



Surebrook Developments Ltd.
STONECREEK OUTLINE PLAN

JANUARY 2007



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EXECUTIVE SUMMARY

The Stonecreek Outline Plan is a document to support the Timberlea Area Structure Plan Amendment that has been submitted concurrently as a separate document. This Outline Plan, along with the Stonecreek Architectural Guidelines provides detail for land use, pedestrian and vehicular circulation, servicing, and housing forms for 88.91 hectares of land in the Timberlea area of the Regional Municipality of Wood Buffalo.

The density of the plan is area is proposed to increase from 47.1 to 56.86 persons per gross development hectare. This corresponds to a proposed number of 1,685 residential units and 5,000 residents. The primary land use of the area is proposed to be a combination of low density and medium density residential with an integrated open space system.

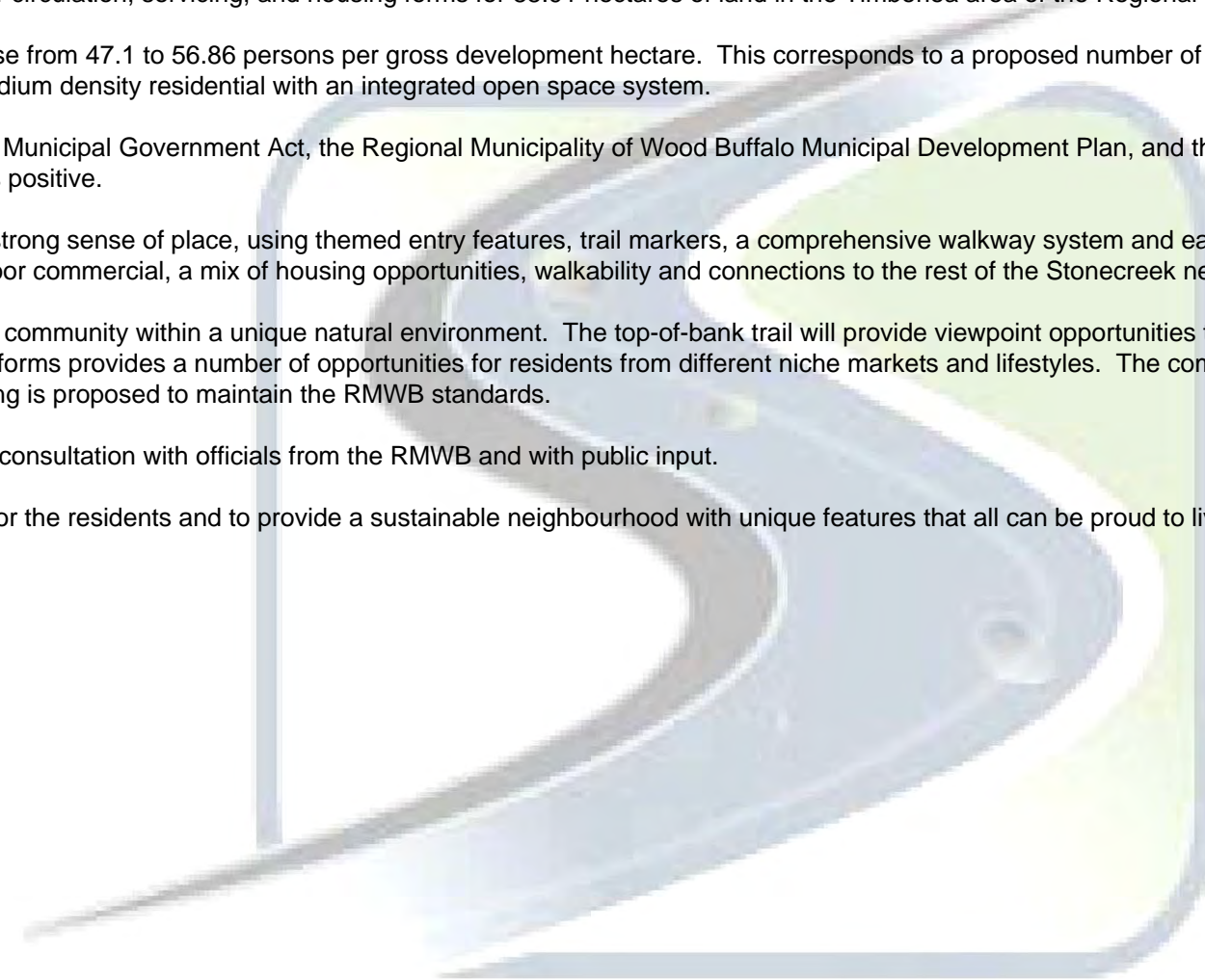
This Outline Plan is in general conformance with the Municipal Government Act, the Regional Municipality of Wood Buffalo Municipal Development Plan, and the Approved Timberlea Area Structure Plan. The overall feedback from a public consultation meeting held on December 6, 2006 was positive.

The Plan endeavours to create a community with a strong sense of place, using themed entry features, trail markers, a comprehensive walkway system and easy to navigate road system. A mixed-use village precinct is planned as a central focus to the Plan and provides convenient ground-floor commercial, a mix of housing opportunities, walkability and connections to the rest of the Stonecreek neighbourhood.

The Plan overall takes advantage of its position as a community within a unique natural environment. The top-of-bank trail will provide viewpoint opportunities to the surrounding forested lands and also contribute to the open space amenities that encourage a healthy lifestyle. A mix of housing forms provides a number of opportunities for residents from different niche markets and lifestyles. The comprehensive road system with a hierarchy of road sizes will ensure a balanced flow of traffic throughout the neighbourhood. The servicing is proposed to maintain the RMWB standards.

This concept has been designed through continuing consultation with officials from the RMWB and with public input.

The Plan strives to provide a strong sense of place for the residents and to provide a sustainable neighbourhood with unique features that all can be proud to live in.



1. INTRODUCTION

1.1 Purpose

The purpose of this Outline Plan is to describe development of approximately 89 ha of land within the Timberlea Area Structure Plan (ASP), in the Regional Municipality of Wood Buffalo. This will guide and enable the immediate and orderly development of these lands. This Outline Plan and the accompanying Architectural Guidelines will provide details to support the Timberlea Area Structure Plan Amendment and to guide future zoning and subdivision of the area.

1.2 Background

The land is currently referred to as Stonecreek and was formerly referred to as Parcel 'F'. An Area Structure Plan Amendment has been submitted under separate cover. A street naming report was submitted to the RMWB in December of 2006 to provide a concept for future place names within the neighbourhood.

This Outline Plan has been prepared in conformance to guidelines set out in a meeting with the Regional Municipality of Wood Buffalo (RMWB) on December 13, 2006.

Since July of 2006, a number of design meetings have been held with administration to determine an acceptable land use plan. This Outline Plan represents a plan that meets the technical challenges of the site without compromising liveability or quality. All areas of this plan have been discussed and reviewed to ensure that the development is an efficient and attractive community.

This Outline Plan has been prepared by IBI Group on behalf of Surebrook Developments Ltd.

1.3 Public Meeting

In accordance with municipal and legislative requirements, a public open house was held on Wednesday, December 6, 2006 between 6:00 pm and 10:00 pm at the Timberlea School. A request was made to all attendees to sign an attendance sheet. Of the twelve (12) attendees, four (4) were employees of the Municipality of Wood Buffalo's Planning Department, with the remaining eight (8) area residents. An overall favourable impression was received from the area residents who attended the public open house.

The exact comments received were "Excellent Plan", "Great, need a lot of single family lots", "Great Plan!", "Great Plan, Good Luck!", "Need indoor sports facility, skating rink", and "Need outdoor hockey rink, great plan!"



2. DEVELOPMENT CONTEXT

2.1 Location

The Timberlea lands are located in the northwest sector of the Urban Service Area of Fort McMurray. As highlighted in **Exhibit 1**, the Outline Plan area is located west of Highway 63, east of the Prospect Pointe Subdivision and borders on the north side of Confederation Way. The Stonecreek land is peninsular in shape with steep slopes defining its east, west and north boundaries.

The lands included in this Amendment are legally described as part of Lot 1A, Plan 012 3208 and part of Block 1, Lot 9, Plan 062 5817.

The Amendment area encompasses lands totalling 88.91 ha.

2.2 Topography and Environmental Conditions

The site is undeveloped and has an irregular peninsula shape covering 88.91 ha. There is a 38 m wide north/south pipeline right-of-way with pole-mounted transformers that runs up the centre of the site. The ground slopes from the highest elevation in the west, then drops at the pipeline ROW to a plateau in the east. The overall slope and surface drainage is to the northeast.

An air photo with Site Opportunities and Constraints is included as **Exhibit 2** and Topographic Profiles are included as **Exhibits 2a and 2b**.

To inform the planning and design of the Forest Hill neighbourhood, IBI Group have prepared 4 preliminary sections running east to west across the site. The existing ground lines depicted in these sections are based on contours generated from aerial photography (photogrammetric survey) and are therefore subject to verification by ground survey.

Preparation of the sections, in conjunction with preliminary geo-technical advice, highlighted a number of site development issues and constraints that are relatively unique to the site. These include:

- The relief (elevation change) across the site between the pre-determined 'tops of bank' is considerable and requires incorporation of non-standard grade adaptive development.
- Preliminary advice regarding the constraints associated with the site geology, especially the existence of layers of shale within the proposed zone of excavation, suggests that maximum slopes for 'cuts' should not exceed 1:6.
- The existing utility right of way, which runs north to south through the middle of the site, cannot be substantially regraded. For the purpose of these preliminary sections, it has been assumed that the existing grade along the west boundary of the right of way (adjoining the gas pipeline) must be retained as is.
- The retention of existing trees, where possible, has been an objective of the grade design depicted in the sections. Some groupings of trees may be able to be retained on existing grade in the back of residential lots.
- 'Walk out' or 'drive under' lots have been incorporated where applicable to adapt the proposed development to the site's considerable slope. Where possible, 'back to front' lots have been incorporated in preference to 'drive under' lots.
- The extent of excavation on portions of the site, which require substantial 'cuts' to create developable gradients, has been influenced by the close proximity of projects requiring 'fill', including those managed by the Province of Alberta.

