



**Development
Proposal**

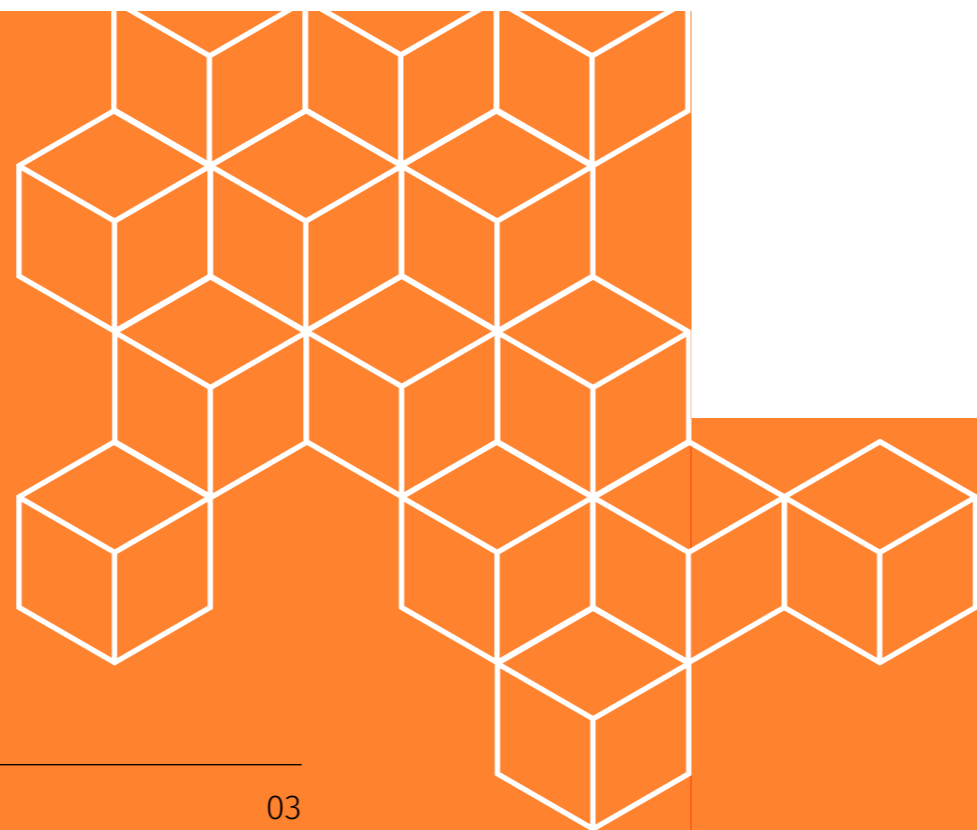
Site Location

10 - 2nd
Avenue

February 2021



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Introduction Welcome to Fox Creek



Fox Creek has built the reputation as the current “Oil Hub” of Alberta. With many things to offer its residents such as quality of life, an abundance of career opportunities and the warmth of a small town, Fox Creek has quickly set itself up to be on track to be a place where new immigrants and families can fulfill their future promise and realize their goals. Fox Creek is experiencing an opportunity to build on the town’s current economic state and develop the community into a rich and prosperous one, providing the desired services to its residents.

Our aim is to diversify the economic growth of the community in such a way that we achieve a resilient economic tax base and strong employment options for the next generation, achieve a population growth to 5000 + and have a higher GDP (gross domestic product) / capita.

The Town of Fox Creek will be recognized as a great place to live, work and visit. The quality of life will serve to attract and retain a high quality of individuals. The Town of Fox Creek will be a pleasant and safe community with stability, prosperity and family values.

Through Economic Development we strive for a future where the town:

- Is recognized as a great place to live, work and visit.
- Offers a quality of life that serves to attract and retain the best and brightest.
- Is pleasant and safe, and seen as a vibrant, inclusive, multicultural and compassionate community.
- Is still reliant on the oil field activity; however, other sectors have developed and prospered to the point where the regional economy is more balanced and diversified.
- Has replaced many goods and services presently imported from outside the region with locally produced goods and services.

“Today a new economy is clearly emerging: it is a global knowledge and idea-based economy where the keys to wealth and job creation are the extent to which ideas, innovation and technology are embedded in all sectors of the economy”

Site Characteristics

This lot is located along Kaybob Drive, the main artery to the town's residential area. (see figure 1)

Highway 43

Highway 43 is a major highway in northern and central Alberta. It connects Edmonton to the British Columbia border via the Peace Country and forms the northernmost portion of the CANAMEX* Corridor.

Surrounding Area

Located just north of the lot is Fox Creek's Main Baseball Diamond, while on the south side one will find ATCO Electric building. Its ideal location on Kaybob Drive allows for great public visibility.



Figure 1: 10-2nd Avenue Lot

Access to Nearby Public Services:

Many of the public services in the community are located within an appropriate walking distance, making all daily life requirements easily accessible without the need for public transport. The Fox Creek Greenview Multiplex, as well as the Community Resource Centre are a quick 5 minute walk away, while the Town Office, pharmacy, post office and grocery store are also only about 5 minutes away in the opposite direction.

