

BY-LAW NO. 909


BEING A BY-LAW OF THE NEW TOWN OF FORT MCMURRAY FOR THE PURPOSE OF ADOPTING AN AREA STRUCTURE PLAN IN ACCORDANCE WITH SECTION 62 OF THE PLANNING ACT, 1977 R.S.A.


WHEREAS there is a need to provide additional land for development of Residential Dwellings, and

WHEREAS a new area has been identified as being suitable and serviceable,

NOW THEREFORE, be it resolved that the Board of Administrators of the New Town of Fort McMurray does hereby adopt the Plan attached hereto, as Schedule "A", as the Area Structure Plan for the Dickinsfield Neighbourhood.

READ A FIRST TIME THIS 22nd January, 1980, A.D.

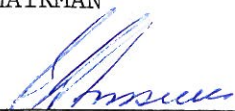

CHAIRMAN


MUNICIPAL SECRETARY

READ A SECOND TIME THIS 12TH DAY OF FEBRUARY, A.D. 1980.

READ A THIRD AND FINAL TIME THIS 12TH DAY OF FEBRUARY, A.D., 1980


CHAIRMAN


MUNICIPAL SECRETARY

DICKINSFIELD AREA STRUCTURE PLAN
SCHEDULE A TO BY-LAW

INTRODUCTION

The Dickinsfield neighbourhood lies between two branches of Conn Creek, north and west of the existing Thickwood Heights development and south of the proposed Timberlea development. It will be bounded on the west by the extension of Thickwood Boulevard which will connect Thickwood Heights and Timberlea. Although not considered for development in either the Thickwood Heights or Timberlea concepts initially, the neighbourhood will serve as a logical link between the two areas and its development at this time is particularly fortuitous. Specifically:

- . Dickinsfield will initially rely on the services of Thickwood Heights;
- . As this area develops it will functionally connect Timberlea with Thickwood Heights;
- . The area can be serviced from the existing utility infrastructure and developed in time to meet the urgent demand for housing lots in the next few years;
- . No other large area can be developed as quickly to meet this need;
- . The area can largely be developed within the design percepts of the Timberlea Report of April 1979. In particular the area can be accessed from Thickwood Heights and can be developed such that once completed it will be protected from further disruption.

PHYSICAL DESCRIPTION

The area is well treed and generally level, sloping slightly towards the east. Initial investigations indicate that there are not major soil constraints to development. Further investigations are being completed on the Conn Creek bank stability which will result in the establishment of a reasonable set-back of development from the top-of-the bank and suitable locations for extending utility connections to Thickwood Heights.

DEVELOPMENT CONCEPT

The Dickinsfield neighbourhood will be designed with a view to meeting the goals set out in the Timberlea design brief. Specifically, the

area will be designed:

- . To foster a cohesive, identifiable community through design and provision of facilities.
- . To preserve the existing tree cover in strategic locations so that the name Timberlea has continued meaning.
- . To establish a programme of development which is responsive to demand shift, both in rate and type of development.
- . To prepare a design which is economic to service and operate.
- . To create a stable neighbourhood which, when developed, will experience minimal disruptions with further growth in the balance of Timberlea.
- . To create a circulation pattern that allows a choice between automobile, transit, pedestrian and bicycle modes.

The Dickinsfield development is consistent with the neighbourhood concept for Timberlea in that: it is set apart from other areas by the physical boundaries of Conn Creek and the extension of Thickwood Boulevard; an internal collector will bring local traffic onto the extension of Thickwood Boulevard; and, neighbourhood school and park sites will be provided. The design will follow in as much as practical the design elements proposed in the Timberlea Report, namely:

- . Open space 3 ha. (8 acres) centrally located adjacent to the school sites.
- . Two potential school sites 3 ha. (8 acres) centrally located
- . A minimum frontage of 30m per hectare (50 ft. per acre).
- . Population ranging from 2,000 people to 4,000 fixed at the outset
- . Dwelling types to consist of - single family, two family and multi-family
 - flexible until development has started
- . Multi-family units shall have access to the collector road and open space area
- . Housing units of different price ranges will be located in this neighbourhood
- . Commercial site of about two acres
- . A collector road is to be identified with sidewalks on both sides and a boulevard capable of storing snow.

- An architectural theme is to be identified so that each neighbourhood develops its own character
- The pedestrian system to be designed to encourage movement between neighbourhoods
- Some native trees to be preserved in strategic locations to provide visual variety in each neighbourhood. The location to be identified when the detailed plan for each neighbourhood is approved.

The housing mix will emphasize single detached housing lots which will be in critical supply for the next few years. Final housing mix will be resolved in discussion with the developer.

PUBLIC FACILITIES

The Dickinsfield neighbourhood will initially rely on the school and other public facilities of Thickwood Heights until such time as the neighbourhood and other parts of Timberlea are sufficiently developed. This approach represents an optimal staging and benefit to future residents of the neighbourhood.

TRANSPORTATION

An internal collector will bring local traffic to the extension of Thickwood Boulevard. Thickwood Boulevard will provide a paved access to Highway 63 and lower town. The availability of such a facility at the outset is considered an important benefit to residents of new neighbourhoods.

UTILITY SERVICING

The capacity of the existing utility infrastructure is being examined now and will strongly affect the design population of the neighbourhood. It is anticipated that a minimum population of 2,000 people can be supported. An important asset of the Dickinsfield neighbourhood is that it can be developed by utilizing and hooking up to existing infrastructure capacity.

CONCLUSION

The Dickinsfield neighbourhood is suitable for development and is excellently situated to meet the pressing housing demands of the next year. At the same time the area can be developed within the broader structural framework of the Timberlea development area concept.

SCALE 1:5000
DATE: FEB. 12, 1980

