



## **CITY OF FORT SASKATCHEWAN AGENDA**

### **Regular Council Meeting** **Tuesday, February 09, 2016 - 6:00 PM** **Council Chambers – City Hall**

#### **1. Call to Order**

#### **2. Approval of Minutes of January 26, 2016 Regular Council Meeting** (attachment)

#### **3. Delegations**

*Those individuals in attendance at the meeting will be provided with an opportunity to address Council regarding an item on the agenda, with the exception of those items for which a Public Hearing is required or has been held. Each individual will be allowed a maximum of five (5) minutes.*

#### **4. Presentations**

4.1 2015 Year End Audit Planning Report	Taylor Rolheiser / Justin Kinal, KPMG LLP (attachment)
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4.2 Fort Saskatchewan Chamber of Commerce - Local Business Economic Climate	Mike Leblanc, Fort Sask. Chamber of Commerce (attachment)
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#### **5. Unfinished Business**

Bylaw C24-15 - Debenture Sewer Service Reline Construction - 2nd & 3rd reading	Marshall Wight (attachment)
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#### **6. New Business**

6.1 Alberta Community Partnership Grant Application - Oblique Imagery	Carl Stewart (attachment)
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6.2 Alberta Community Partnership Grant Application - Incident Command System Role-Specific Training	Brenda Rauckman (attachment)
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**7. Bylaws**

7.1 Bylaw C2-16 - Supplementary Assessment Bylaw - 3 readings	Susan Morrissey (attachment)
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Bylaw C3-16 – Amend Land Use Bylaw C10-13 – Redistrict a Portion of Lot 1, Block 8, Plan 0324058, a Portion of Lot 2, Block 8, Plan 0324059, Lot 1, Block 1, Plan 0820100, and a Portion of SW ¼ 2-55-22 W4M from IR - Industrial Reserve District to IL - Light Industrial District – 1 <sup>st</sup> reading	Matthew Siddons (attachment)
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**8. Notice of Motion**

**9. Points of Interest**

**10. Councillors Inquiries**

**11. Adjournment**



**CITY OF FORT SASKATCHEWAN  
MINUTES  
REGULAR COUNCIL  
Tuesday, January 26, 2016 - 6:00 PM  
Council Chambers – City Hall**

**Present:**

Members of Council:

Mayor Gale Katchur  
Councillor Birgit Blizzard  
Councillor Sheldon Bossert  
Councillor Frank Garritsen  
Councillor Stew Hennig  
Councillor Arjun Randhawa  
Councillor Ed Sperling

Administration:

Kelly Kloss, City Manager  
Brenda Rauckman, General Manager, Corporate & Protective Services  
Brenda Molter, Director, Legislative Services  
Wendy Kinsella, Director, Corporate Communications  
Barb Gamble, Director, Family & Community Support Services  
Grant Schaffer, Director, Project Management  
Reade Beaudoin, Digital Media Coordinator  
Sheryl Exley, Recording Secretary

**1. Call to Order**

Mayor Katchur called the meeting to order at 6:00 p.m.

**2. Approval of Minutes of January 12, 2016 Regular Council Meeting**

**R11-16**

MOVED BY Councillor Garritsen that the minutes of the January 12, 2016 regular Council Meeting be adopted as presented.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,  
Birgit Blizzard, Sheldon Bossert, Ed Sperling

CARRIED UNANIMOUSLY

**3. Delegations**

None.

#### **4. Unfinished Business**

##### **4.1 Bylaw C1-16 - Council Meeting Procedures - 3rd reading**

Presented by: Brenda Molter, Director, Legislative Services

**R12-16** MOVED BY Councillor Blizzard that Council give third reading to Procedures Bylaw C1-16.

MOVED BY Councillor Hennig that Council Meeting Procedures Bylaw C1-16 be amended by adding a section on meeting agendas for "Councillor Inquiries".

Councillor Hennig withdrew his motion.