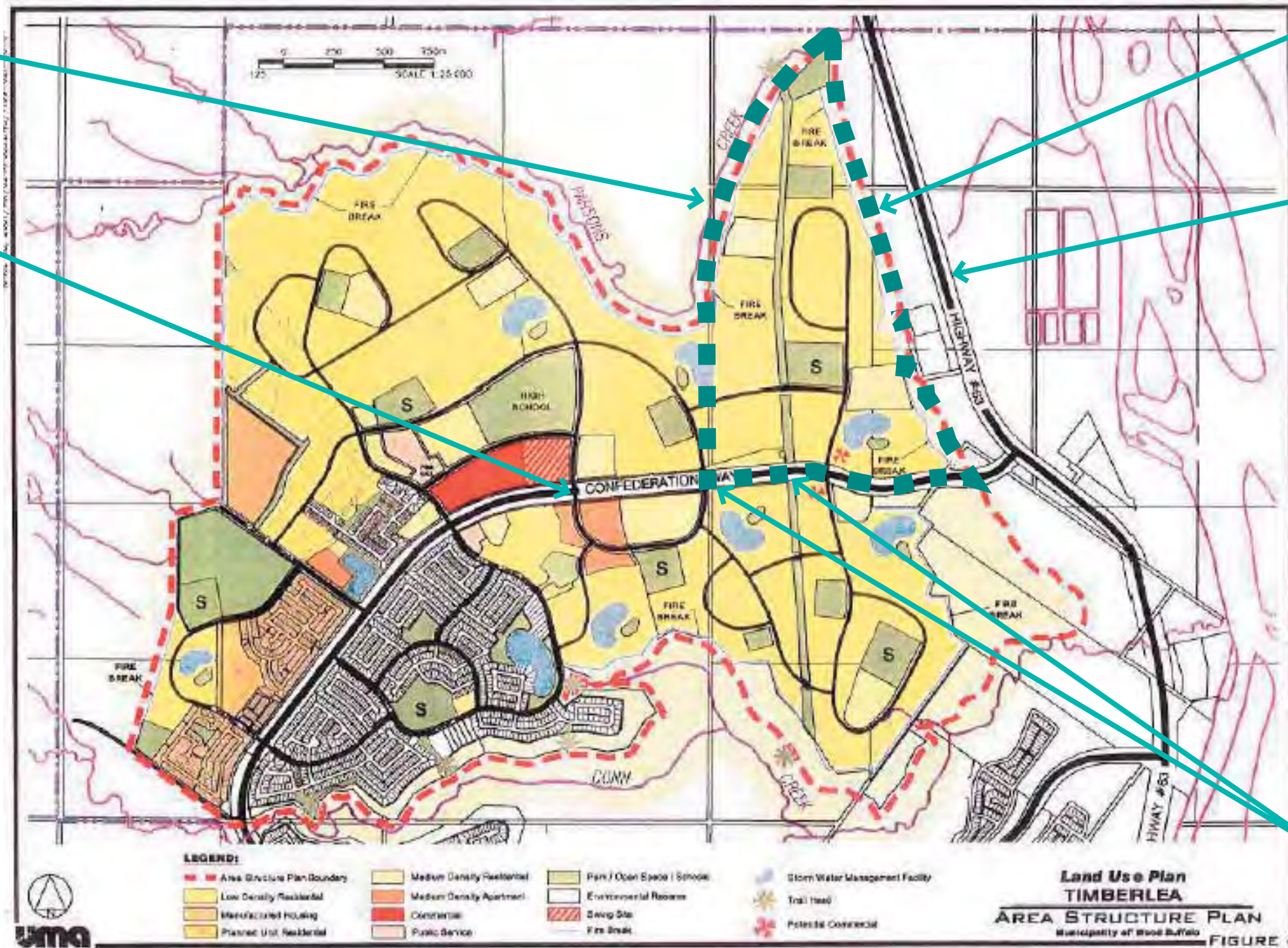
2.3 Local Market Conditions/Community Need

As identified by the Athabasca Regional Issues Working Group, the Urban Service area of Fort McMurray is experiencing urban growth pressures as a result of the influx of population due to current economic conditions. In particular, the demand for housing continues to be significant as the population growth has outpaced land development activity and the provision of housing. As a result, there is an immediate need for lands available for residential development. This influx of population has also reinforced the need for additional school space and commercial development to service the immediate local residents.

Exhibit 1 - Site Context

STONECREEK OUTLINE PLAN

- Bound by Parsons Creek ravine on the west and north and Confederation Road on the south



- Among the last remaining developable lands in Timberlea ASP area
- Overlooks Highway 63 on the east
- Athabasca River runs East of the site

- Access from Confederation Way only

Exhibit 2 - Site Opportunities & Constraints

STONECREEK OUTLINE PLAN



- The land generally slopes from west to east at grades ranging from 5 to 15% and is treed with a mixture of coniferous and deciduous species. Site is triangular in shape, tapering to a point at the north end of the site.

- Development abuts the site on the west with 2 lanes of Prospect Drive constructed and housing under construction



Cross Section 1

Cross Section 2

Cross Section 3

Cross Section 4



- 38 m right of way for pipeline and electricity splits the site and reduces the ability to significantly improve developability of the site



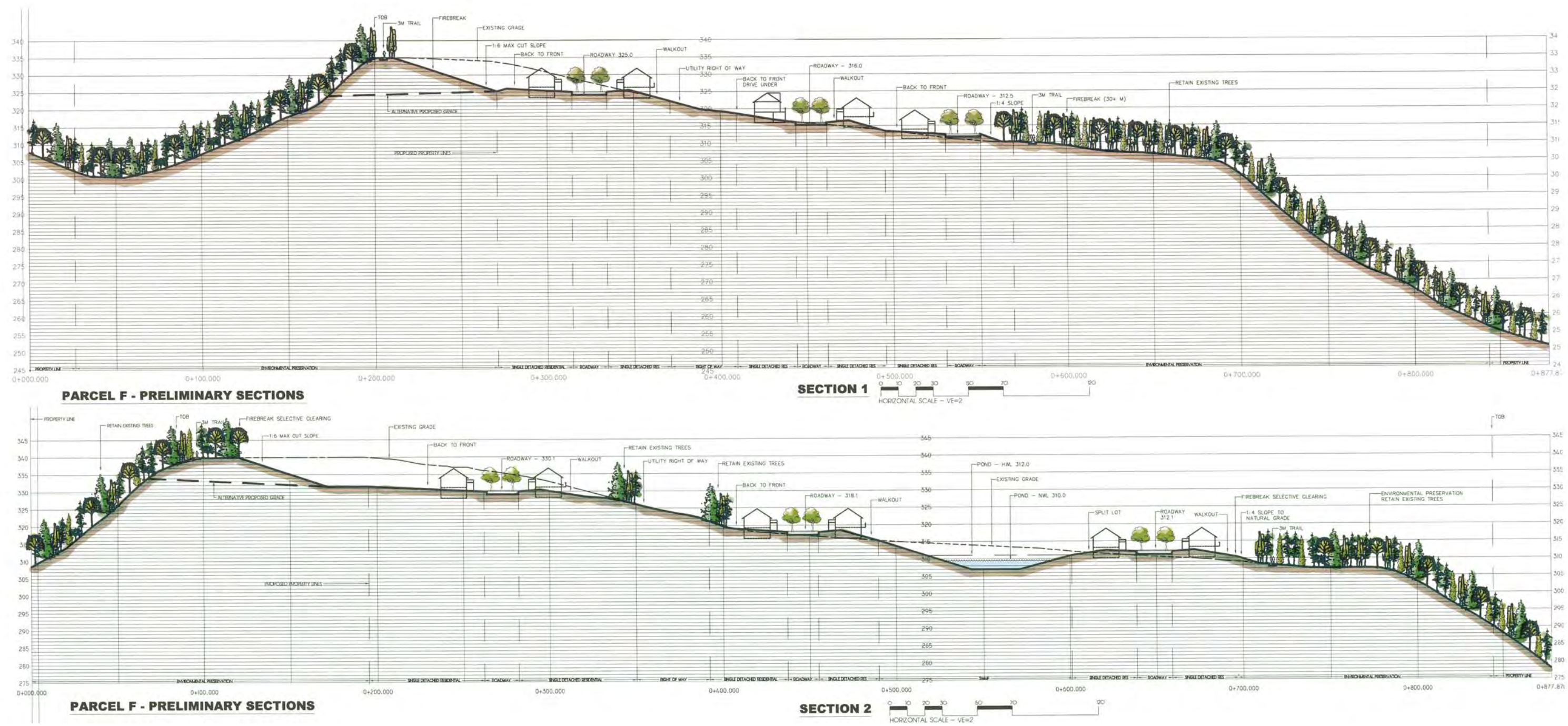
- Major interchange being constructed and will be located at south-east end of the site



• These examples are preliminary in nature and are intended to convey the principles of the project and the various built forms. Further refinement may be required during the engineering , development and architectural stages.

Exhibit 2a - Topographic Profiles

STONECREEK OUTLINE PLAN

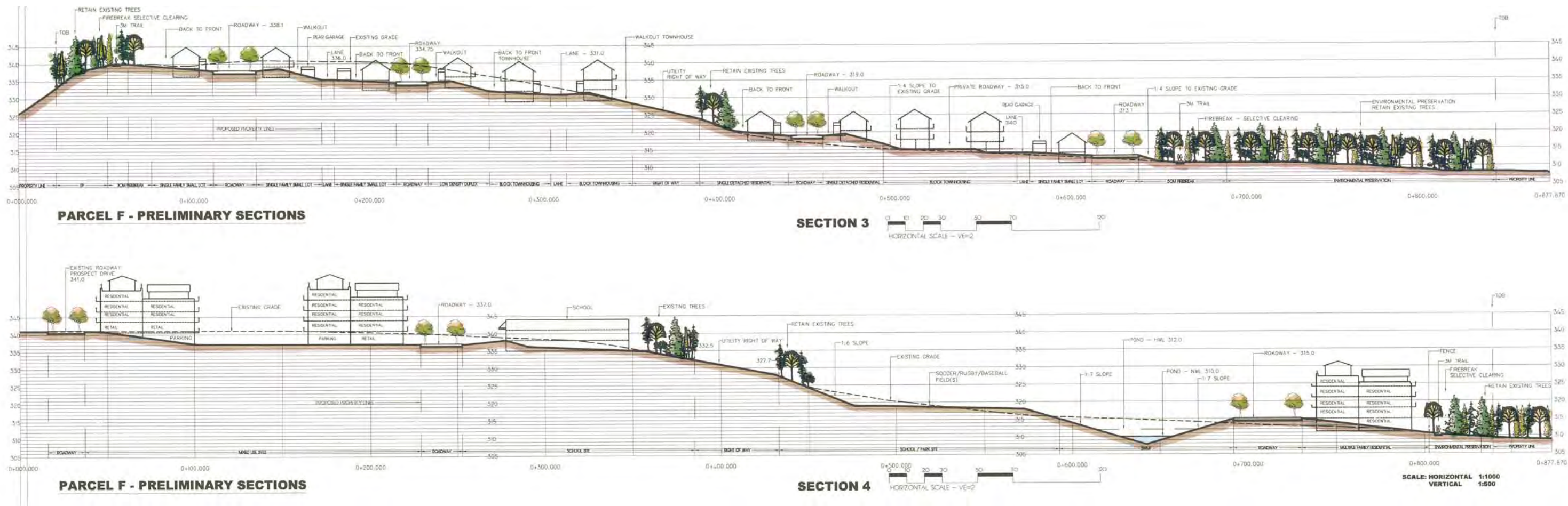


• Section numbers correspond to Sections noted on air photo in Exhibit 2

• These examples are preliminary in nature and are intended to convey the principles of the project and the various built forms. Further refinement may be required during the engineering, development and architectural stages.

Exhibit 2b - Topographic Profiles (cont'd)

STONECREEK OUTLINE PLAN



- Section numbers correspond to Sections noted on air photo in Exhibit 2

• These examples are preliminary in nature and are intended to convey the principles of the project and the various built forms. Further refinement may be required during the engineering, development and architectural stages.

3. LAND USE & PLANNING

3.1 Policy Context

This Outline Plan has been prepared in the context of applicable development policies and objectives governing this area.

3.1.4 MUNICIPAL DEVELOPMENT PLAN

There are no deviations from the Wood Buffalo Municipal Development Plan.

3.1.5 TIMBERLEA AREA STRUCTURE PLAN BYLAW NO. 01/020

This Outline Plan is generally in conformance with the objectives and policies of the Approved Timberlea Area Structure Plan that was last amended on May 9, 2006 as Bylaw No. 06/016.

3.1.6 LAND USE BYLAW 99/059

The lands are currently designated as Urban Expansion (UE) in the RMWB Land Use Bylaw. These lands will be redesignated to appropriate land use districts as detailed planning takes place.

3.1.7 FIRE SMART: PROTECTING YOUR COMMUNITY FROM WILDFIRE

The Plan uses the guidelines provided in the Fire Smart document to help determine the required development setback from tree lined slopes and in providing firebreaks throughout the Plan.

