

# Stone Creek Commercial

## Land Use Amendment & Road Closure Application



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**Division Manager, Fort McMurray**  
**July 10, 2018**

**We're Ready.**

**Sureway**  
Construction Group Ltd.

# Sureway Construction Background

## Who we are:

Full service general civil contractor

Founded in 1973 - 45 years in business

Local business division in Fort McMurray since 2004

Major local investments and community support

Sureway Construction Group has 4 other business units:

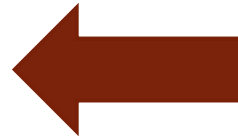




# Sureway Construction Background



Parsons Trunk Sewer  
(RMWB)

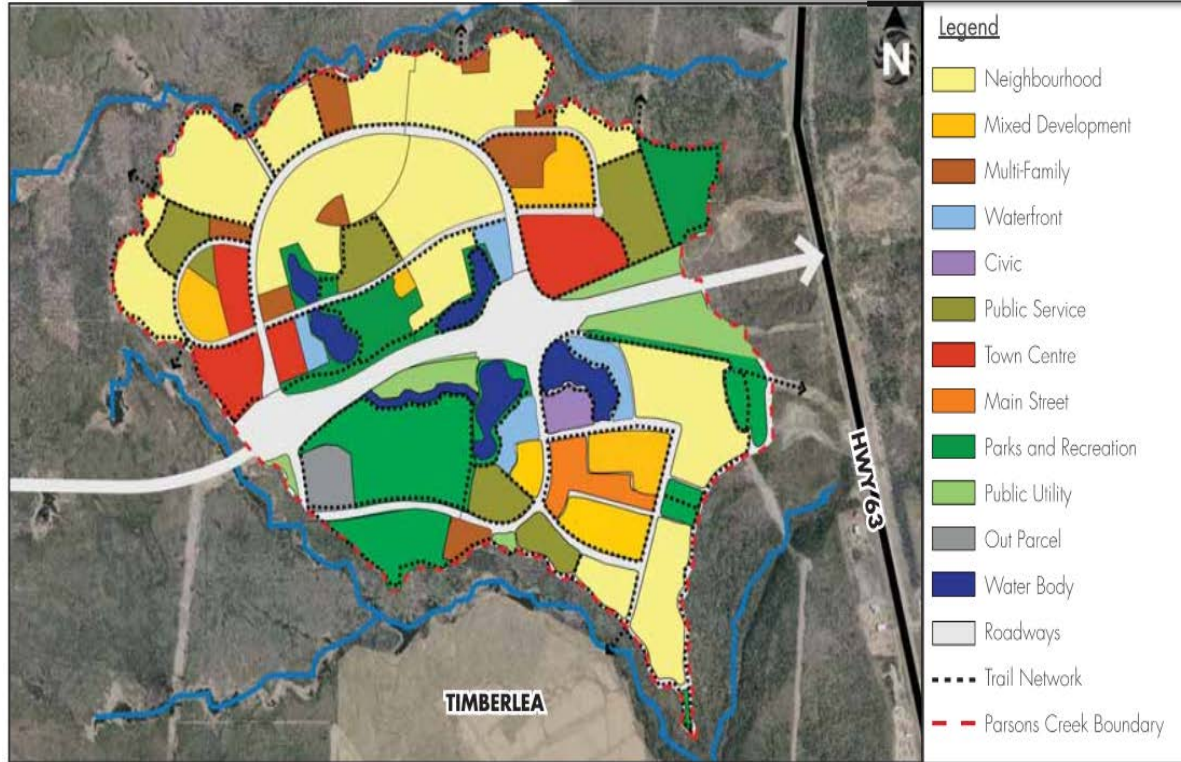


Urban Rehabilitation  
(RMWB)