**R13-16** Resolution #R12-16 was brought forward, and

CARRIED

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Birgit Blizzard, Sheldon Bossert, Ed Sperling

Against: Arjun Randhawa

##### **4.2 Transit Task Force Membership and Terms of Reference**

Presented by: Kelly Kloss, City Manager

**R14-16** MOVED BY Councillor Garritsen that Council approve the Terms of Reference for the Transit Task Force.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa, Birgit Blizzard, Sheldon Bossert, Ed Sperling

CARRIED UNANIMOUSLY

**R15-16** MOVED BY Councillor Garritsen that Council appoint Councillor Blizzard, Councillor Garritsen, and Councillor Hennig to the Transit Task Force.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa, Birgit Blizzard, Sheldon Bossert, Ed Sperling

CARRIED UNANIMOUSLY

#### **5. New Business**

##### **5.1 Habitat for Humanity Land Assessment**

Presented by: Barb Gamble, Director, Family & Community Support Services

**R16-16** MOVED BY Councillor Bossert that Council direct Administration to undertake public consultation regarding the use of the recommended site at 9507 - 93 Avenue as the next potential Habitat for Humanity project location.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,  
Birgit Blizzard, Sheldon Bossert, Ed Sperling

CARRIED UNANIMOUSLY

**5.2 119 Street and Highway 15 Intersection Upgrade Project**

Presented by: Grant Schaffer, Director, Project Management

**R17-16**

MOVED BY Councillor Garritsen that Council amend the 2016 Capital Budget in the amount of \$250,000 to include the detailed design of intersection improvements at 119 Street and Highway 15, to be funded from the Medium Industrial Developer Levy Reserve.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,  
Birgit Blizzard, Sheldon Bossert, Ed Sperling

CARRIED UNANIMOUSLY

**5.3 Alberta Community Partnership Grant - Town of Bruderheim**

Presented by: Kelly Kloss, City Manager

**R18-16**

MOVED BY Councillor Sperling that the City of Fort Saskatchewan participate in the grant application to provide for regional partnership funding for the replacement of the ice plant in the Town of Bruderheim arena.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,  
Birgit Blizzard, Sheldon Bossert, Ed Sperling

CARRIED UNANIMOUSLY

**6. Bylaws**

None.

**7. Notice of Motion**

None.

**8. Adjournment**

**R19-16** MOVED BY Councillor Hennig that the regular Council Meeting of January 26, 2016 adjourn at 6:48 p.m.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,  
Birgit Blizzard, Sheldon Bossert, Ed Sperling

CARRIED UNANIMOUSLY

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Mayor

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Director, Legislative Services

## **CITY OF FORT SASKATCHEWAN**

### **City Auditors – KPMG LLP Presentation of 2015 Year End Plan to Council**

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#### **Topic Identification:**

Ms. Taylor Rolheiser, Audit Senior Manager, and Justin Kinal, Audit Manager, with KPMG LLP will be in attendance to present Council with the 2015 Audit Planning Report for the City of Fort Saskatchewan.

This presentation is applicable for the year ending December 31, 2015 and is designed to provide an overview and scope of KPMG's role as auditors for the City. Council will also be provided with an opportunity to ask the auditors questions.

#### **Action Required:**

That this report be submitted as information.

#### **Attachments:**

Audit Planning Report for the year ending December 31, 2015.

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File No.:

Prepared by:	Sheryl Exley Legislative Officer	Date: January 28, 2016
Approved by:	Susan Morrissey, CPA, CGA Director, Finance	Date: February 2, 2016
Reviewed by:	Kelly Kloss City Manager	Date: February 3, 2016
Submitted to:	City Council	Date: February 9, 2016





*cutting through complexity*

AUDIT

# City of Fort Saskatchewan

**Audit Planning Report  
For the year ending December 31, 2015**

*KPMG LLP*

Prepared January 22, 2016 for the Council Meeting  
on February 9, 2016.

[kpmg.ca](http://kpmg.ca)





The contacts at KPMG in connection with this report are:

Partner

**John Stelter**

Tel: 780.429.6511

[jstelter@kpmg.ca](mailto:jstelter@kpmg.ca)

Audit Senior Manager

**Taylor Rolheiser**

Tel: 780.429.7368

[trolheiser@kpmg.ca](mailto:trolheiser@kpmg.ca)

Audit Manager

**Justin Kinal**

Tel: 780.429.6014

[jkinal@kpmg.ca](mailto:jkinal@kpmg.ca)

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At KPMG, we are **passionate** about earning your **trust**. We take deep **personal accountability**, individually and as a team, to deliver **exceptional service and value** in all our dealings with you.