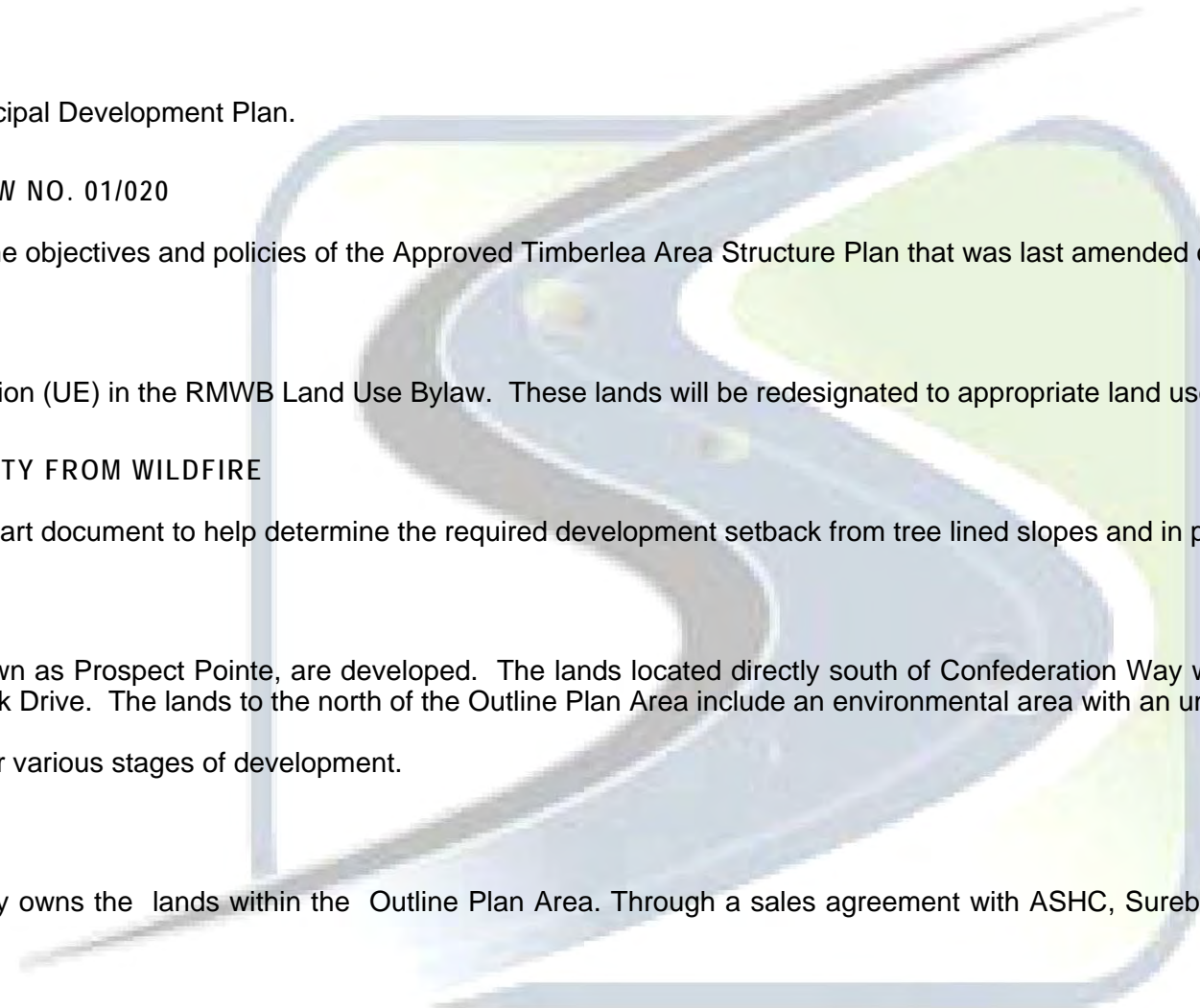
3.2 Surrounding Land Uses

The lands to the west of the Outline Plan Area, known as Prospect Pointe, are developed. The lands located directly south of Confederation Way with Parcel 'D' are currently under development. A high school site is planned in central Timberlea, south of Parson's Creek Drive. The lands to the north of the Outline Plan Area include an environmental area with an unnamed creek. Highway 63 is located on the east side of the site.

The balance of the Timberlea lands is currently under various stages of development.

3.3 Land Ownership

Alberta Social Housing Corporation (ASHC) currently owns the lands within the Outline Plan Area. Through a sales agreement with ASHC, Surebrook Developments Ltd. is endeavouring to develop these lands as a residential community.



4. DEVELOPMENT CONCEPT

4.1 Development Objectives

The main objective of this Outline Plan is to provide a framework for the ultimate development of these lands as an attractive and efficiently designed residential community, responding to current and anticipated market conditions, current municipal policies and guidelines and the unique physical characteristics of this parcel.

4.2 Land Use Concept

The Land Use Concept for this Plan is presented in **Exhibit 3**. Corresponding Land Use statistics are presented in **Exhibit 4**. The land use concept is proposed to be amended as follows:

4.2.1 COLLECTOR ROAD NETWORK RECONFIGURATION

To provide a more even distribution of traffic around the plan area, a looping system of collector roads has been designed. This provides more access opportunities for residents to the collector road system as well as dispersal of traffic to the existing access points to Confederation Way. This road system accommodates a higher density population and more access opportunities for medium density sites.

4.2.2 ADDITIONAL MEDIUM DENSITY RESIDENTIAL SITES ARE PROPOSED

Surebrook Developments Ltd. is restricted to a cap of 1,685 units due to servicing capacity by the Regional Municipality of Wood Buffalo. The plan achieves this objective and provides a healthy mix of housing forms and price points to the purchasing public. **Exhibit 3** includes examples of different housing forms throughout the plan.

Single family residential is the predominant residential housing type within the Plan area, totalling 27.14 ha and 519 units. The balance of Low Density Residential is in semi-detached residential lots comprising 4.84 ha and 126 units. The proposed road network enables the development of residential cells with access from collector and arterial roads providing a mix of housing types. It also allows for the efficient development of the site given the topography change from west to east across the site.

Medium density residential sites are proposed totalling 12.59 ha and 790 units. The increase in medium density sites responds to market demands for housing. As housing prices increase and population grows the demand for efficient multi-family development increases. There is a mixture of multi-family development types planned for the neighbourhood to appeal to different niche markets. These sites have been distributed throughout the plan area to ensure an equitable distribution.

Exhibit 4

Preliminary Land Use Statistics: Stonecreek

Land Use	GDA	% of GDA	Units/ha	Units	Pop/Unit	Pop.
(R1) Single Detached Residential	15.01	18.7%	14.3	215	3.0	645
(R1S) Single Family Small Lot	12.13	15.1%	25.1	304	3.0	912
(R2) Low Density Residential	4.84	6.0%	26.0	126	3.0	378
Total Low Density Residential	31.98	39.9%	20.2	645		1935
(BTH) Block Townhousing	6.50	8.1%	33.1	215	3.0	645
(STH) Stacked Townhousing	1.31	1.6%	57.3	75	3.0	225
(MF) Multiple Family Residential	4.78	6.0%	104.6	500	3.0	1500
(MU) Mixed Use	2.99	3.7%	83.6	250	3.0	750
Total Medium Density Residential	15.58	19.4%	66.8	1040		3120
Total Residential	47.56	59.3%	35.4	1,685		5,000
(C1) Community Commercial	0.80	1.0%				
(PS) Public Services District (School)	7.35	9.2%				
(PR) Parks and Recreation	0.67	0.8%				
(PUL)	5.57	7.0%				
Local Roads	10.16	12.7%				
Collector Roads	5.75	7.2%				
Lanes	0.94	1.2%				
Walkways	0.41	0.5%				
Remnant	0.93	1.2%				
Total Non Residential	32.58	40.7%				
Net Developable Area	80.14	100.0%				
Interchange	1.59					
Pipeline	7.18					
Total Area	88.91					



Exhibit 3 - Development Concept

STONECREEK OUTLINE PLAN

The Plan contains six (6) forms of housing distributed throughout the plan area



Block Town housing



Single Family Drive Under



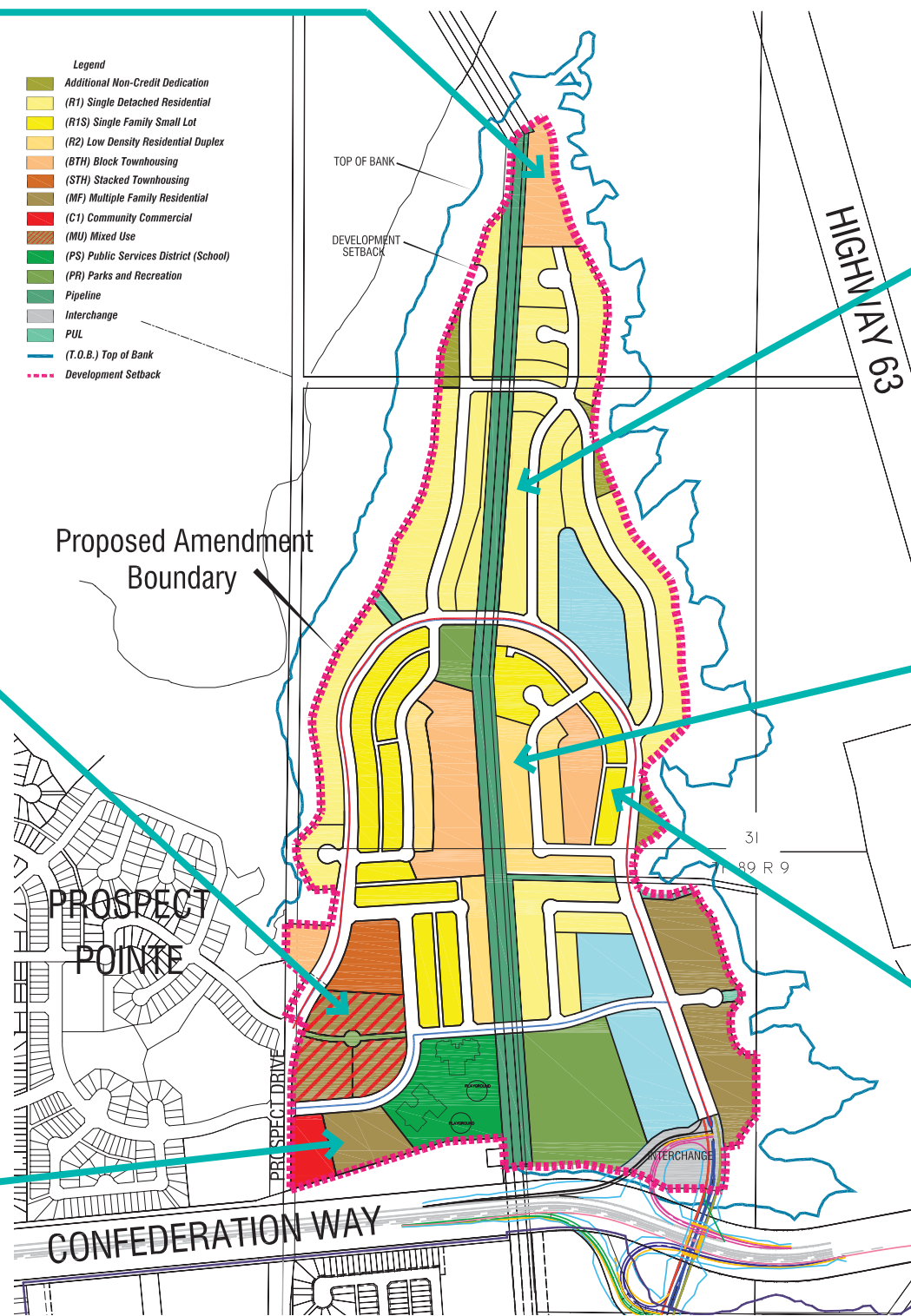
Mixed Use



Semi-Detached Housing



Apartments



Single Family - with rear lane garages

• These examples are preliminary in nature and are intended to convey the principles of the project and the various built forms. Further refinement may be required during the engineering, development and architectural stages.