* The CANAMEX Corridor is a series of transportation infrastructure linking Canada to Mexico through the United States.

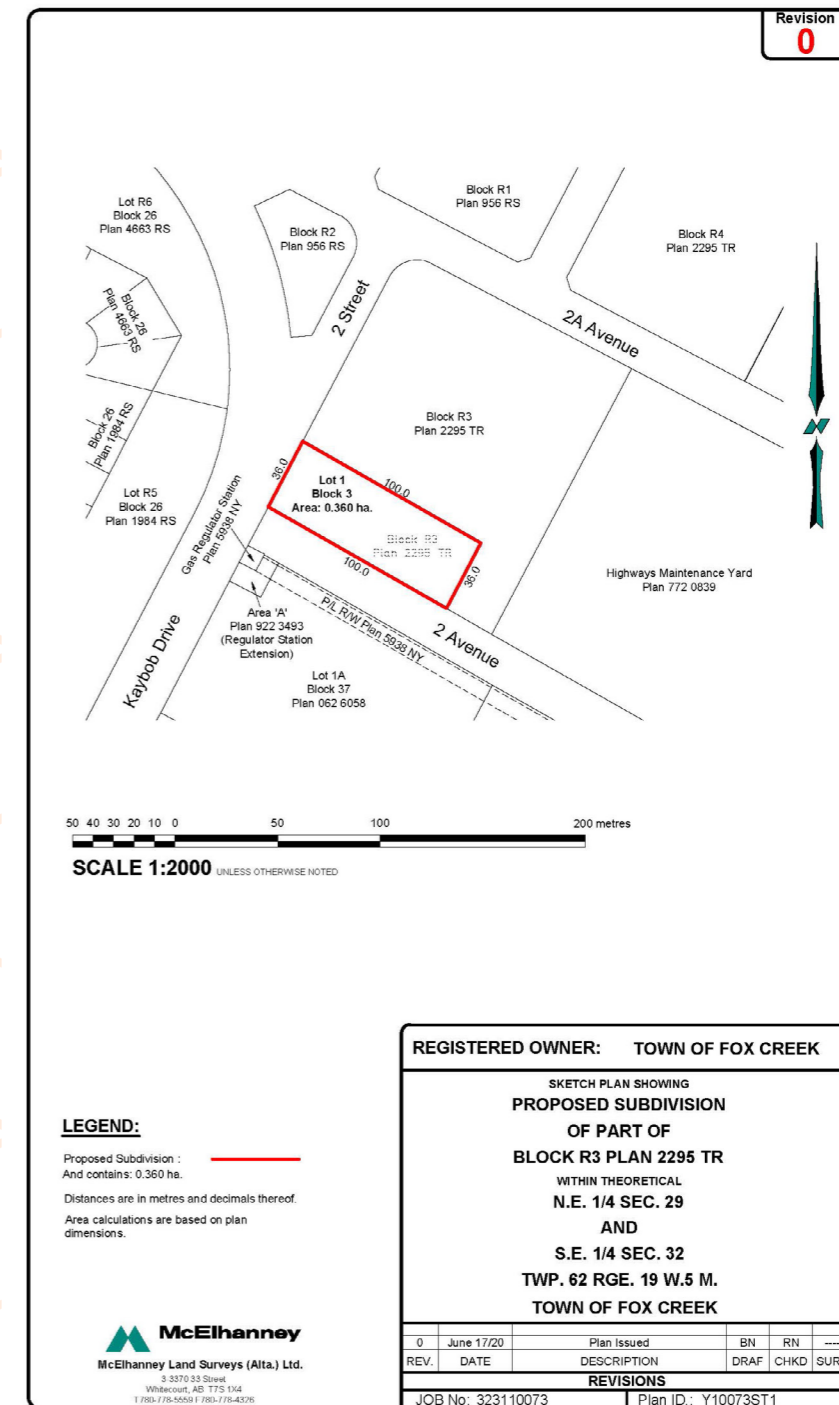
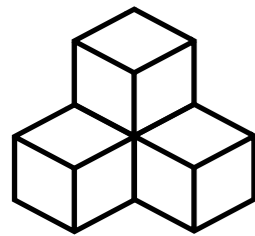


Figure 2: Sketch Plan

Land Tenure, Zone, and Price:

The lot is 38750 sq.ft., and is zoned as Direct Control.

Lot	Legal Description	Utility/Sewer	Size	Price
1	L-1, B-3, P-202-2072	Serviced	Approx. 0.89 Acres 38,750 sq.ft.	\$62,000



