



Commercial Development Proposal

Site Location

Iosegun Lake Road
North Road Lands

March 2022



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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 commercial land is located along Iosegun Lake Road, commonly referred to as the North Road, and is a main artery to industry properties located north of town. The land is also surrounded by M-1 Industrial properties as shown in the Land Use District Map (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 in the north-eastern region of Fox Creek along the busy Iosegun Lake Road.

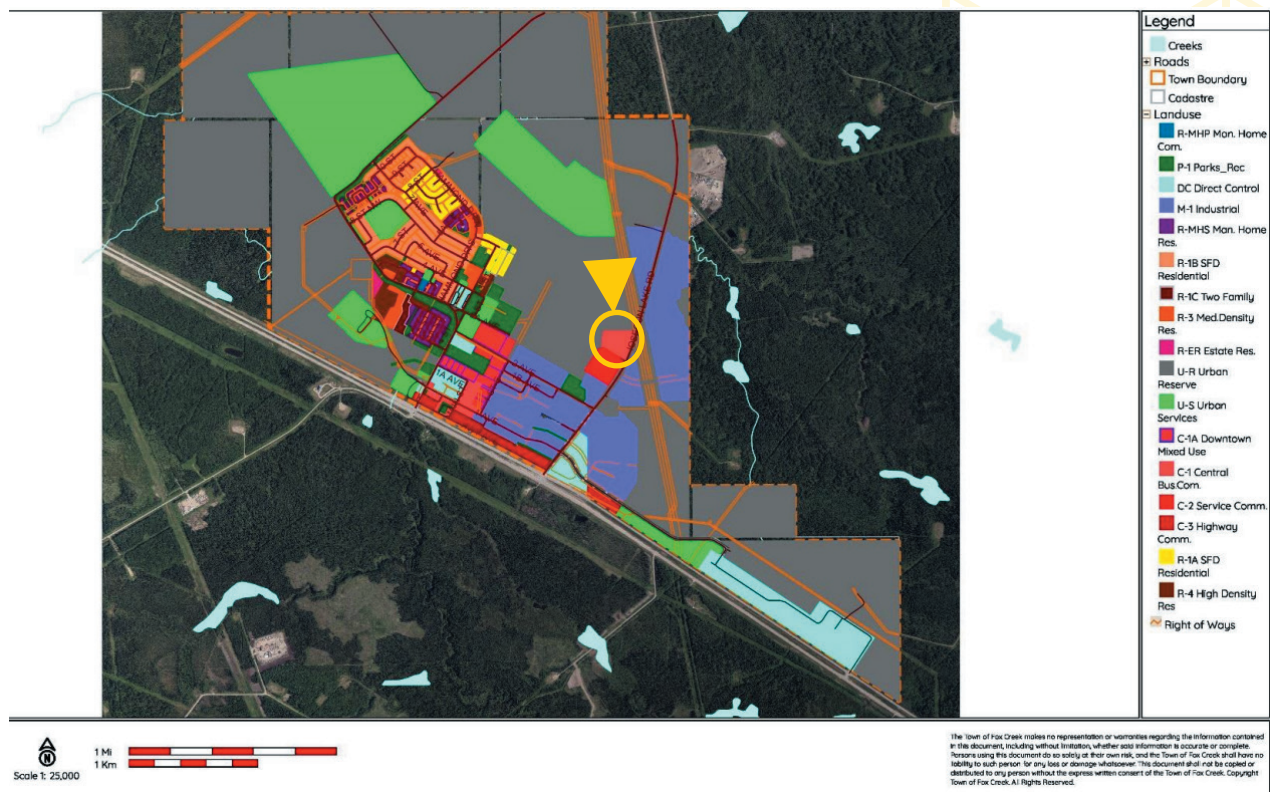


Figure 1: Land Use District Map

This site is along a major artery to many of the local industries well sites, offices, and gas plants. As a result of its location, this property would see hundreds, if not thousands, of vehicles passing by each day.