At the end of the day, we measure our success from the **only perspective that matters – yours.**

# Executive summary

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## Audit and business risk

An audit involves inspecting the City's records and accounts to provide an opinion on whether the financial statements are fairly stated in accordance with Public Sector Accounting Standards. The overall objective of an audit is to obtain reasonable assurance whether the financial statements as a whole are free from material misstatement. An audit obtains reasonable assurance and not absolute, as an audit does not test everything.

Audit testing responds to audit risk (i.e. the risk that financial statements are materially misstated and the audit does not detect this), and audit procedures are designed to reduce audit risk to an acceptably low level.

In planning our audit we have taken into account key areas of focus for financial reporting. These areas of focus include:

- Recognition of revenue amounts subject to external restrictions
- Completeness of accounts payable and accrued liabilities
- Accuracy and valuation of contributions of tangible capital assets

- Completeness and accuracy of environmental obligations and other contingencies
- Risk of management override of controls

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## KPMG team

The KPMG team will be led by Taylor Rolheiser. She will be supported by John Stelter and Justin Kinal. Subject matter experts will be involved to ensure our approach is appropriate and robust.

*Refer to the "Engagement team" section of this report*

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## Audit Materiality

Materiality has been determined based on budgeted expenses. We have determined materiality to be \$1,950,000 (2014 - \$1,700,000) for the year ending December 31, 2015, which represents approximately 3% of budgeted expenses.

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## Effective communication

We are committed to transparent and thorough reporting of issues to Senior Management, and to the Members of Council.

*Refer to Appendix 4*

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## Independence

We are independent and have extensive quality control and conflict checking processes in place. We provide complete transparency on all services and follow Council approved protocols.

# Audit approach

Inherent risk is the susceptibility of a balance or assertion to misstatement which could be material, individually or when aggregated with other misstatements, assuming that there are no related controls.

Our assessment of inherent risk is based on various factors including the size of the balance, its inherent complexity, the level of uncertainty in measurements as well as significant external market factors or those particular to the internal environment of the entity.

## Areas of audit focus

## Why

## Our audit approach

Recognition of revenue amounts subject to external restrictions

There is a risk of inappropriate revenue recognition of amounts received with external restrictions attached to them (taxes, government transfers, developer levies and other amounts).

- We will review the recognition of amounts subject to external restrictions to ensure they are recognized appropriately. We will confirm all significant government transfers or other similar inflows, examine related agreements, and review the developer levy model, including the list of active development arrangements and the corresponding levies.

Completeness of accounts payable and accrued liabilities

There is a risk that appropriate cut-off of accrued liabilities is not achieved.

- We will use our understanding of the City's operations, our discussions with management and our review of Council minutes to determine if completeness of accruals has been achieved as at December 31, 2015.
- Our year-end procedure will include a search for unrecorded liabilities (primarily through review of unprocessed transactions and payments subsequent to year-end) and a detailed analysis of key accruals.

Accuracy and valuation of contributions of tangible capital assets

There is a risk that contributions of tangible capital assets are not appropriately captured in the consolidated financial statements.

- We will review a sample of developments which have been completed by the City during the year to ensure contributed tangible capital assets have been appropriately recorded.
- We will review the value ascribed to assets contributed and donated to the City and agree the value recorded to the external engineering reports.

Completeness and accuracy of environmental obligations and other contingencies

There is a risk that environmental obligations and other contingent liabilities are not appropriately identified and reasonably estimated.

- The City has been working on developing a reasonable estimate of environmental obligations, other contingencies, and specifically, environmental liabilities that would be included under the new Public Sector Accounting Standards, Section 3260 - Liability for Contaminated Sites. KPMG will review and test the estimate as applicable for the year-end audit, and will assess the City's adoption of the new standard.
- We will review significant findings with management.




# Audit approach (continued)

Professional standards presume the risk of fraudulent revenue recognition and the risk of management override of controls exist in all companies.

