboveground Sewer
 - 4416" Aboveground Sewer
 - 4464" Aboveground Sewer
 - 4512" Aboveground Sewer
 - 4560" Aboveground Sewer
 - 4608" Aboveground Sewer
 - 4656" Aboveground Sewer
 - 4704" Aboveground Sewer
 - 4752" Aboveground Sewer
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 - 4848" Aboveground Sewer
 - 4896" Aboveground Sewer
 - 4944" Aboveground Sewer
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 - 5136" Aboveground Sewer
 - 5184" Aboveground Sewer
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 - 5280" Aboveground Sewer
 - 5328" Aboveground Sewer
 - 5376" Aboveground Sewer
 - 5424" Aboveground Sewer
 - 5472" Aboveground Sewer
 - 5520" Aboveground Sewer
 - 5568" Aboveground Sewer
 - 5616" Aboveground Sewer
 - 5664" Aboveground Sewer
 - 5712" Aboveground Sewer
 - 5760" Aboveground Sewer
 - 5808" Aboveground Sewer
 - 5856" Aboveground Sewer
 - 5904" Aboveground Sewer
 - 5952" Aboveground Sewer
 - 6000" Aboveground Sewer
 - 6048" Aboveground Sewer
 - 6096" Aboveground Sewer
 - 6144" Aboveground Sewer
 - 6192" Aboveground Sewer
 - 6240" Aboveground Sewer
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 - 6336" Aboveground Sewer
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 - 6864" Aboveground Sewer
 - 6912" Aboveground Sewer
 - 6960" Aboveground Sewer
 - 7008" Aboveground Sewer
 - 7056" Aboveground Sewer
 - 7104" Aboveground Sewer
 - 7152" Aboveground Sewer
 - 7200" Aboveground Sewer
 - 7248" Aboveground Sewer
 - 7296" Aboveground Sewer
 - 7344" Aboveground Sewer
 - 7392" Aboveground Sewer
 - 7440" Aboveground Sewer
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 - 11952" Aboveground Sewer
 - 12000" Aboveground Sewer





Villeneuve Village - Gas Bar & Convenience Store

---- by FOURCHA

11/5/15
Norcan