Nearby businesses include 3 Bubbles Truck/Car Wash, various hotels, Esso Gas Station, Liquor Store

Access to Nearby Public Services:

Many of the public services in the community are located within a short 5 minute driving distance, making all daily life requirements easily accessible.

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

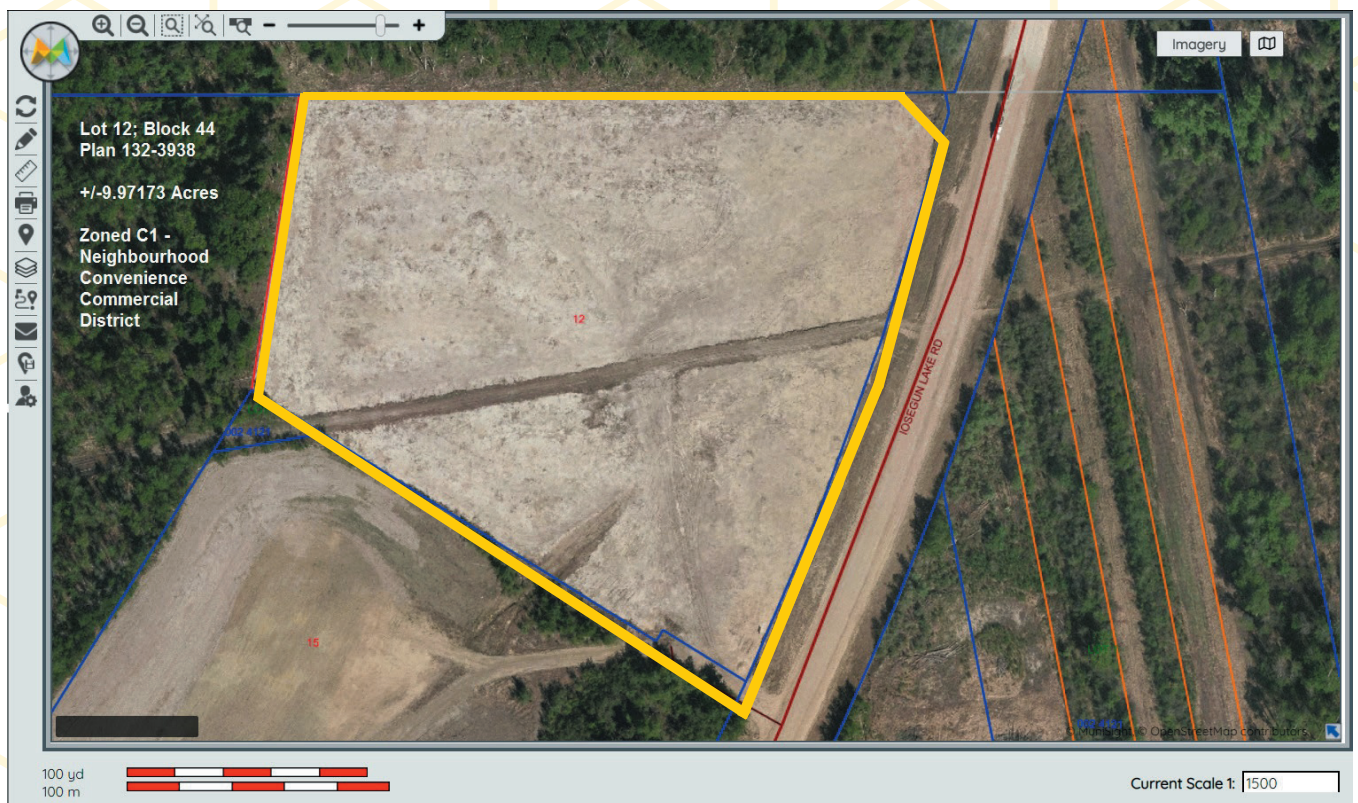


Figure 2: Proposed development site

Land Tenure, Zone, and Price:

The parcel is roughly 4 hectares (10 acres) and is zoned for C1 - Neighbourhood Convenience Commercial District. The parcel may be purchased or may be subdivided to meet the needs of prospective developers.