Exhibit 5 - Mixed Use

STONECREEK OUTLINE PLAN



4.2.3 ADDITION OF A MIXED-USE RESIDENTIAL/COMMERCIAL SITE

This addition is planned to contribute to an urban village atmosphere in the southwest part of the plan. This provides convenient commercial opportunities for residents, without the need to use a vehicle. A rendered concept of the mixed-use area is shown as Exhibit 5.

The Municipality of Wood Buffalo has prepared and approved a 'Community Placemaking Initiative' document. Many elements of the documents have been adopted into the design of the Stonecreek 'Parcel F' community. Themeing through naming of the community as Stonecreek, reinforced by proposed street names and complimentary architectural design regulations. Urban design of the development with the enhancement of integrated trails for walkability, preservation where practical from an engineering perspective of treed areas, streetscapes, and integration of stormwater management facilities into the community. The planned urban village and associated commercial area are strategically located to provide a focal point of interest and entry feature to the Stonecreek community.

4.2.4 RATIONALIZATION OF STORM WATER MANAGEMENT FACILITIES

In response to increased population densities and more detailed engineering more stormwater management facilities have been proposed. This provides additional green space amenities for residents and adds to the overall aesthetic quality of the development.

Increased size of the stormwater management facilities has been precipitated by the overall increase in density required by Surebrook Development Ltd.'s obligation to Alberta Social Housing Corporation to attain the required 1,685 units and 5,000 resident population, but also dictated due to site topographic conditions in accommodating the project's stormwater management requirements.

4.2.5 REDISTRIBUTION OF THE SCHOOL AND OPEN SPACE NETWORK

The parks and open space system is proposed to be developed according to the standards set out by RMWB. An open space and walkway plan is included as **Exhibit 6**. The following elements comprise the open space system in the Amendment area:

- school site with adjacent sports fields and a central neighbourhood park;
- stormwater management facilities and adjacent parks;
- top-of-bank walkway and pipeline right-of-way;
- firebreak parks and additional non-developable parcels of land.

Trail markers incorporating directional and/or interpretive panels would be located within the major multi-use trail corridor. Walkways are conceptual and exact alignment is subject to detailed design and may vary as to location shown on the attached **Exhibit 6**. These will fit with the themed entry-features located at entrances to the neighbourhood. The entry features and walls will address the major vehicular entry points into the neighbourhood giving a sense of arrival to residents. Examples and locations of these walkway markers and entrance features are shown in **Exhibits 6 and 6a**.

The Developers propose to provide Municipal Reserve for these lands via the dedication of approximately 10% of the gross developable area.

The Plan proposes to relocate the school to the west side of the pipeline right-of-way. This allows a buffer from the planned stormwater ponds in the east and also a flatter area for the school facility. Located at the south end of the pipeline walkway, the school is located next to the multi-family sites, the mixed-use urban village and commercial area.

Natural tree stands will be retained on the school site until time of development of the school facilities. This will mitigate potential erosion of the ground cover on the site.

4.2.6 INCREASES IN POPULATION DENSITY

The proposed development density for the Plan area is proposed to increase from 47.1 to 56.86 persons per gross development hectare. This increase from the densities proposed in the Timberlea ASP is largely due to using the persons per unit standards that are consistent with RMWB Engineering standards and census figures rather than the figures used in the Timberlea ASP Bylaw No. 01/020. This increase in density is also due to increased amounts of multi-family residential and detailed lot planning in conjunction with a more efficient road network than was contemplated in the approved Timberlea ASP and also attributable to Surebrook Development's requirement not to exceed 1,685 units with a maximum population of 5,000 persons with the Municipality of Wood Buffalo.

The primary land use of the Amendment Area is proposed to be a combination of low density and medium density residential with an integrated open space system.

4.3 Residential Land Use

The Plan proposes the creation of residential development cells or precincts, each developed with their own character and image. These development cells are defined by boundaries such as roads, stormwater retention facilities and neighbourhood parks. Precincts are identified in **Exhibits 7, 8, 9, 10 and 11**.

For all residential housing types, design guidelines have been prepared to regulate the development of high quality residential housing forms. This proposed development is bordered by the arterial road system (Confederation Way) to the south, a collector road in the southwest, and a top-of-bank trail along the remainder of the boundary. There is a primary north south orientation of the local road pattern within the Stonecreek development, precipitated by the need to deal with the site topographical constraints and grading of the site. For more detail concerning architecture within Stonecreek, an associated document, Stonecreek Architectural Guidelines has been submitted as a companion to this Outline Plan.

Exhibit 6 - Walkway Plan & Trail Network

STONECREEK OUTLINE PLAN

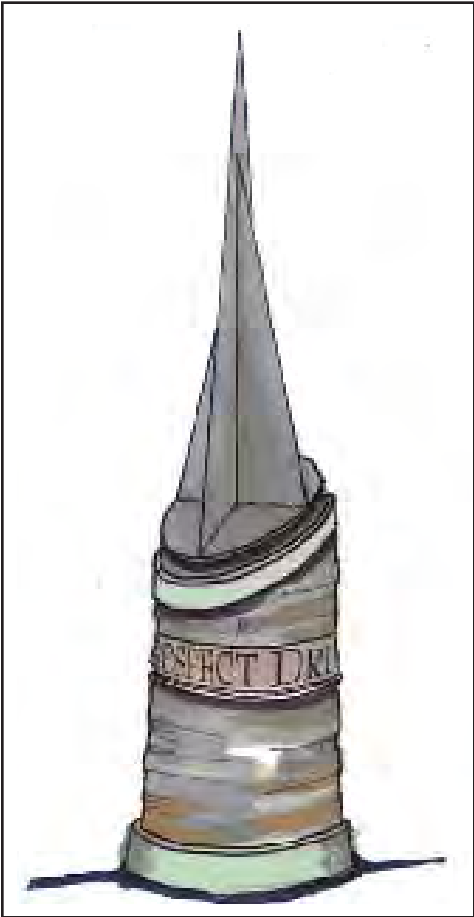


Pipeline Corridor

- Extensive trail system with top-of-bank walks linked to the major green spine and the neighbourhood sidewalk system



- A collector road loop system to accommodate vehicular traffic and transit efficiently



Walkway Marker



Granular Tier-2 Multi- Use Trail For The Top-of-Bank



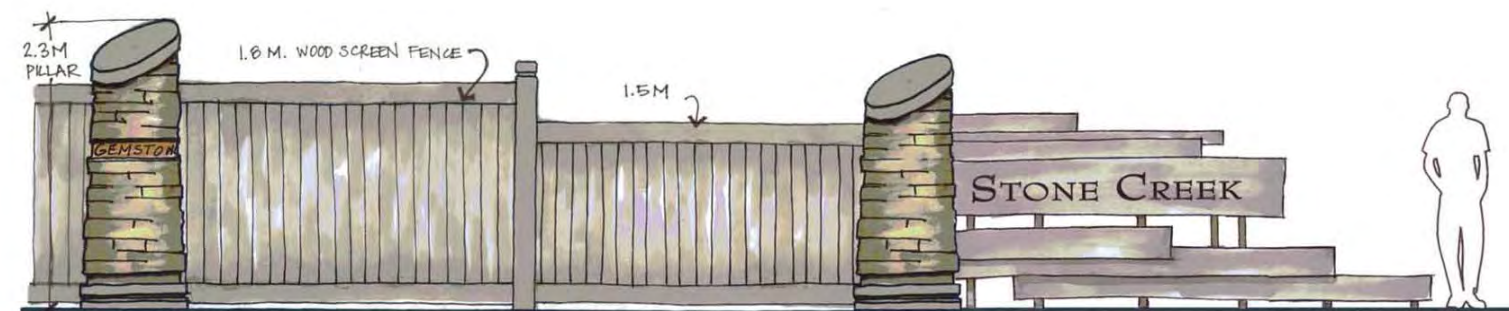
Paved Tier -1 Multi- Use Trails

• These examples are preliminary in nature and are intended to convey the principles of the project and the various built forms. Further refinement may be required during the engineering , development and architectural stages.

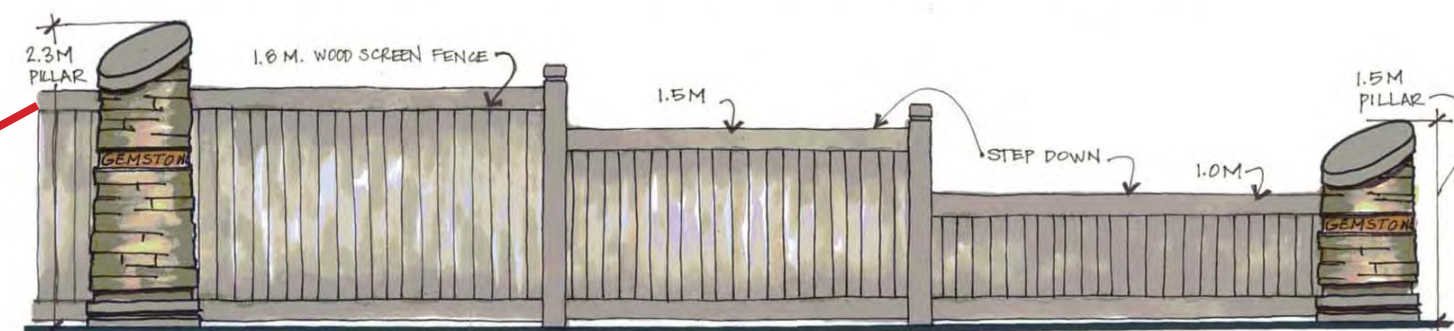
Exhibit 6A - Urban Design Features

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- Please see map on Exhibit 6 for Entry Feature Wall and North Precinct Entry Feature Wall locations