Land Use Bylaw

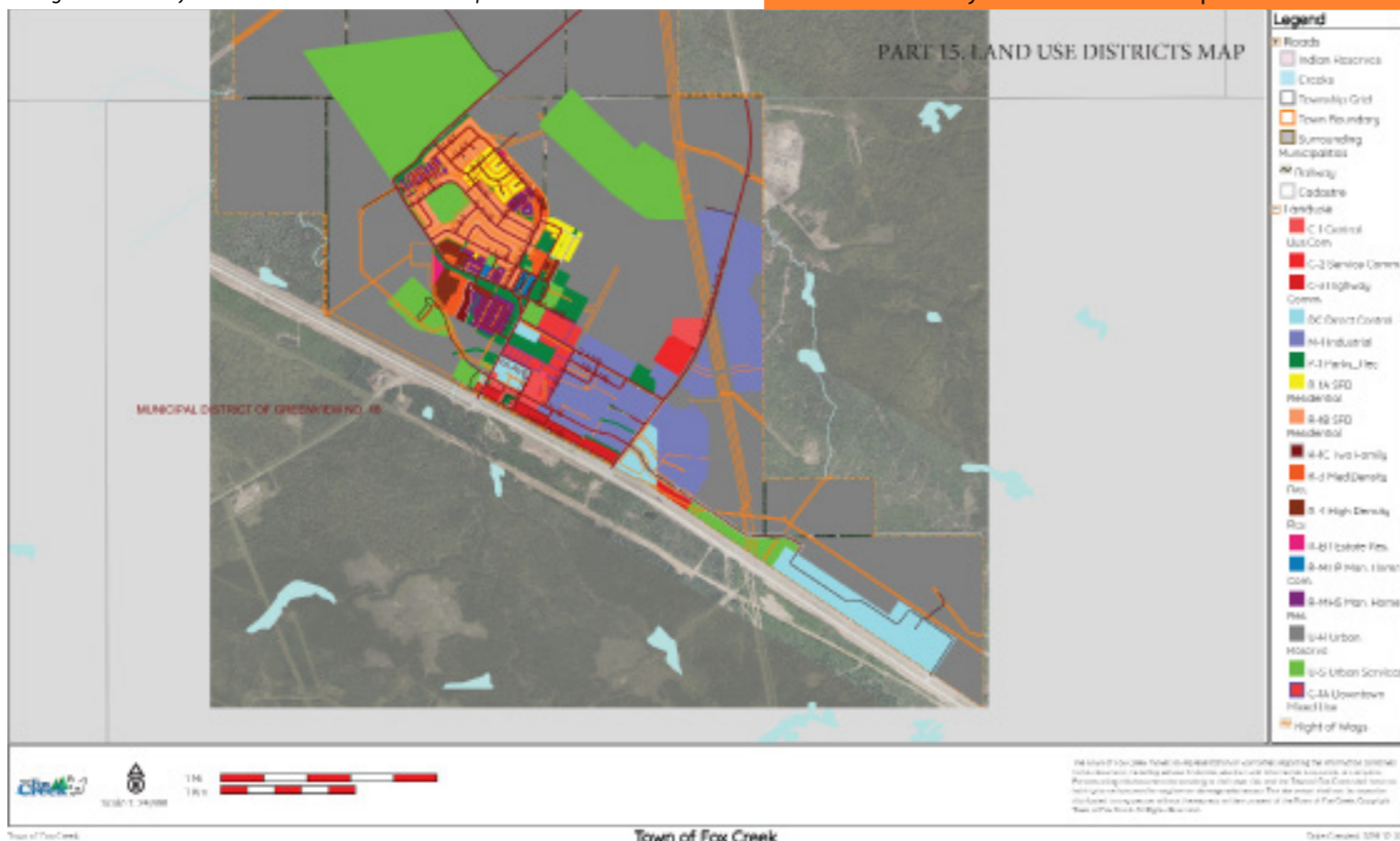
Development on this site relies on the vision of the Town of Fox Creek Council as laid out in the Downtown Area Redevelopment Plan (DARP).

The DARP envisions our downtown as the core of our community; that will provide additional commercial opportunities, well-designed public spaces, as well as encourage the development of housing units in mixed-use buildings.

Zoning:

This subdivision is zoned as Direct Control District (D-2). The purpose of this zone is to provide developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulations unavailable in other Land Use Districts.

Figure 4: Town of Fox Creek Land Use Districts Map



Land Uses

Land uses and buildings will be subject to the approval of Council as well as the Development Authority.

Site Regulations

- All site requirements shall be at the discretion of Council, based upon a review of the merits of the development proposal and the relevant land use planning considerations.
- All development shall conform to the Town of Fox Creek Municipal Development Plan.
- Council may refer to other sections of this Bylaw to determine requirements for specific types of proposed land uses on property zoned under this District. However, Council is not bound by any other provisions of this Bylaw other than those under this District.
- When deciding a development permit application, Council shall consider the following:
 - » the existing and future land use of neighbouring properties;
 - » the suitability of the site for the proposed use;
 - » the provision of municipal or on-site services such as water and sewer; and
 - » any considerations which are unique to the proposed development.
- Council may decide on other requirements as

Administration & Procedures

- Council may review and decide all applications for principal uses on property zoned under this District. Development permit approvals for an individual Direct Control District may be delegated to the Municipal Planning Commission or the Development Officer at the discretion of Council.
- There shall be no appeal to the Subdivision and Development Appeal Board on decisions made by Council on applications for proposed development on land zoned under a Direct Control District.
- Under the provisions of the Act, the appeal denial for decisions made by Council does not apply to enforcement provisions such as Stop Order Appeals.

Contact

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