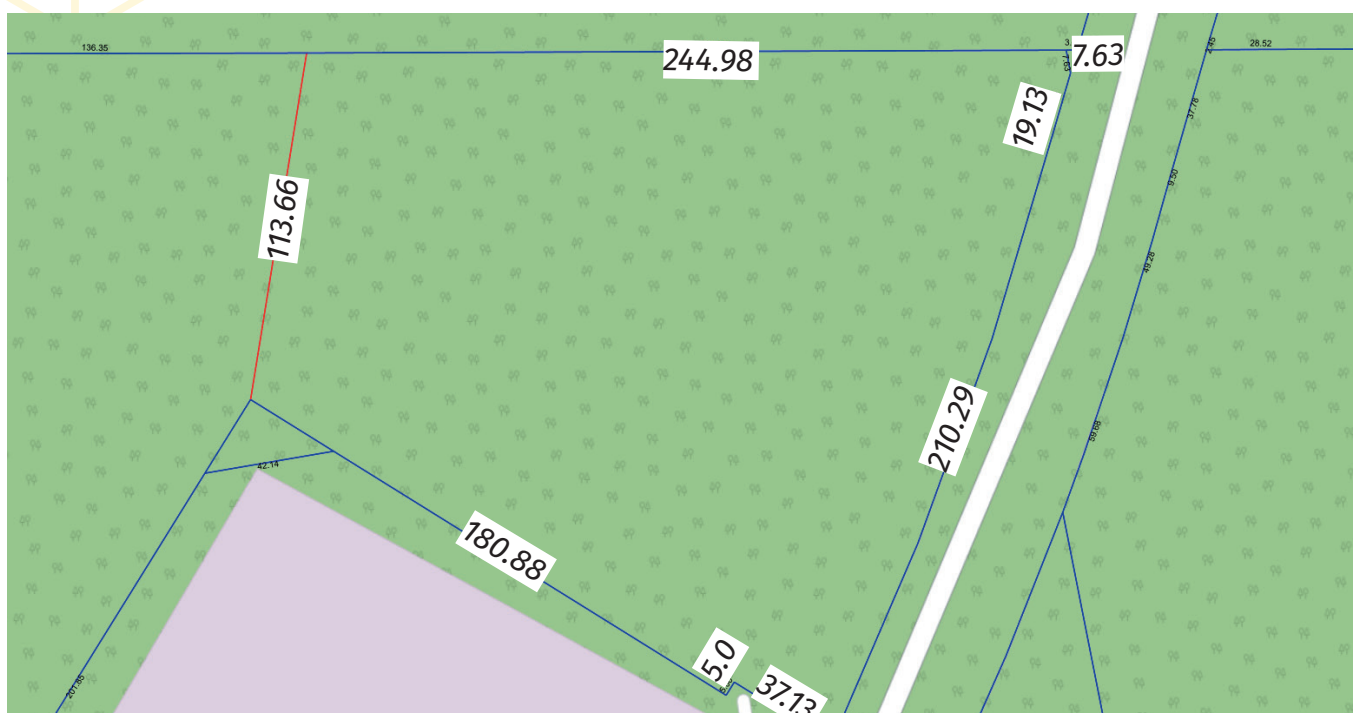


Figure 3: Site measurements



Land Use Bylaw

Zoning:

This subdivision is zoned as Neighbourhood Convenience Commercial District (C-1).

This District provides sites for intense development of convenience retail and personal service outlets, which are intended to serve the day-to-day needs of residential neighbourhoods. This reinforces the downtown area as the primary business district within Fox Creek. The regulations within the C1 District area are intended to restrict those uses which may be considered obnoxious or involving excessive outside storage of materials, goods, and equipment.