NORTH PRECINCT ENTRY FEATURE WALL WITH WOOD SCREEN FENCE - Scale - NTS



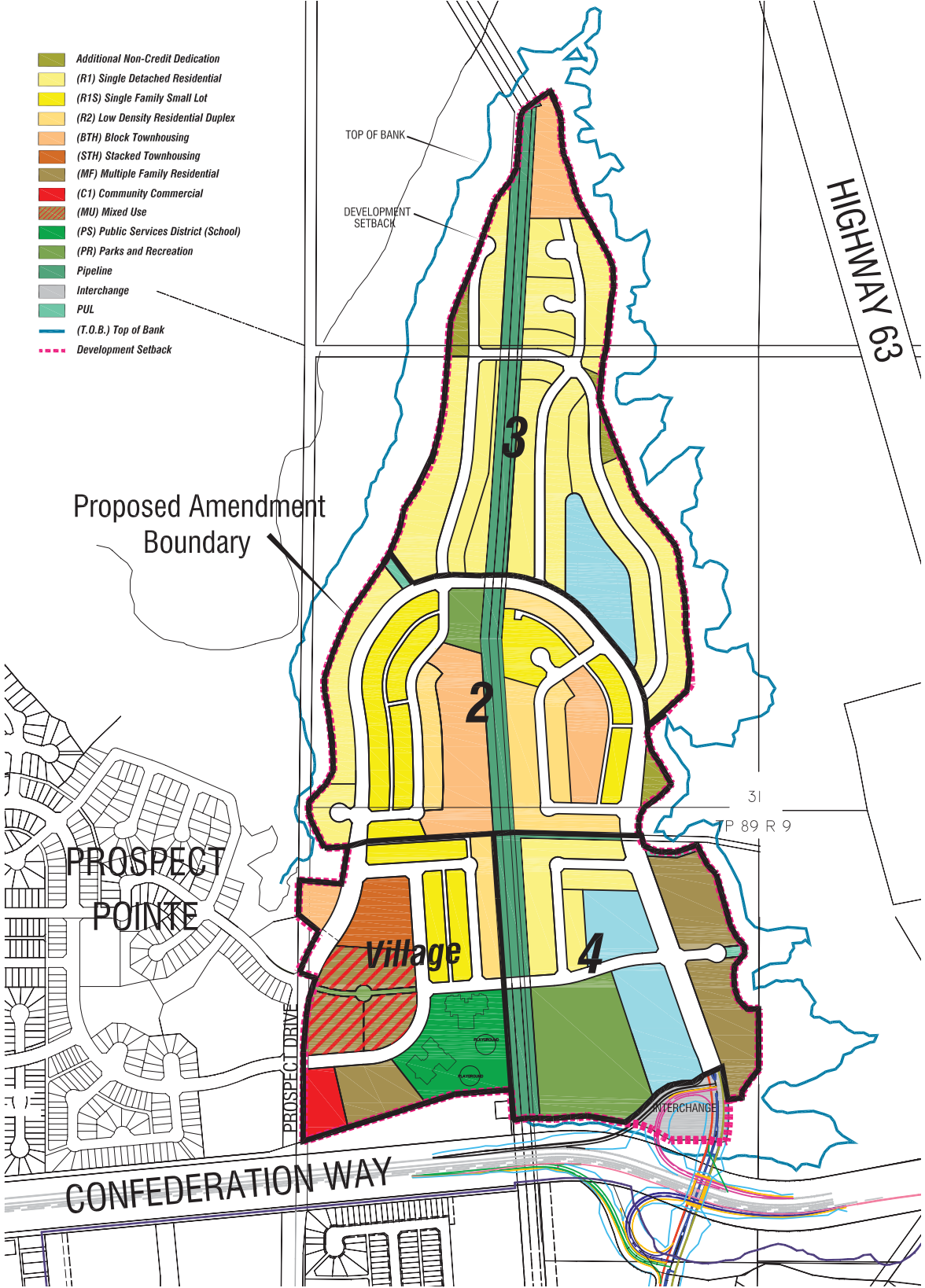
WOOD SCREEN FENCE WITH PILLARS



These examples are preliminary in nature and are intended to convey the principles of the project and the various built forms. Further refinement may be required during the engineering, development and architectural stages.

Exhibit 7 - Residential Precincts

STONECREEK OUTLINE PLAN

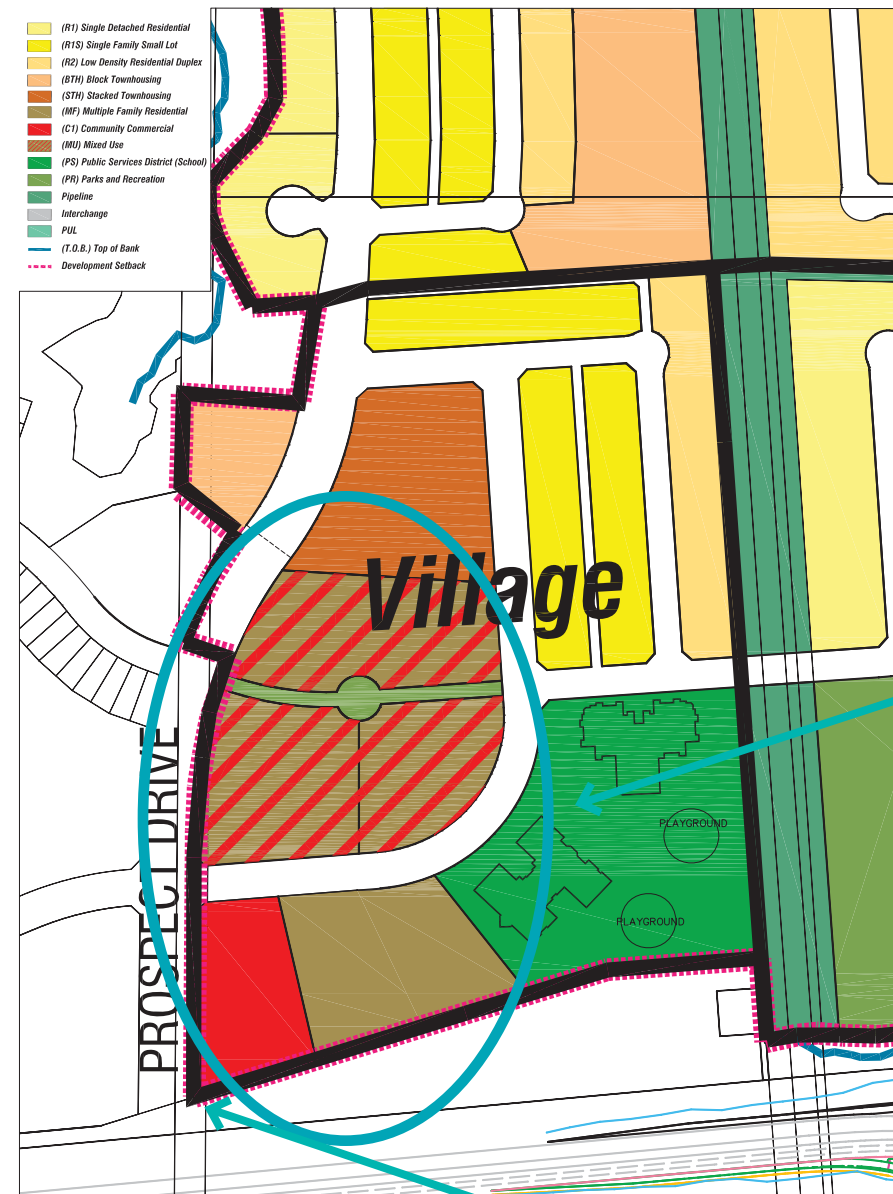


- Residential Precincts are created by a combination of natural and man made features, centred around amenities
- Each precinct allows a mix of housing forms and direct access to open space amenities, multi-use trails and paths
- Precincts create the opportunity to foster more intimate social interaction amongst neighbours; can be represented by architectural sub-themes; and are integrated with other precincts through the pedestrian circulation system

These examples are preliminary in nature and are intended to convey the principles of the project and the various built forms. Further refinement may be required during the engineering, development and architectural stages.

Exhibit 8 - Village Precinct

STONECREEK OUTLINE PLAN



ENTRY FEATURE WALL

Sense of Arrival – Village Precinct

- Area will contain a strong sense of arrival via entrance features and landscaping.
- A view corridor is provided at the north end of the Village Centre for both vehicles and pedestrians.

Village Precinct

- The Village Precinct, located in the south west corner of the plan area achieves both inter and intra neighbourhood connectivity and service provisions via land use location and multi use trail connectivity to the Commercial / Mixed Use area and school site.
- The site also has a direct walkway linkage to Prospect Pointe ensuring convenient access to the school site for students living outside of the Plan area.
- Village Centre contains a wide range of housing forms:
 - Single Detached
 - Semi - Detached / Duplex
 - Block Townhousing
 - Mixed Use
 - Apartments
- Commercial site location ensures its viability without compromising its integration into the plan.

Exhibit 9 - Residential Precinct 2

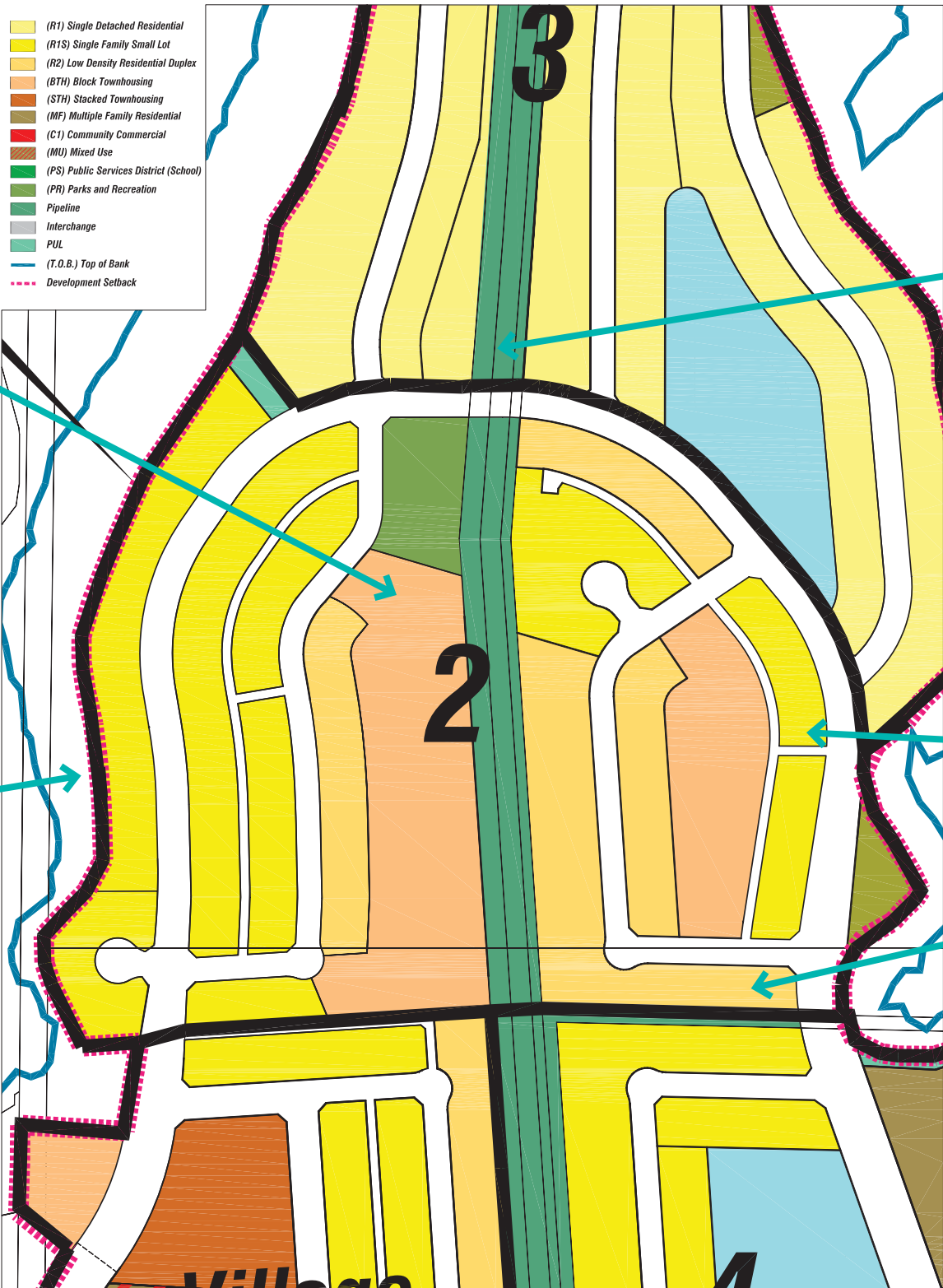
STONECREEK OUTLINE PLAN



Block Town Housing



Granular Tier-2 Multi- Use Trail For The Top-of-Bank



Pipeline Walkway



R1S Residential Small Lot



Semi-detached Housing

- Contains a mix of housing forms
- Multi family at top-of-bank – not only for single family residents
- Access to three different trails
- Central Amenity spine
- Top-of-bank roadway access

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Exhibit 10 - Residential Precinct 3

