



# PRAIRIE CREEK BUSINESS PARK OUTLINE PLAN

# **REQUESTED AMENDMENT TO HIGHWAY 63/881 CORRIDOR AREA STRUCTURE PLAN**

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Planner, Brown and Associates Planning Group  
November 13, 2012



# PROJECT TEAM

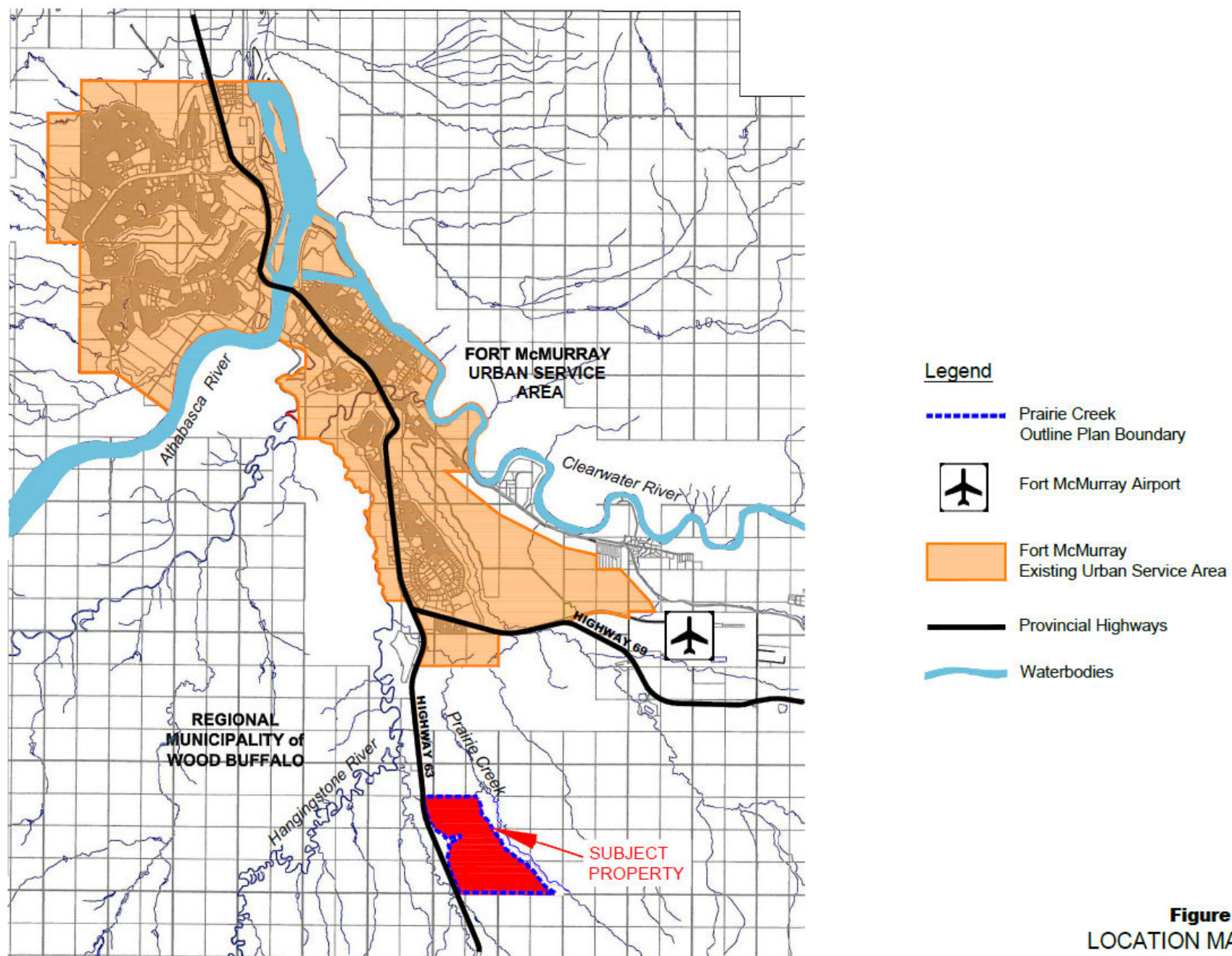
Firm	Responsibility
Pacific Investments & Development	Project Developer
Brown and Associates	Planning and Project Management
IBI Group	Civil Engineering
Enviro Mak	Environmental Management
Parkland Geo	Geotechnical Investigation
Bunt and Associates	Transportation Planning
Altamira Consulting	Consulting



# REQUESTED AMENDMENT

- Pacific Investments and Development Ltd is proposing a new project in the Regional Municipality of Wood Buffalo: a new business park development
- To support this development, minor amendments to the Highway 63/881 Corridor Area Structure Plan are required to establish consistency with the new Municipal Development Plan (Bylaw 11/027)