The risk of fraudulent recognition can be rebutted, but the risk of management override of control cannot because management is typically in a unique position to perpetrate fraud because of its ability to manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating effectively.

Professional requirements	Why	Our audit approach
Fraud risk from management override of controls	This is a presumed fraud risk. We have not identified any specific additional risks of management override relating to this audit.	As the risk is not rebuttable, our audit methodology incorporates the required procedures in professional standards to address this risk. These procedures include testing of journal entries and other adjustments, performing a retrospective review of estimates and evaluating the business rationale of significant unusual transactions.

# Engagement team

Team member	Background / experience	Discussion of role
 <p><b>John Stelter, CPA, CA</b> Partner Tel: 780.429.6511 jstelter@kpmg.ca</p>	<ul style="list-style-type: none"> <li>John is a partner in KPMG's audit practice and is the Not-for-Profit and Public Sector Practice Leader in Edmonton. He has over 25 years of experience in client service engagements at KPMG and has provided a broad range of professional services to various health sector, not-for-profit organizations and public sector clients including municipalities, hospitals and universities.</li> </ul>	<ul style="list-style-type: none"> <li>John will provide an objective evaluation of the significant judgments made by the audit senior manager and the engagement team, and the conclusions reached in formulating the audit report.</li> </ul>
 <p><b>Taylor Rolheiser, CPA, CA</b> Audit Senior Manager Tel: 780.429.7368 trolheiser@kpmg.ca</p>	<ul style="list-style-type: none"> <li>Taylor has been with KPMG for 10 years and is a well-rounded practitioner, with experience in performing a wide-range of audits for small and mid-sized private, educational institutions, health care, non-profit organizations and municipalities.</li> </ul>	<ul style="list-style-type: none"> <li>Taylor will lead our audit for the City and be responsible for the quality and timeliness of everything we do.</li> <li>She will often be onsite with the team and will always be available and accessible to you.</li> </ul>
 <p><b>Justin Kinal, CPA, CA</b> Audit Manager Tel: 780.429.6014 jkinal@kpmg.ca</p>	<ul style="list-style-type: none"> <li>Justin has acted as the manager and in charge accountant on a number of public sector engagements. He has solid knowledge of the reporting requirements for the main financial statements as well as the various special reporting requirements. As a manager Justin brings his working knowledge of a public sector audit to the engagement.</li> </ul>	<ul style="list-style-type: none"> <li>Justin will execute and oversee the detailed audit program during the field work phase of the audit, and initiate information requests from City of Fort Saskatchewan.</li> <li>He will be on-site regularly during the audit period and will be your main contact during the year, and work closely both with KPMG's on-site audit team and with your management and staff.</li> </ul>

# Value for fees

## The Value of our Audit Services

We recognize that the primary objective of our engagement is the completion of an audit of the consolidated financial statements in accordance with professional standards. We also believe that our role as external auditor of City of Fort Saskatchewan and the access to information and people in conjunction with our audit procedures, place us in a position to provide other forms of value. We know that you expect this of us.

We want to ensure we understand your expectations. To facilitate a discussion (either in the upcoming meeting or in separate discussions), we have outlined some of the attributes of our team and our processes that we believe enhance the value of our audit service. We recognize that certain of these items are necessary components of a rigorous audit. We welcome your feedback.

- Extensive industry experience on our audit team – as outlined in our team summary, the senior members of our team have extensive experience in audits of municipalities and other public sector clients. This experience

ensures that we are well positioned to identify and discuss observations and insights that are important to you;

- Current development update sessions – we will organize and deliver a tailored information session on current developments on financial reporting and other matters that are likely to be significant to the City, the Council and your team. These sessions will assist the City and the Council in proactively responding to financial reporting and regulatory changes; and
- Involvement of KPMG specialists – Our audit team is supported by KPMG specialists in income and other, information risk management, valuations, derivatives, corporate finance and business advisory services (including discussions with our infrastructure advisory team). We expect each of the specialists to provide insights and observations resulting from their audit support processes.

In determining the fees for our services, we have considered the nature, extent and timing of our planned audit procedures as described above. Our fee analysis has been reviewed with and agreed upon by management.