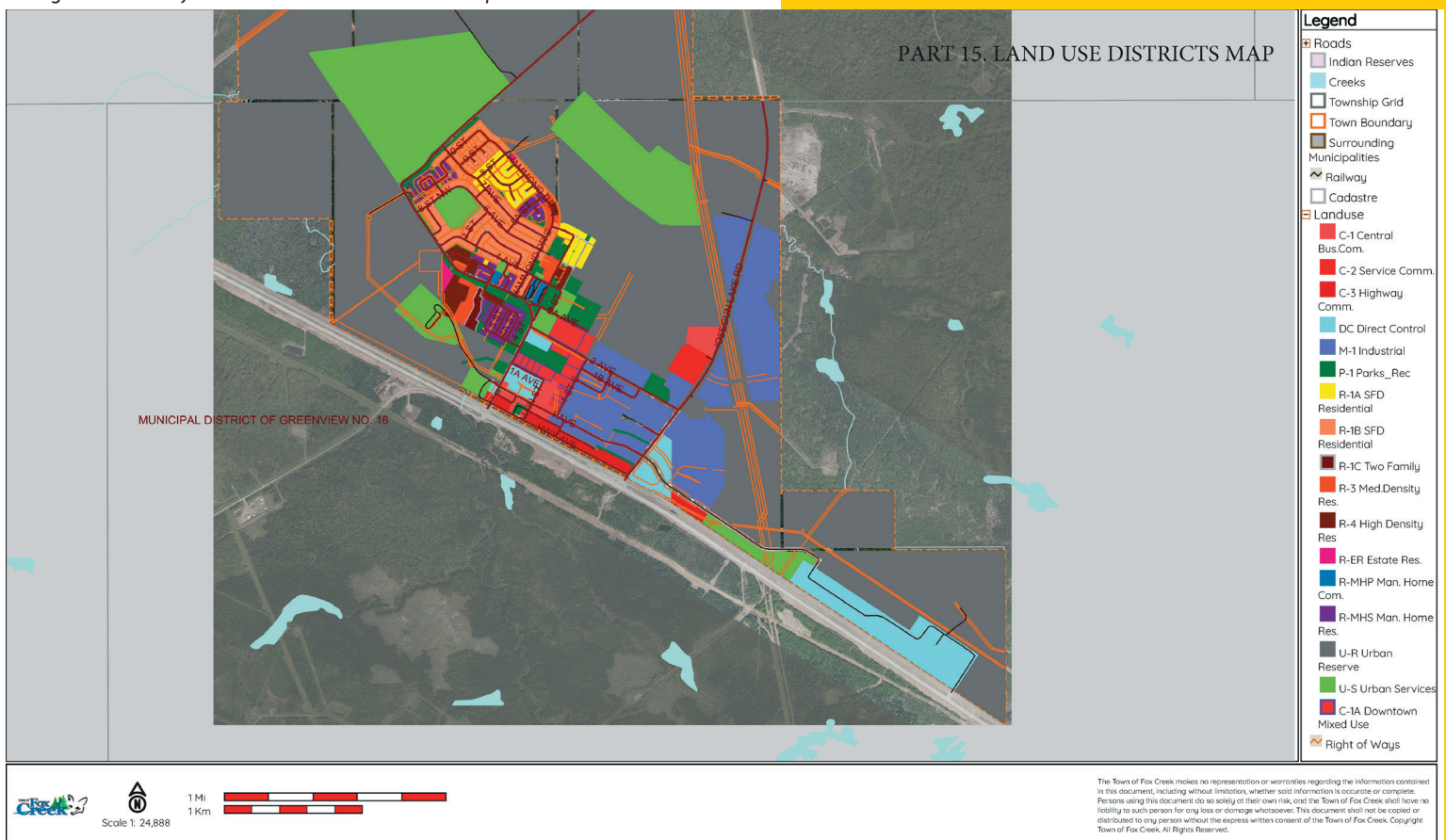
Permitted Uses

Accessory Non-Residential Building or Structure
Accessory Use
Bank/Financial Institution
Convenience Food Store
Office
Parks & Playgrounds
Personal Service Shop
Restaurant, Licensed
Restaurant, Takeout/Delivery
Restaurant, Unlicensed
Retail Store