STONECREEK OUTLINE PLAN

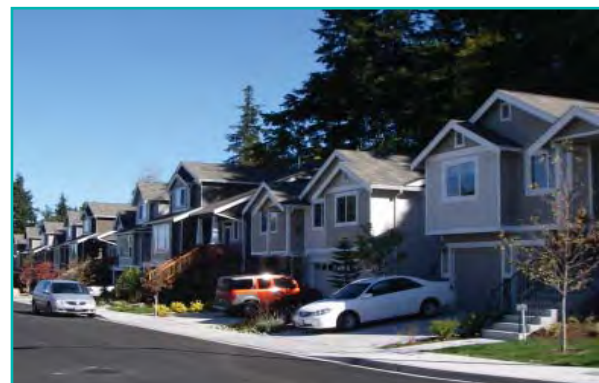
- Mix of housing forms



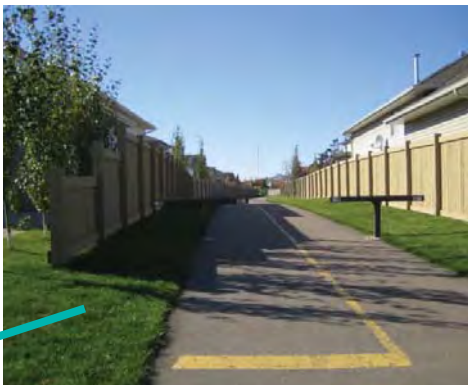
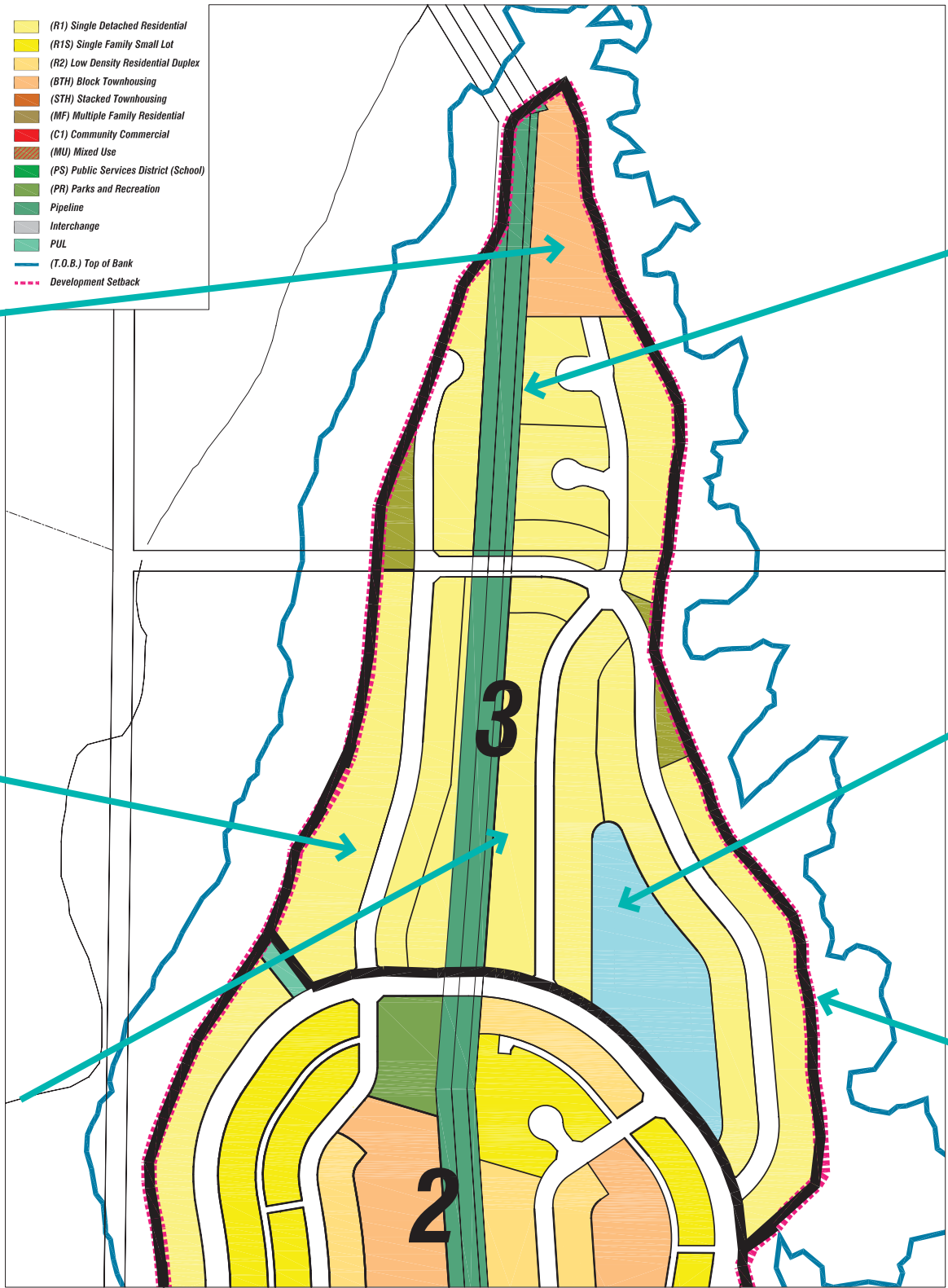
Block Town housing



R1 Single Family Detached



Single Family Drive Under



Paved central trails



Storm water pond



Viewpoint opportunities from granular top-of-bank trail.

- Point area multi family housing at best view location
- Top-of-bank roadway access

These examples are preliminary in nature and are intended to convey the principles of the project and the various built forms. Further refinement may be required during the engineering, development and architectural stages.

Exhibit 11- Residential Precinct 4

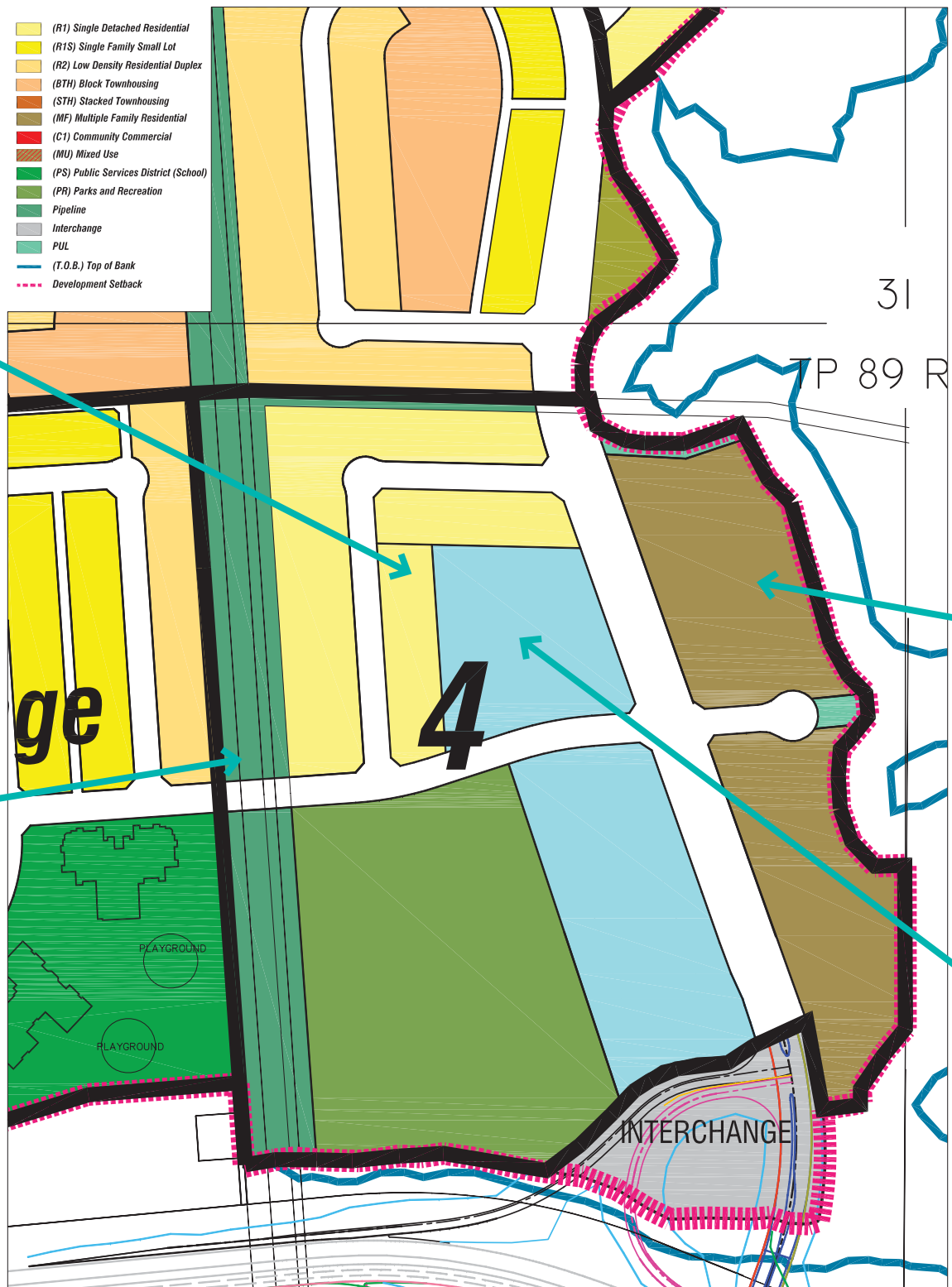
STONECREEK OUTLINE PLAN



Single Family Residential



Pipeline Corridor



- Mix of housing forms
- Attractive interface of housing with collector road
- Access to central greenway spine and perimeter trail



Apartments



Stormwater Pond

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5. SERVICING

The following is a general description of the servicing scheme for the Plan area.

5.1 Water Distribution System

Existing adjacent water mains are to be extended into the Stonecreek development from Prospect Drive in the southwest as shown on **Exhibit 12**. Looping within the major collector within Stonecreek to connect in the area of the interchange in the southeast, with engineering design to accommodate looping and sufficient domestic fire flows.

5.2 Storm Water Management System

The location of storm water management facilities has been strategically placed within the Stonecreek development to effectively serve the storm water management needs of the community and respecting site topographical restraints. Major storm pipe will follow the major and minor collectors with gravity flow to the storm water management facilities to the east of the pipeline easement as shown on **Figure 12**. All pipe sizing will be confirmed at the detailed design stage.

5.3 Sanitary Sewer System

Existing adjacent sanitary sewer mains are to be extended into the Stonecreek development from the existing main located adjacent to Confederation Way, in the proximity of the future interchange. Engineering design will accommodate the projected 1,685 units and maximum population of 5,000 persons as shown on **Figure 12**.

5.4 Shallow Utilities

The Amendment area will be serviced by power, gas and cable utilities. These services will be extended from nearby existing developments.

5.5 Road Network

The local road network is comprised mainly of through streets and a few cul-de-sacs with major access points to collector and arterial roads. All roads are proposed to achieve RMWB standards.