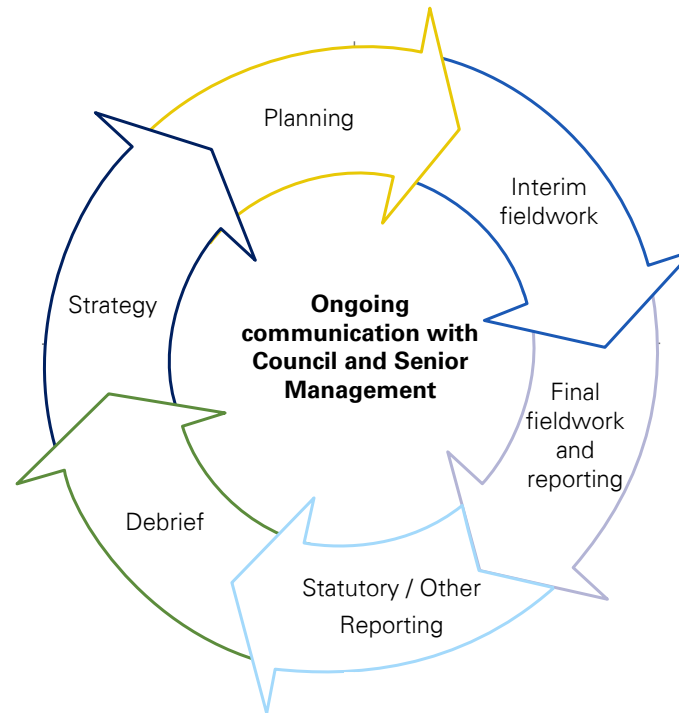


# Audit cycle and timetable

Our key activities during the year are designed to achieve our one principal objective:

**To provide a robust audit, efficiently delivered by a high quality team focused on key issues.**

Our timeline is in line with prior year to avoid any last minute surprises.



## Planning Meetings

**Management:** December 2015

**Council:** February 9, 2015

**Commence year end interim fieldwork:**  
December 7, 2015

**Final fieldwork:** March 14, 2016 – April 1, 2016

## Exit Meetings

**Management:** April 2016 (tentative)

**Council:** April 2016 (tentative)

## Reporting:

Audit report on financial statements by April 2016

FIR & FCSS by April 2016

LAPP by June 30, 2016

Audit strategy discussions based on debrief of audit by June 30, 2016

# Appendices

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**Appendix 1: Audit Quality and Risk Management**

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**Appendix 2: KPMG's audit approach and methodology**

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**Appendix 3: Required communications**

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**Appendix 4: Current developments**

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# Appendix 1: Audit Quality and Risk Management

KPMG maintains a system of quality control designed to reflect our drive and determination to deliver independent, unbiased advice and opinions, and also meet the requirements of Canadian professional standards.

Quality control is fundamental to our business and is the responsibility of every partner and employee. The following diagram summarises the six key elements of our quality control systems.

Visit <http://www.kpmg.com/Ca/en/services/Audit/Pages/Audit-Quality-Resources.aspx> for more information.

- Other controls include:
  - Before the firm issues its audit report, the Engagement Quality Control Reviewer reviews the appropriateness of key elements of publicly listed client audits.
  - Technical department and specialist resources provide real-time support to audit teams in the field.
- We conduct regular reviews of engagements and partners. Review teams are independent and the work of every audit partner is reviewed at least once every three years.
- We have policies and guidance to ensure that work performed by engagement personnel meets applicable professional standards, regulatory requirements and the firm's standards of quality.



- All KPMG partners and staff are required to act with integrity and objectivity and comply with applicable laws, regulations and professional standards at all times.
- We do not offer services that would impair our independence.
- The processes we employ to help retain and develop people include:
  - Assignment based on skills and experience;
  - Rotation of partners;
  - Performance evaluation;
  - Development and training; and
  - Appropriate supervision and coaching.
- We have policies and procedures for deciding whether to accept or continue a client relationship or to perform a specific engagement for that client.
- Existing audit relationships are reviewed annually and evaluated to identify instances where we should discontinue our professional association with the client.