Discretionary Uses

Cannabis Retail
Caterer
Contracting Services
Dry Cleaning and Laundry Services
Recreation Facility
Restaurant, Drive-through
Signs
Shopping Centre
Supermarket
Other related uses, which in the opinion of the Development Authority are appropriate

Figure 4: Town of Fox Creek Land Use Districts Map



Site Regulations

Maximum Site Coverage	100%
Maximum Height	12.0 m (39.3 ft), or three storeys
Minimum Site Depth	34.0 m (111.6 ft)
Minimum Site Width	15.0 m (49.2 ft)
Front Yard Setback	Zero, except as specified by the Development Officer or the Municipal Planning Commission
Side Yard Setback	
i. Other Requirements	Zero In which case a fire wall shall be constructed to the standards of the <i>Alberta Safety Codes Act</i>
Rear Yard Setback	Zero
i. Other requirements	

Other Provisions

- No person shall display goods, products or materials outside of a building without written permission from the Development Authority.
- All loading, service and garbage collection shall be located to the rear and sides of the principle building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscape materials, berms, fences, or a combination of these features, to the satisfaction of the Development Officer.

Landscaping Requirements

USE	MINIMUM # OF TREES	MINIMUM # OF SHRUBS	NOTES
Commercial/ Industrial Developments	1 per 100 m ² of required yard area	1 per 15 m ² of required yard area	The # of trees may be reduced by 50% if replaced with 2 shrubs. At least 25% of required trees shall be within the front yard and these trees shall not be replaced with shrubs.
Off-street parking lots for apartment, commercial, and industrial developments	1 per 175 m ² of parking lot area	--	--

Economic and Demographic Analysis

A municipal census was conducted in 2019 to gather information of the population in the municipality, including shadow population which is not included in the federal census. Since the census was focused on population, the survey questions were not as in depth as that of its federal counterpart.

The municipal census showed that Fox Creek had a population of 2,189, an 11% increase from the federal census conducted in 2016. However, taking shadow population into account, this number may increase to 5,000 or more throughout the year. According to the results, residential dwellings also saw an increase of 7.5% from 1,054 to 1,133.

The age range that contains the largest portion of the population belongs to those between the ages of 30 and 34, which shows a large workforce that may have already or may be interested in "settling down". With the majority of annual household incomes being over \$100K, this opportunity to settle down may be even more possible (see Figure

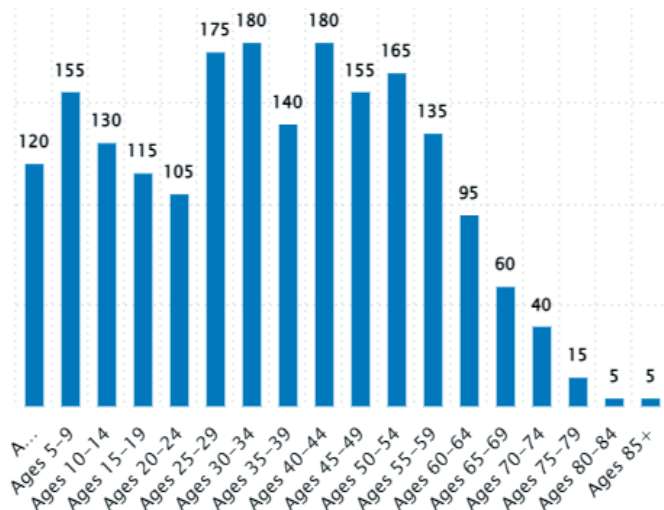


Figure 5: Town of Fox Creek Ages (source: Statistics Canada. 2016 Census.)