# Sureway Construction Background



Alberta  
Infrastructure –  
Parsons North

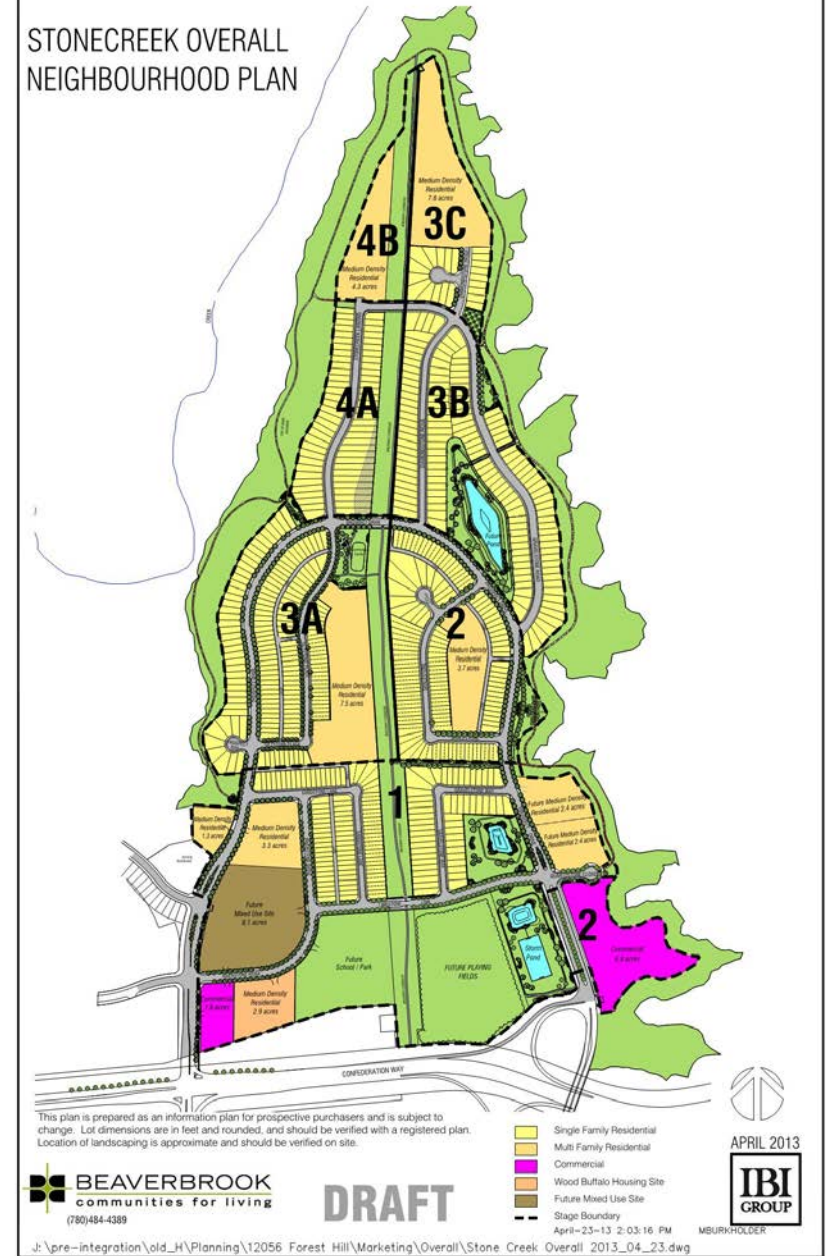
Parsons Creek  
Interchange (AT)