# Appendix 2: KPMG's audit approach and methodology

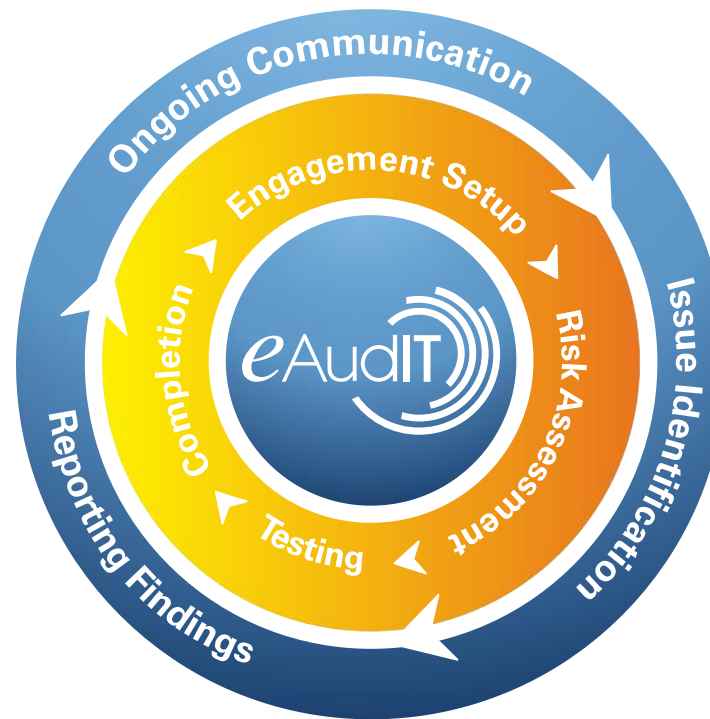
## Technology-enabled audit work flow (eAudit)

### Engagement Setup

- Tailor the eAudit work flow to your circumstances
- Access global knowledge specific to your industry
- Team selection and timetable

### Completion

- Tailor the eAudit work flow to your circumstances
- Update risk assessment
- Perform completion procedures and overall evaluation of results and financial statements
- Form and issue audit opinion on financial statements
- Obtain written representation from management
- Required Mayor and Members of Council communications
- Debrief audit process



### Risk Assessment

- Tailor the eAudit work flow to your circumstances
- Understand your business and financial processes
- Identify significant risks
- Plan involvement of KPMG specialists and others including external experts, internal auditors, service organizations auditors and component auditors
- Determine audit approach
- Evaluate design and implementation of internal controls

### Testing

- Tailor the eAudit work flow to your circumstances
- Test operating effectiveness of internal controls (as considered necessary)
- Perform substantive tests

## Appendix 3: Required communications

In accordance with professional standards, there are a number of communications that are required during the course of our audit. These include:

- **Engagement letter** – the objectives of the audit, our responsibilities in carrying out our audit, as well as management's responsibilities, are set out in the engagement letter and any subsequent amendment letters.
- **Audit planning report** – as attached.
- **Fraud related inquiries** – professional standards required that during the planning of our audit we obtain your views on risk of fraud. We make similar inquiries to management as part of our planning process; responses to these will assist us in planning our overall audit strategy and audit approach accordingly.
- **Management representation letter** – we will obtain from management at the completion of the annual audit. In accordance with professional standards, copies of the representation letter will be provided to Council.
- **Audit findings report** – we will provide this report at the completion of our audit to Council.
- **Annual independence** – at the completion of our audit, we will provide a statement of our independence to Council.

# Appendix 4: Current developments

The following is a summary of the current developments that are relevant to the City.