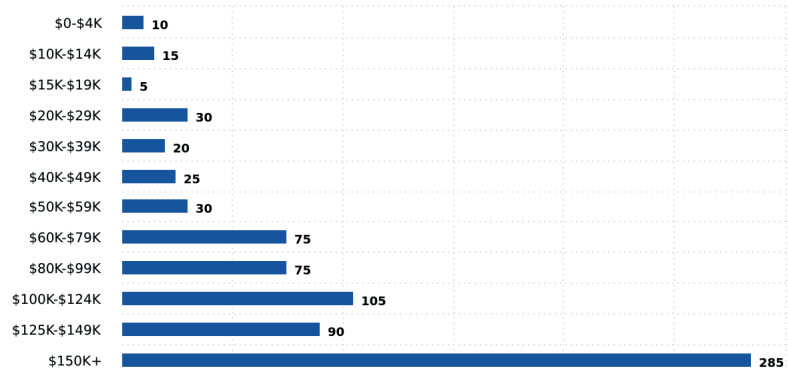


Figure 6: Town of Fox Creek Household Income (source: Statistics Canada. 2016

Economic Activity

Shadow Population, Lodging and Traffic

Fox Creek sees substantial economic activity throughout the year with the shadow population increases, and other industry employees working in the area that may not be staying in the community. The bustle of the town can be measured visually by the amount of temporary living accommodations available, as well as the regular traffic volume reports released by the Government of Alberta (see figure 7).

12 motel/hotel accommodations

- Alaskan Motel
- Bedrock Inn
- Best Western Plus Gas Bar
- Comfort Inn and Suites
- Devonian Hotel and Suites
- Econo Lodge
- Fox Creek Inn
- Foxwood Inn and Suites
- Grizzly Motor Hotel
- Regal Motor Inn
- Super 8 Fox Creek
- Timber Ridge Inn and Suites

Horizon North Iosegun Lake Lodge

Located just a couple minutes north of Fox Creek, the Iosegun Lake Lodge is a great option for companies.

Featuring:

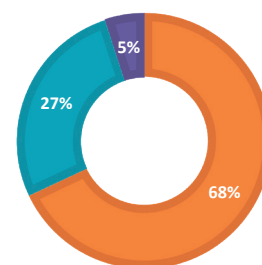
- 300 executive-style rooms
- 114 junior executive rooms
- 42 central, private room
- 3 meals prepared daily

Fox Creek RV Campground

- 23 Serviced Sites
- 7 Non-serviced Sites

2019 HIGHWAY 43 TRAFFIC VOLUMES

Personal Vehicles Commercial Vehicles Recreational Vehicles



Produced: 10-Mar-2020 By CornerStone Solutions Inc.

Figure 7: Traffic Volumes (source: www.alberta.ca)

- Annual Average Daily Traffic Count = 7,030
- Average Summer Daily Traffic Count = 7,456
- Personal Vehicles account for ~68%
- Commercial Vehicles ~27%
- Recreational Vehicles ~5%



Iosegun Lake Lodge

OUR Vision

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The Town of Fox Creek will be a place where all residents, communities and businesses have an opportunity to prosper. While Oil and Gas will continue to be the economic mainstay, other sectors will have developed and prospered. There will be larger and more diverse retail, commercial and professional services and facilities, including enhanced businesses, educational and medical services. Other important emerging sectors including tourism, forestry and mining will represent increasingly important parts of our economy.