STONECREEK OVERALL  
NEIGHBOURHOOD PLAN









# STONEYCREEK VILLAGE

save on foods



SHOPPERS  
DRUG MART

MONTANA'S  
COOKHOUSE



THE CANADIAN  
GREYHOUND



Gym  
Nation  
SERIOUS FITNESS



Tommy Gun's  
original barbershop

FLIGHT  
CENTRE  
Unbeatable



CHATTERS  
HAIR|BEAUTY|SALON

MR. SUB

RE/MAX

LASIK MD  
VISION

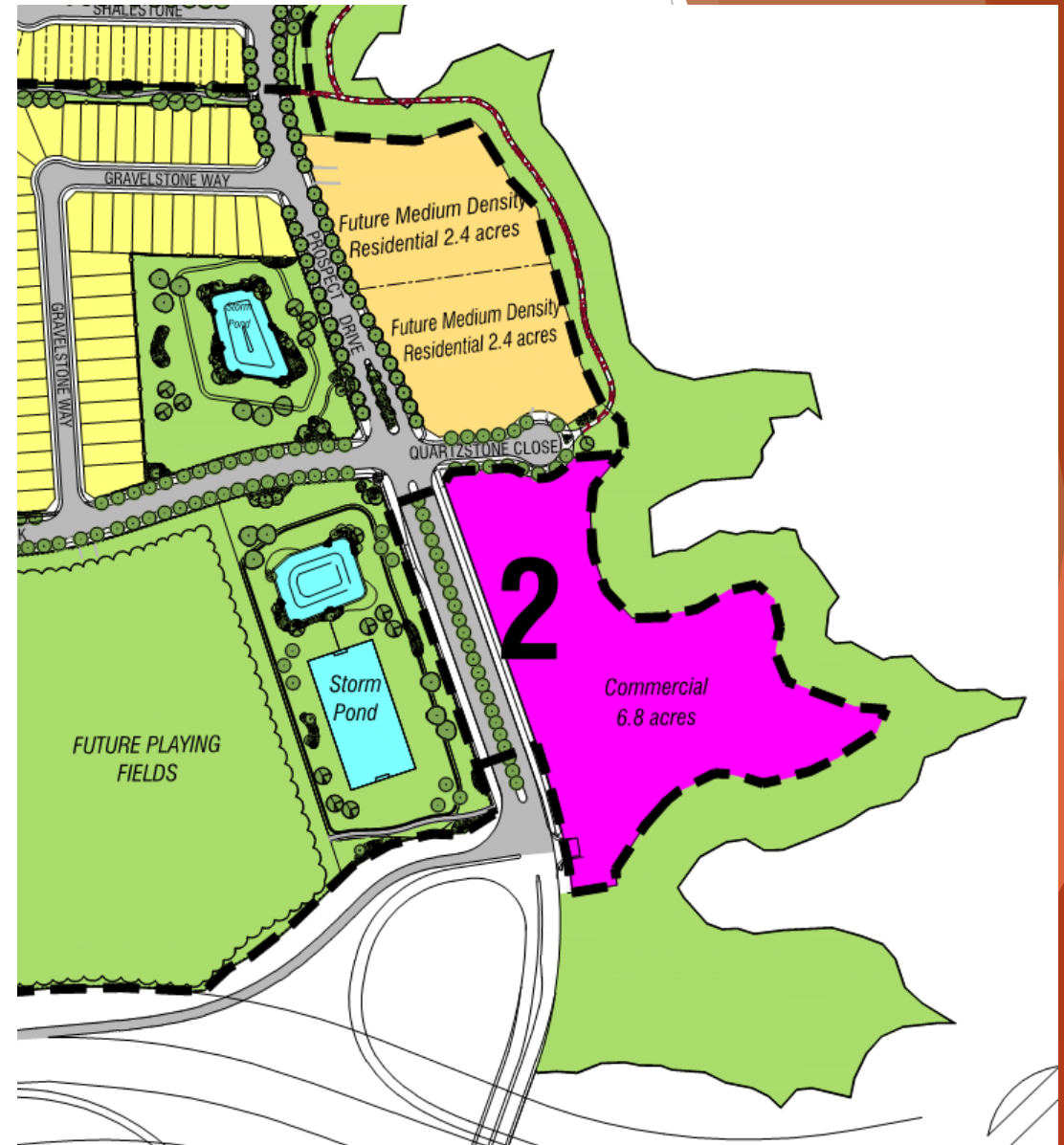
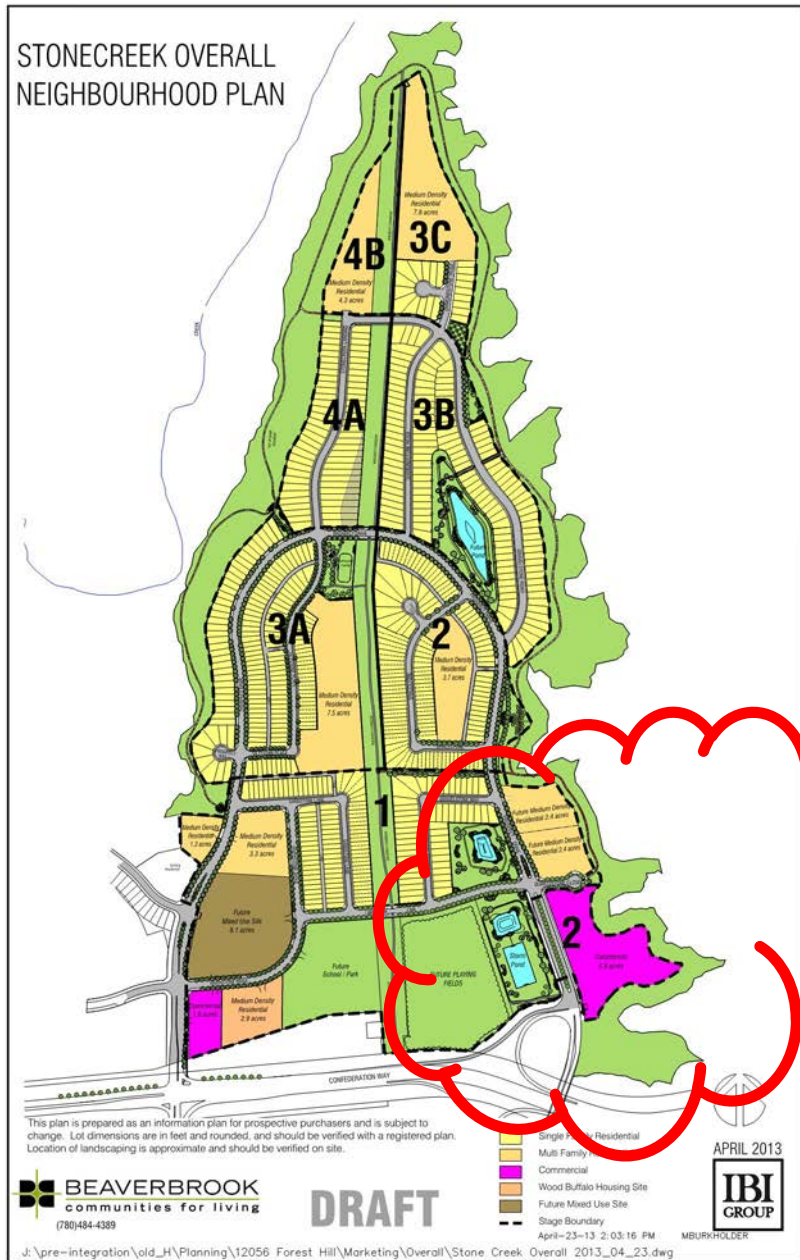