**Figure 1:**  
LOCATION MAP

# KEY MILESTONES

- |  |                        |
|--|------------------------|
| • Outline Plan Submission # 2 to RMWB      | December 2011          |
| • RMWB Engagement on Submission # 2        | February 2012          |
| • Outline Plan Revisions and Adjustments   | March 2012 - July 2012 |
| • Final Outline Plan and Technical Reports | November 2012          |
| • ASP Amendment                            | November 2012          |

WE ARE  
HERE



# REQUESTED AMENDMENTS:

- Align the ASP with direction contained within the new MDP relating to 'New Employment Lands' (Commercial and Industrial lands)
- Provide specific reference to the Prairie Creek/Highway 63 Business Park and reasons supporting development
- Identify the Prairie Creek/Highway 63 Business Industrial area as a site with immediate development potential as per the MDP





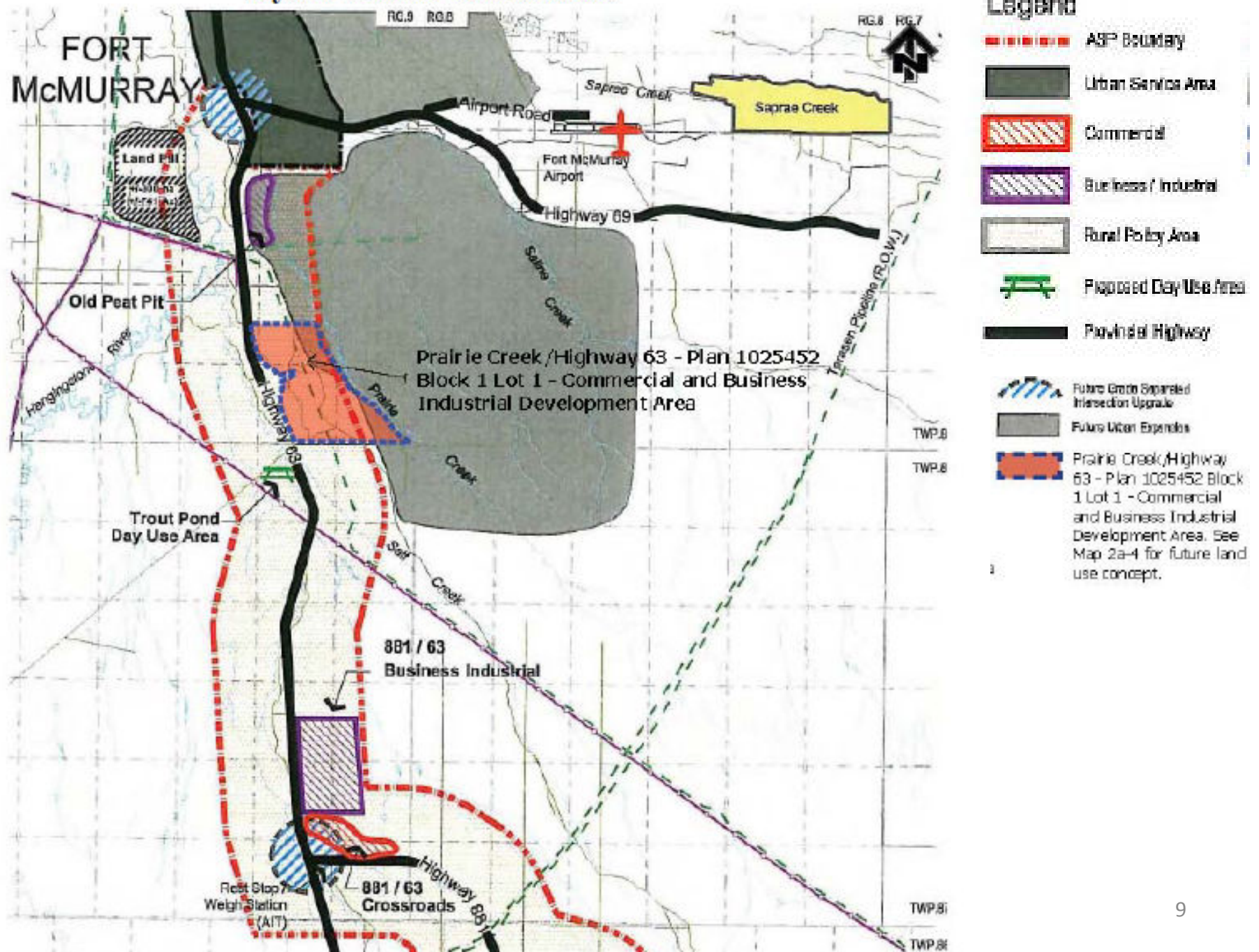
# REQUESTED AMENDMENTS:

- Ensure land use and development are complementary to Highway 63
- Explore implementation of piped water distribution and sewage collection in certain business industrial and commercial areas close to or within the Urban Service Area



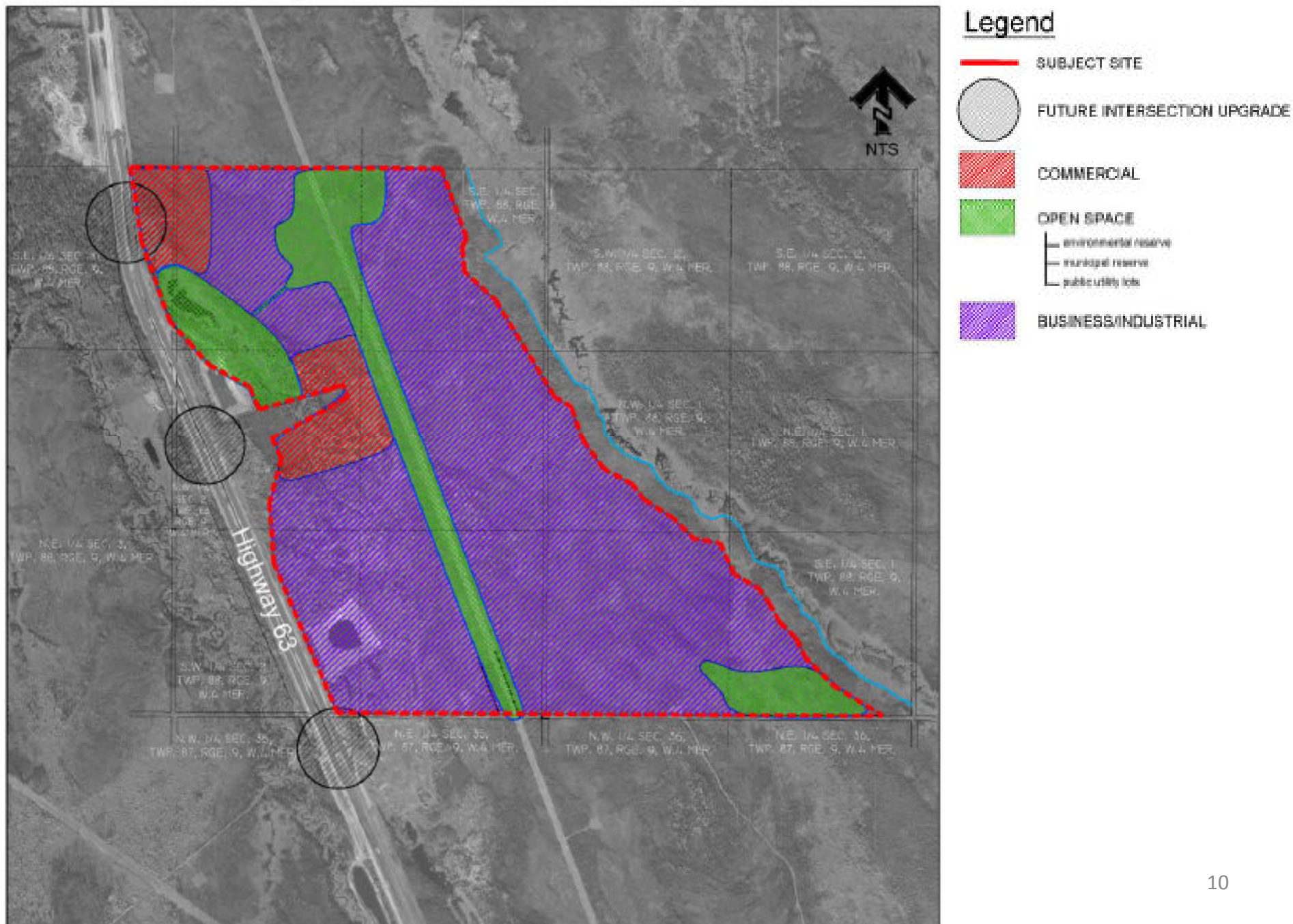


## Bylaw 12/041 Schedule A





## Bylaw 12/041 Schedule B



# PROPOSED NEXT STEPS

Milestone	Timeline
Submission of complete revised outline plan package	November 2012
Final Review and Processing of Outline Plan	November/December 2012
Outline Plan Approval (Staff)	December 2012
Land Use Amendments	January – February 2013





# REQUEST

We respectfully request Council's approval of this series of textual and mapping ASP amendments, which would allow us to proceed with Council's consideration of approval for the Outline Plan and updated technical reports.