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

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Lifestyle

Fox Creek Greenview Multiplex

Opened in late 2018, the Fox Creek Greenview Multiplex is a world-class recreation facility boasting Leisure and Lane Pools, Arena, Mini-Stick rink, Fieldhouse, and Fitness centre. The complex also has a restaurant and coffee bar on site for delicious snacks and drinks, as well as our Fox Creek Community Resource Centre and Municipal Library which are



Fox Creek Community Resource Centre

The Fox Creek Community Resource Centre (CRC) is a great starting point for community members looking for information, help, or support.

Programs offered by the CRC include:

- Family and Community Support Services (FCSS)
- Community Adult Learning Program (CALP)
- Family Resource Network Spoke - Home Visitation and Caregiver Supports
- Community Affordable Housing (Heart River Housing)
- Career and Employment Resource Centre (computer and internet access)



Clubs & Groups

- Fox Creek Nordic and Trail Club
- Fox Creek Curling Club
- Golden Circle Seniors Drop-in Centre
- Fox Creek Light Horse Association
- Fox Creek Minor Hockey
- Fox Creek Motor Sports Association
- Northland Sno-Goers Snowmobile Club
- Children's Indoor Playgroup Society (CHIPS)

Education

- Fox Creek School - K-12
- Fox Creek Playschool
- Northern Lakes College





Silver Birch Golf Club

A beautiful nine-hole golf course offering tree lined fairways, bunkers, and water hazards that are sure to be a fun challenge for any golfer.



Nordic Trail

Around 20 kms of all season, scenic trails surround the community and are great for any skill level. Walk, run, hike, bike, ski, or snow shoe these trails and experience nature.



Terra Gravity Bike Park

The Terra Gravity Bike Park offers a range of progressive ride components. Including: drop zones, pump track, jump lines, skill zones, wall ride, technical balance features and a mini



Fox Creek Municipal Library

Servicing the community since 1970, the Municipal Library has recently moved into its new location at the Fox Creek Greenview Multiplex. Visit and enjoy a large range of materials, programs, art



Fox Creek Lions Club Skatepark

Completed in 2020 and located next to the Fox Creek Greenview Multiplex, the new skatepark offers a great range of features great for any age group.



Playgrounds

Fox Creek boasts an impressive 5 playgrounds, including one that was listed as one of Canada's 150 Coolest Playgrounds in 2017, and one that hosts our local Splash Park.



Iosegun Lake Campground

Iosegun Lake Campground is located 11 km north of Fox Creek along the industrial bypass road. The campground offers 52 non-serviced sites as well as a beach, day use area, boat launch, pit toilets and free firewood.



Smoke Lake Campground

Smoke Lake Provincial Recreation Area is located 9 km southwest of Fox Creek off Highway 43. The campground offers 47 non-serviced rustic sites, a boat launch, day use area, and free firewood.

Development Incentives

Vacant Commercial/Industrial Land Development Incentive



POLICY

- The Town of Fox Creek is willing to negotiate with any prospective business enterprise the price of Town-owned land and any required municipal services such as water and sewer mains, service lines, and street improvements.
- No property taxes shall be levied on vacant Industrial/Commercial land that is being actively developed/serviced for the first two calendar years in which the land is purchased or until there is a building developed on the site, whichever comes first.

Building on Vacant Commercial/ Industrial Land Development Incentive

POLICY

- The Town of Fox Creek is willing to negotiate with any prospective business enterprise the price of Town-owned land and any required municipal services such as water and sewer mains, service lines, and street improvements.
- No property taxes shall be levied on the portion of the Municipal Property Assessment resulting from the new construction on vacant land in the calendar year in which construction commences.
- The tax rebate for the developer of a building(s) that meets the eligibility criteria are as follows:
 - » Construction Year - No taxes applied
 - » Year 1 (After construction year) - 75% Municipal Tax rebate
 - » Year 2 - 50% Municipal Tax rebate
 - » Year 3 - 25% Municipal Tax rebate

Conclusion

Fox Creek has lots to offer!

- ✓ Great development opportunities
- ✓ Great community
- ✓ Recreation rich
- ✓ Continuously growing!





Contact

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