Illustrated on **Exhibit 13**, Circulation Plan, the Stonecreek community road system accommodates the municipal transit system and provides service to the entire neighbourhood within a 400m walking distance. Road cross sections for 18m local, 20m minor collectors, 24m collectors, and 36.5m major collector roads are identified on the plan

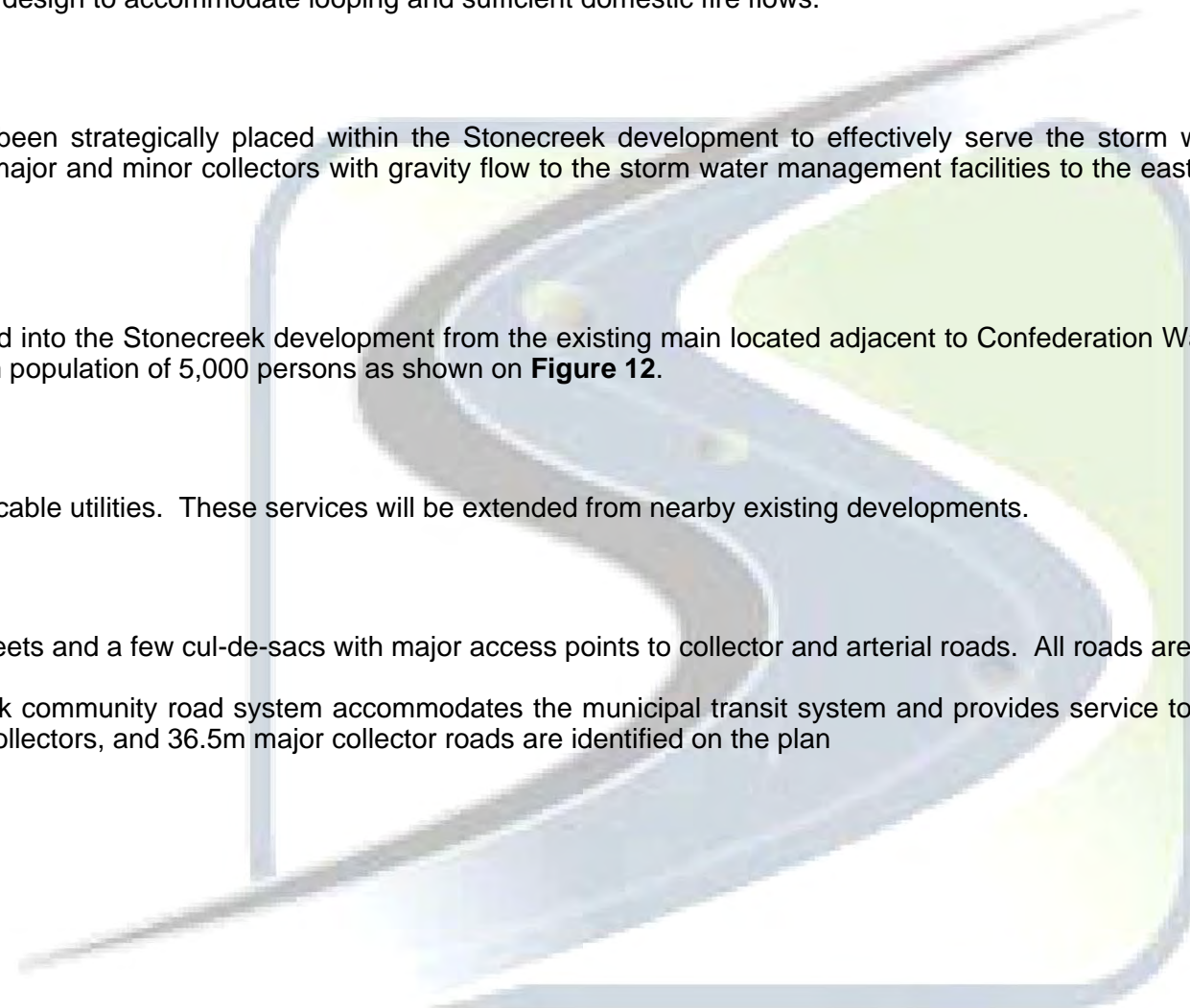
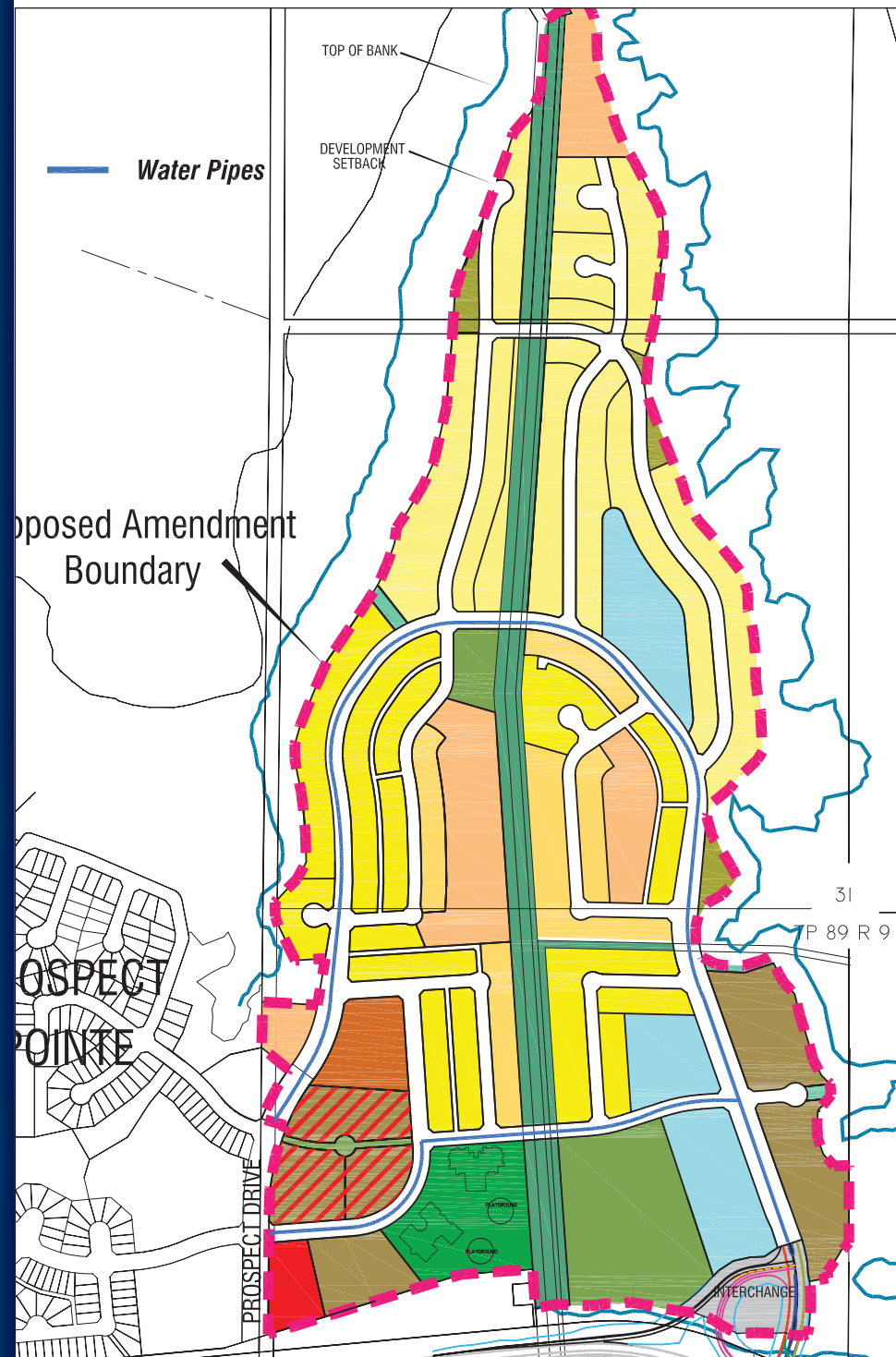
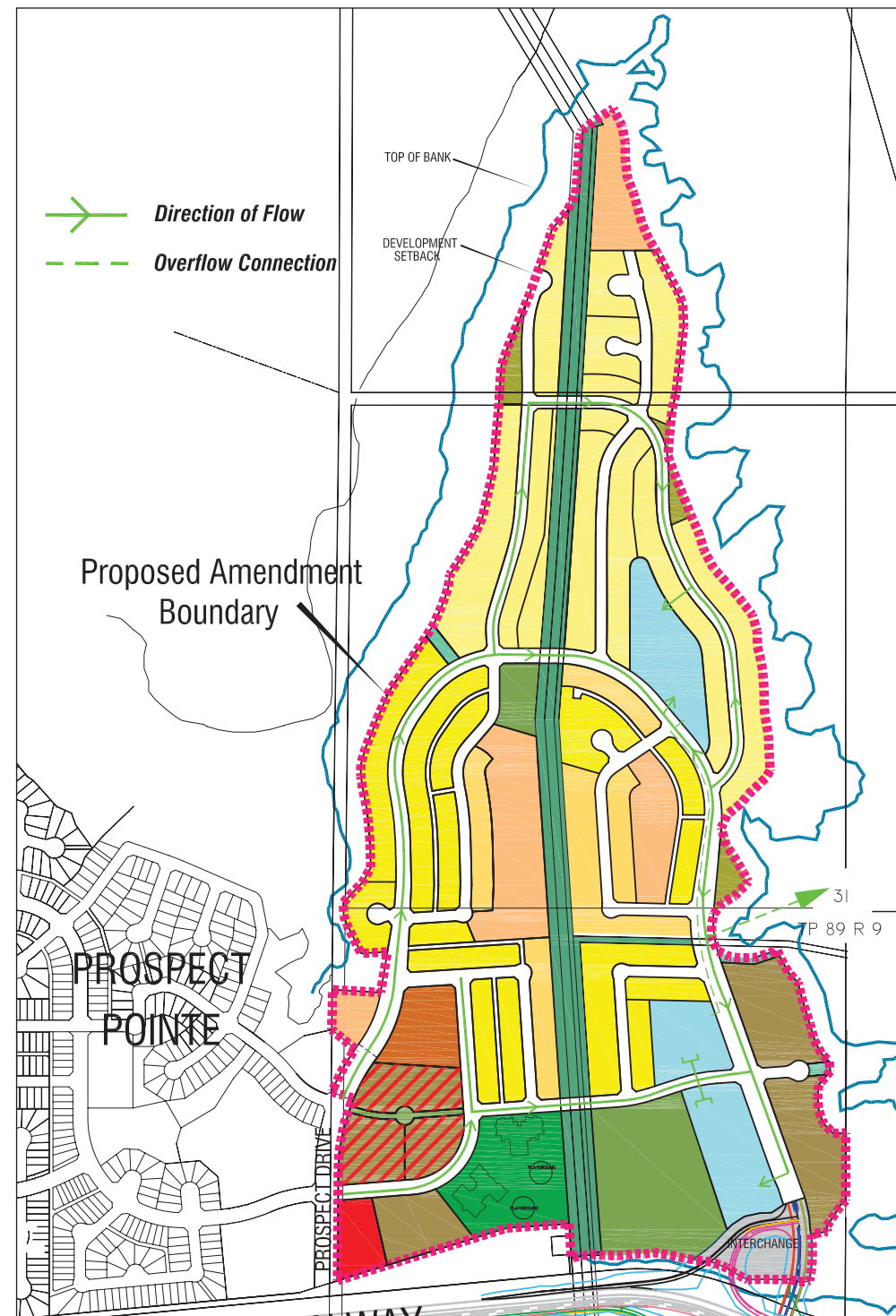