Standard	Summary and implications
<i>Foreign Currency Translation</i> , Section PS 2601	<p>This Section establishes standards on how to account for and report transactions that are denominated in a foreign currency in government financial statements.</p> <p>Fiscal years beginning on or after April 1, 2019 except for government organizations that applied the CPA Canada Handbook – Accounting prior to adopting the CPA Canada Public Sector Accounting Handbook. Earlier adoption is permitted when adopting Sections PS 1201 and PS 3450.</p>
<i>Portfolio Investments</i> , Section PS 3041	<p>This Section establishes standards on how to account for and report portfolio investments in government financial statements.</p> <p>Effective when Sections PS 1201, PS 2601 and PS 3450 are adopted.</p>
<i>Financial Instruments</i> , Section PS 3450	<p>The transitional provisions in Section PS 3450 do not allow retroactive application of financial instrument recognition, derecognition and measurement policies when entities adopt the standard.</p> <p>Fiscal years beginning on or after April 1, 2019 except for government organizations that applied the CPA Canada Handbook – Accounting prior to adopting the CPA Canada Public Sector Accounting Handbook. Earlier adoption is permitted when adopting Sections PS 1201 and PS 2601.</p>
<i>Introduction to Public Sector Accounting Standards</i>	<p>Amended to introduce the term public sector entity, define a government component, amend the definition of a government organization, include specific definitions of all types of government organizations and partnerships, and provide guidance as to the basis of accounting to be used by government components, organizations and partnerships, where the partnerships have two or more public sector entity partners. Editorial changes have been made in other standards as a consequence of the amendments to the Introduction.</p> <p>Fiscal years beginning on or after January 1, 2017.</p>
<i>Related Party Disclosures</i> , Section PS 2200	<p>New section defines a related party and establishes disclosures required for related party transactions.</p> <p>Fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.</p>



## Appendix 4: Current developments (continued)

Standard	Summary and implications
<i>Assets</i> , Section PS 3210	Amended to provide additional guidance on various components of the assets definition and establish general disclosure standards for assets. Fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.
<i>Contingent Assets</i> , Section PS 3320	Amended to provide a definition of contingent assets and supporting guidance and establish general disclosure standards for contingent assets. Fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.
<i>Contractual Rights</i> , Section PS 3380	Amended to provide a definition of contractual rights and supporting guidance and establish general disclosure standards for contractual rights. Fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.
<i>Inter-entity Transactions</i> , Section PS 3420	New section establishes standards on how to account for and report transactions between public sector entities that comprise a government's reporting entity from both a provider and recipient perspective. Fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.
<i>Restructuring Transactions</i> , Section PS 3430	Amended section defines a restructuring transaction; distinguishes restricting transactions from similar transactions; distinguishes restructuring-related transactions from restructuring transactions; establishes how assets and liabilities transferred in a restructuring transaction should be recognized and measured; and sets out presentation and disclosure requirements. Fiscal years beginning on or after April 1, 2018. Earlier adoption is permitted.
<i>Financial Statement Presentation</i> , Section PS 2601	This section requires a new statement of remeasurement gains and losses separate from the statement of operations. Included in this new statement are the unrealized gains and losses arising from the remeasurement of financial instruments and items denominated in foreign currencies, as well as the government's proportionate share of other comprehensive income that arises when a government includes the results of government business enterprises and partnerships. Fiscal years beginning on or after April 1, 2019

## **kpmg.ca**

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## CITY OF FORT SASKATCHEWAN

### Fort Saskatchewan Chamber of Commerce

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**Purpose:**

Mr. Mike Leblanc, Treasurer, Fort Saskatchewan Chamber of Commerce will be in attendance to make a presentation to members of Council and Administration on the economic climate for Fort Saskatchewan businesses.

**Action Required:**

That Mr. Mike Leblanc be thanked for his presentation.

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File No.:

Prepared by:	Sheryl Exley Legislative Officer	Date: January 29, 2016
Approved by:	Brenda Molter Director, Legislative Services	Date: January 29, 2016
Approved by:	Brenda Rauckman General Manager, Corporate & Protective Services	Date: January 29, 2016
Reviewed by:	Kelly Kloss City Manager	Date: January 29, 2016
Submitted to:	City Council	Date: February 9, 2016

## **CITY OF FORT SASKATCHEWAN**

### **Bylaw C24-15 Debenture Sewer Service Reline Construction**

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#### **Recommendation:**

1. That Council give second reading to Bylaw C24-15 to incur indebtedness by the issuance of debentures to the Alberta Capital Finance Authority for the purpose of sewer service reline construction, in an amount not to exceed \$1,200,000.
2. That Council give third reading to Bylaw C24-15 to incur indebtedness by the issuance of debentures to the Alberta Capital Finance Authority for the purpose of sewer service reline construction, in an amount not to exceed \$1,200,000.