Sleep  
Country

Clothes  
That  
Work  
Mark's



# REMAINING PARCEL IN STAGE 2 - COMMERCIAL LANDS





# Engineering work done to date:

- ✓ Geotechnical Investigation (2012)
  - Refined development setback
- ✓ Transportation Impact Assessment
  - Report completed and local network can accommodate the full site development with road improvements
- ✓ Preliminary Site Servicing investigations
  - Service Connections readily accessible
- ✓ Conceptual Site Layout
  - Site concepts on final slide

# Current Ownership and Zoning / Proposed Re-Zoning

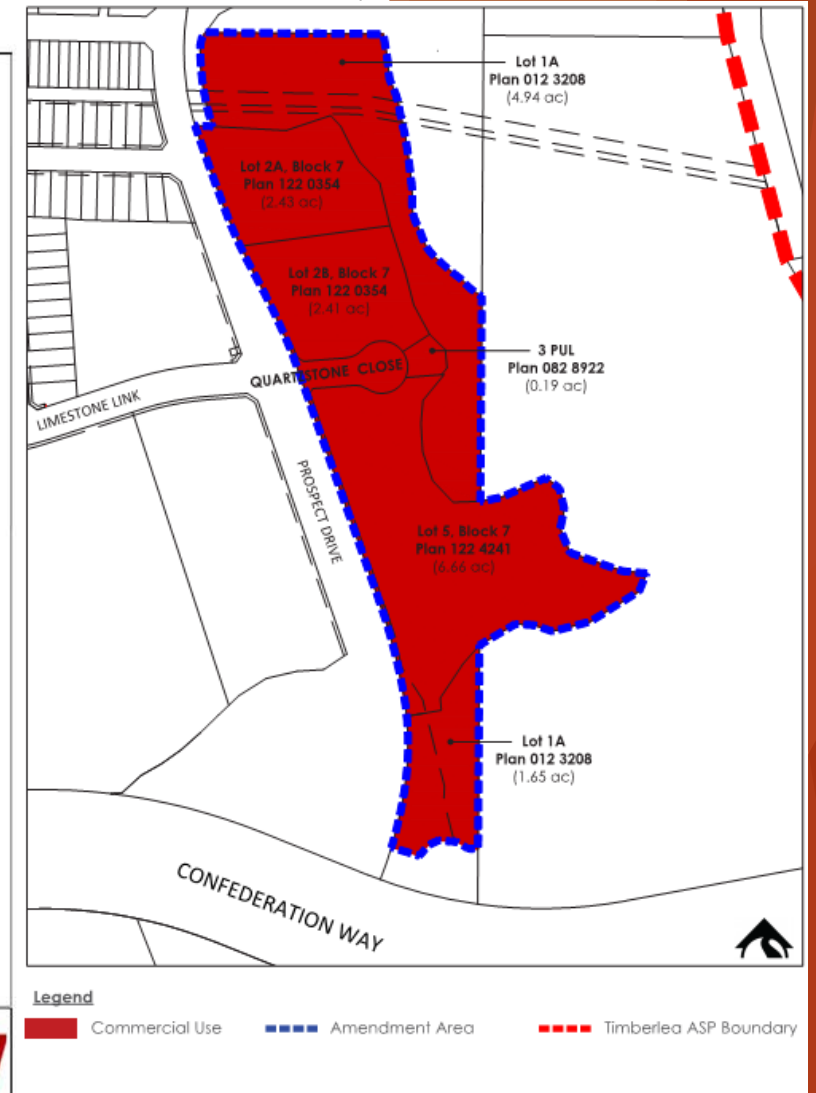
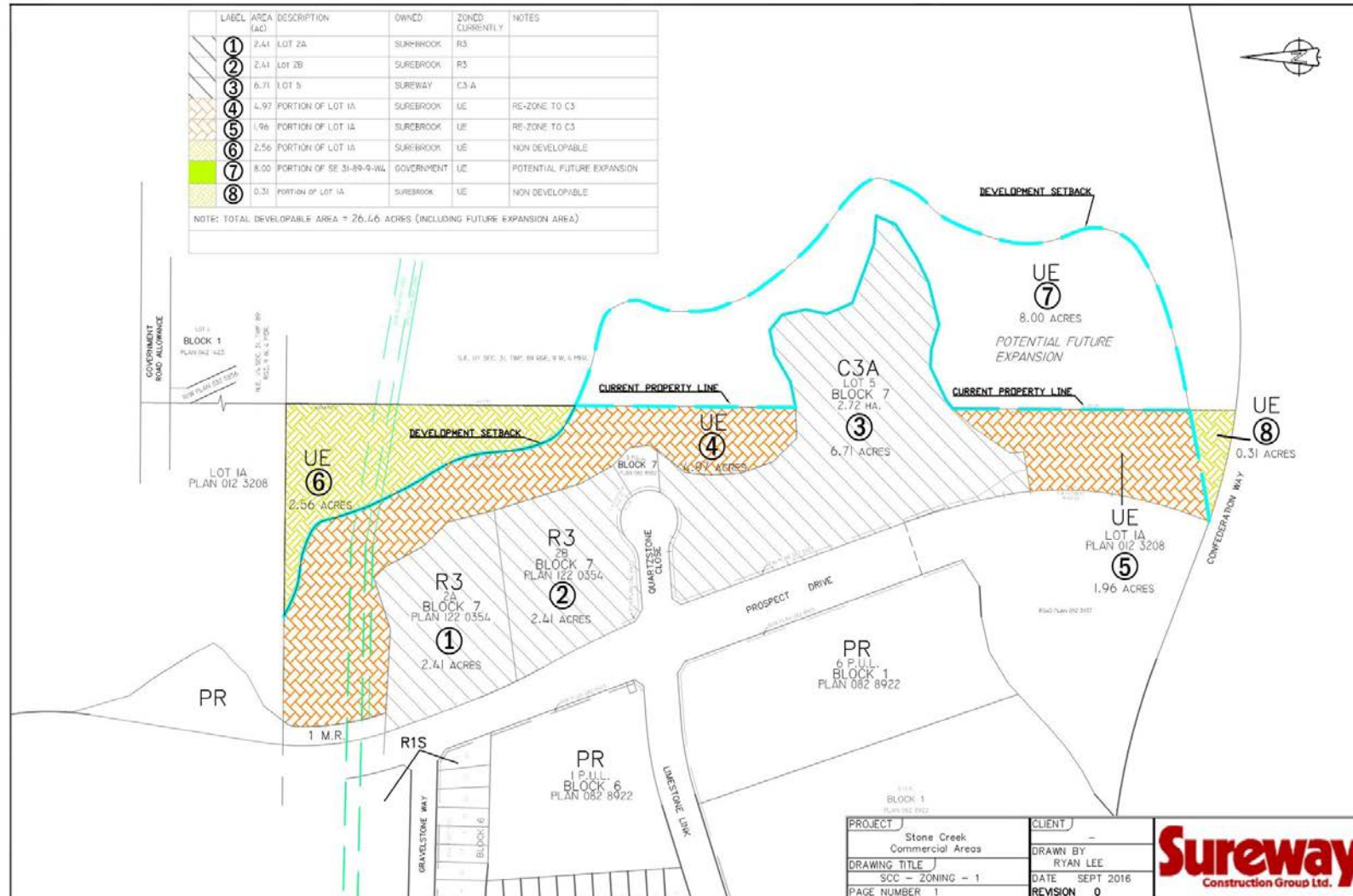