Exhibit 12 - Servicing

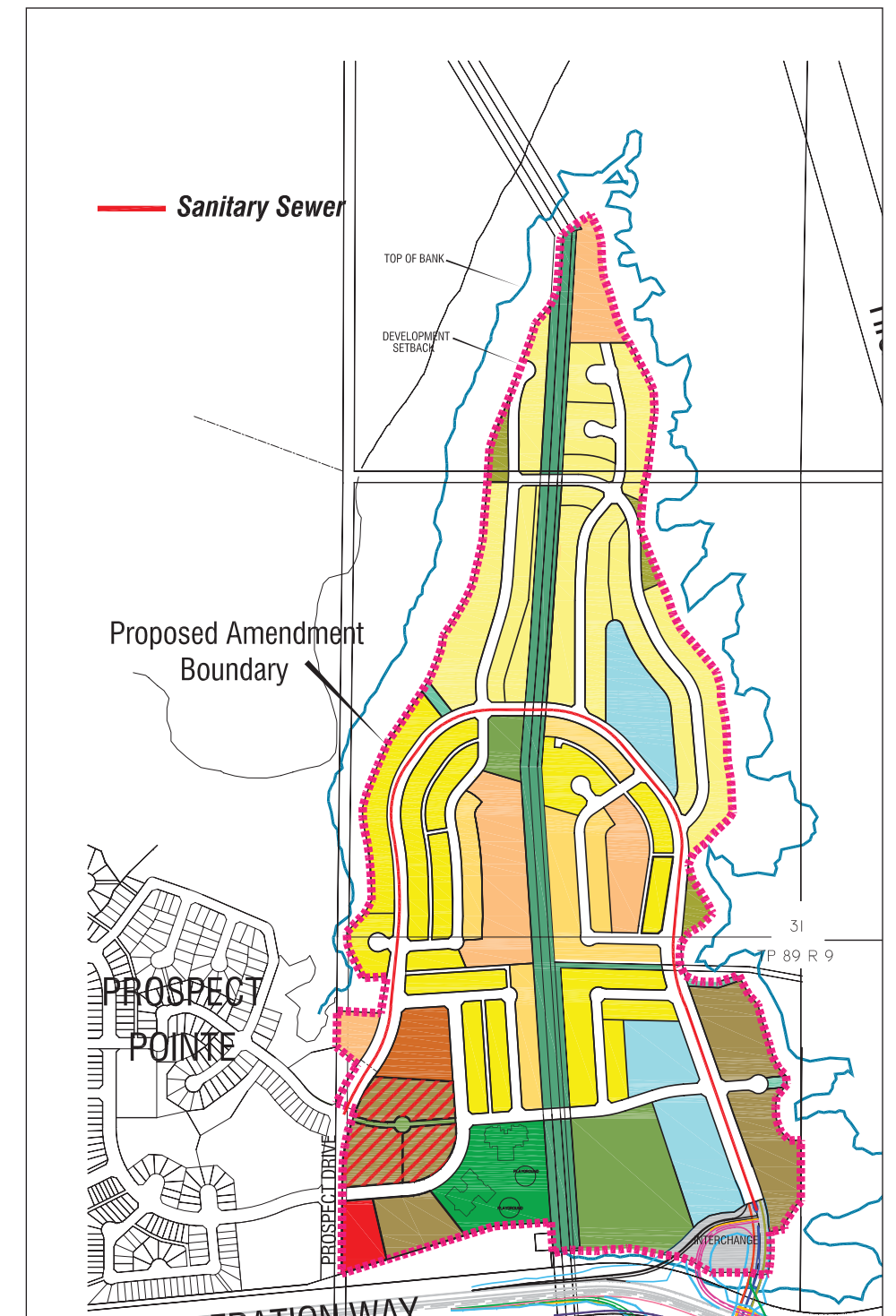
STONECREEK OUTLINE PLAN



Water Servicing



Storm Drainage



Sanitary Servicing

These examples are preliminary in nature and are intended to convey the principles of the project and the various built forms. Further refinement may be required during the engineering, development and architectural stages.

6. IMPLEMENTATION

6.1 Timing of Staging

Based on the logical extension of roads and services, these lands are intended to be developed in a staged fashion commencing with Phase 1 in 2007 with subsequent phases of development commencing in 2008 and 2009. A phasing plan is included as **Exhibit 14**.

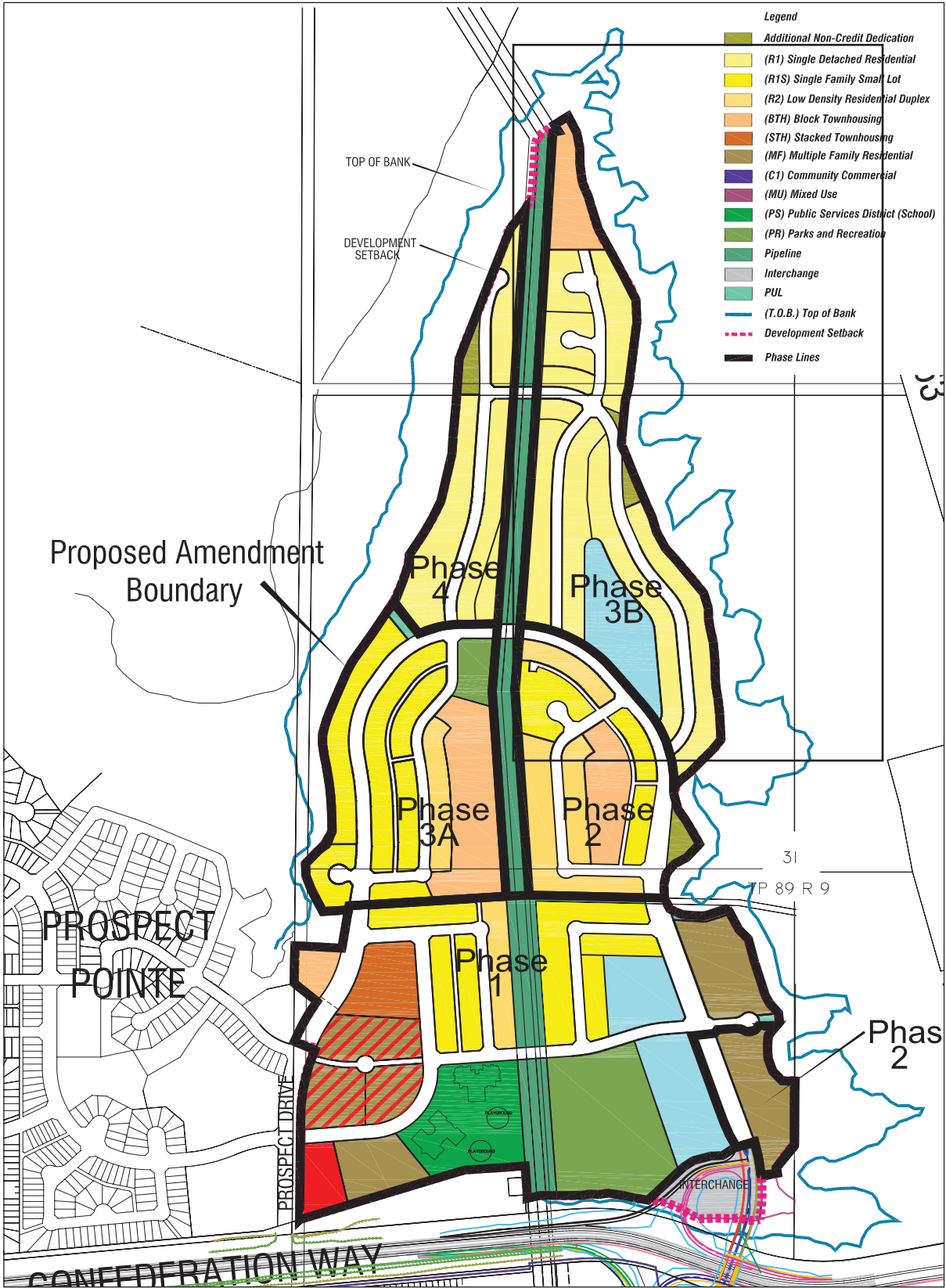
6.2 Co-operative Planning

Surebrook is planning for the equitable distribution of parks, roads and services to enable the orderly and timely development of these lands. **Exhibit 15** points out some of the highlights of the Stonecreek development concept.



Exhibit 14 - Phasing Plan

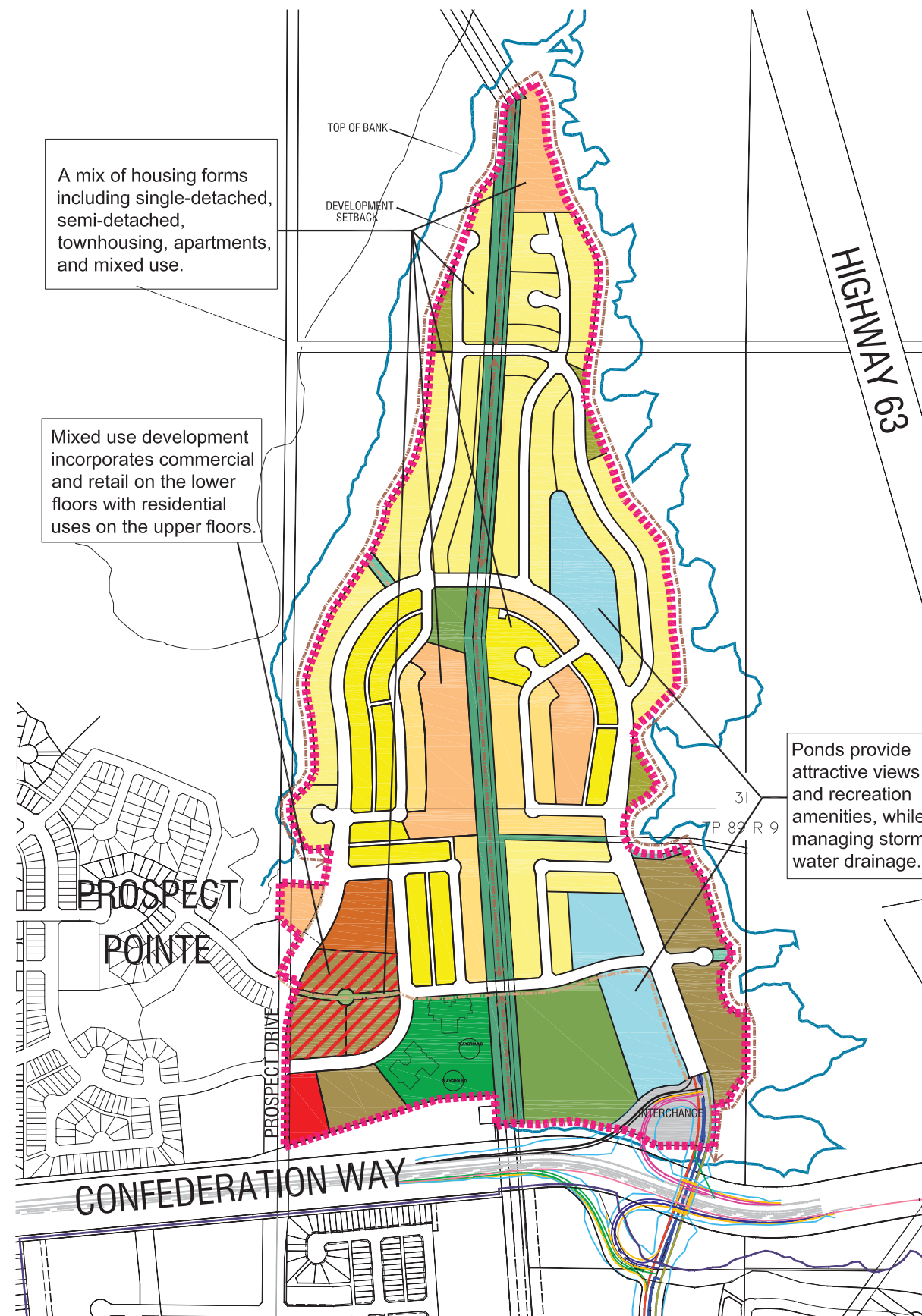
STONECREEK OUTLINE PLAN



These examples are preliminary in nature and are intended to convey the principles of the project and the various built forms. Further refinement may be required during the engineering, development and architectural stages.

Exhibit 15 - Why Is This a Good Plan?

STONECREEK OUTLINE PLAN



Major Plan Elements

- Blend of traditional and slope adaptive housing forms:
- Single and semi-detached housing with front and rear garage presentations
- Medium density residential with on-site parking
- Higher density housing with underground and on-site parking
- Meets density guidelines (60% multiple family and 40% Low Density)
- A joint use elementary school and park site for a public and catholic elementary school and playing fields
- Pocket parks for local resident use
- Extensive trail system with top-of-bank walks linked to the major green spine and the neighbourhood sidewalk system
- A collector road loop system to accommodate vehicular traffic and transit efficiently
- Public opinion at the public open house was positive

7. SUMMARY

This Outline Plan document describes the land use and servicing scheme for the Timberlea ASP Amendment area to enable the immediate and orderly development of these lands. This Amendment is in response to the need for land available for residential development in the Fort McMurray Urban Service Area due to housing demand.

The lands proposed for development are to be serviced in a logical and strategic fashion via the existing and planned capacities for water, sanitary sewer and stormwater systems.

This Outline Plan conforms to the policies and objectives of the Regional Municipality of Wood Buffalo's development guidelines and planning documents.

- Development concept design responds to the technical challenges of the site due to the extremes of topography within the site.
- A Public Open House was conducted in order to secure the reaction and comments from the general public with a positive response to the development concept.
- The Stonecreek development has been developed in cooperation with administration since July 2006 in a series of meetings.



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