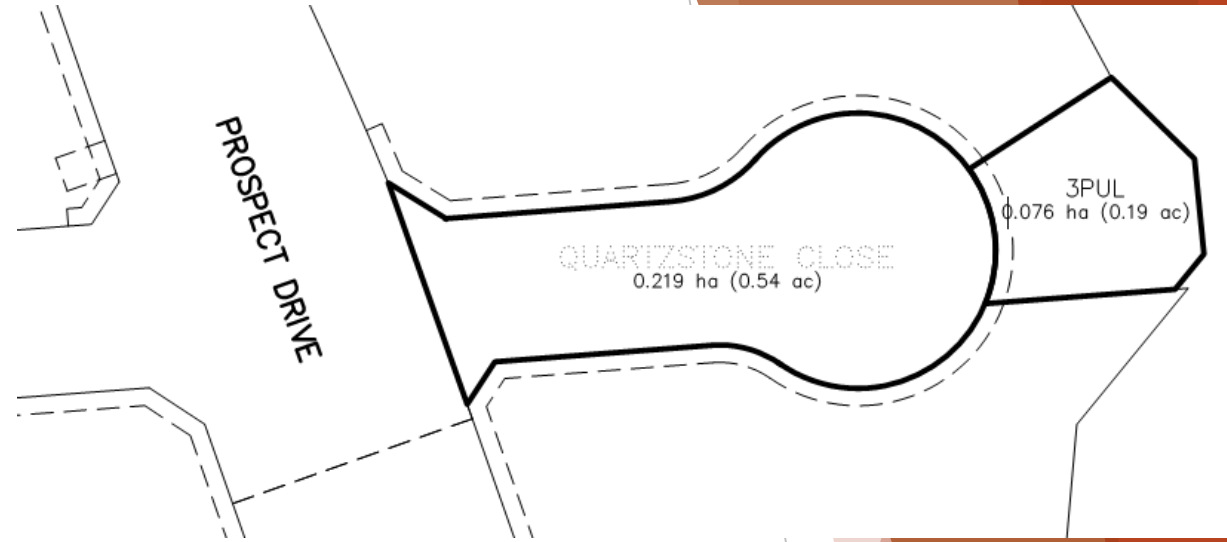
Figure 4 Amendment Area - Proposed Land Use Concept

Timberlea ASP Amendment  
September 2017



## ✓ Quartzstone Close and PUL

- Bylaw No. 18/012 - Road Closure And Authorization To Sell Land
- Sureway Was The Original Owner
- Sureway Dedicated These Two Parcels To The RMWB At Not Cost
- Sureway's Desire Is To Create A More Efficient Access
- Area Will Add To RMWB Tax Base
- Parcels Are Currently A Liability To The RMWB
- Requesting Council To Approve The Alternative Transfer At A Nominal Sum



# Conceptual Site Rendering





# Conceptual Site Rendering