#### **Purpose:**

To present Council with information on Debenture Borrowing Bylaw C24-15 for the purpose of sewer service reline construction, and recommend that second and third reading of the bylaw be given.

#### **Background:**

As a result of Council approving the 2016 Capital Budget, and the requirements of the *Municipal Government Act*, a borrowing bylaw must be passed before construction of the sewer service reline project can begin.

Bylaw C24-15 received first reading at the December 8, 2015 regular meeting of Council. In accordance with the *Municipal Government Act*, Administration placed advertisements in The Record on January 14, 2016 and January 21, 2016 advertising the borrowing bylaw. The advertisements included information pertaining to the ability to petition for a vote of the electors to determine whether the proposed bylaw should be passed. The deadline for petition submission was February 5, 2016. A petition was not submitted to the City Manager.

#### **Plans/Standards/Legislation:**

Sections 251, 253, 254, and 258 of the *Municipal Government Act* outlines municipal legislation for debenture borrowing.

#### **Financial Implications:**

Borrowing Bylaw C24-15 is in an amount not to exceed \$1,200,000, as per approved Capital Project #16020. The anticipated annual cost of debt servicing at today's interest rate is approximately \$134,300 for 10 years. The term and interest rate of the borrowing will be determined upon application to the Alberta Capital Finance Authority.

The City's principal amount of the outstanding debt at December 31, 2014 was \$43,739,110. The 2014 debt limit for the City was \$102,962,026.

**Recommendations:**

That Council give second and third reading to Bylaw C24-15 to incur indebtedness by the issuance of debentures to the Alberta Capital Finance Authority for the purpose of sewer service reline construction, in an amount not to exceed \$1,200,000.

**Attachment:**

Bylaw C24-15

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Prepared by:	Marshall Wight Finance Intern	Date: January 28, 2016
Approved by:	Jeremy Emann Chief Financial Officer	Date: January 28, 2016
Reviewed by:	Kelly Kloss City Manager	Date: January 28, 2016
Submitted to:	City Council	Date: February 9, 2016



# **CITY OF FORT SASKATCHEWAN**

## **BYLAW C24-15**

**A BYLAW OF THE CITY OF FORT SASKATCHEWAN, IN THE PROVINCE OF ALBERTA, AUTHORIZING THE COUNCIL OF THE CITY OF FORT SASKATCHEWAN TO INCUR AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES TO THE ALBERTA CAPITAL FINANCE AUTHORITY FOR THE PURPOSE OF SEWER SERVICE RELINE CONSTRUCTION**

### **WHEREAS:**

The Council of the City of Fort Saskatchewan has decided to issue a Bylaw pursuant to Section 258 of the *Municipal Government Act* to authorize the financing, undertaking and completion of sewer service reline construction.

Plans and specifications have been prepared and the total cost of the sewer service reline is estimated to be \$1,200,000 and the City of Fort Saskatchewan estimates that grants and contributions will not be applied to the project.

In order to complete the sewer service reline it will be necessary for the City of Fort Saskatchewan to borrow up to the sum of \$1,200,000 for a period not to exceed 20 years, from the Alberta Capital Finance Authority on the terms and conditions referred to in this Bylaw.

The estimated lifetime of the project financed under this Bylaw is equal to, or in excess of, 50 years.

The principal amount of the outstanding debt of the City of Fort Saskatchewan at December 31, 2014 was \$43,739,110 and no part of the principal or interest is in arrears.

All required approvals for the project have been obtained and the project is in compliance with all *Acts* and *Regulations* of the Province of Alberta.

**NOW THEREFORE**, the Council of the City of Fort Saskatchewan in the Province of Alberta, in open meeting of Council, enacts as follows:

1. That for the purpose of sewer service reline, up to the sum of \$1,200,000 be borrowed from the Alberta Capital Finance Authority by way of debenture on the credit and security of the City of Fort Saskatchewan at large, of which amount the full sum of 1,200,000 is to be paid by the City of Fort Saskatchewan at large.



2. The proper officers of the City of Fort Saskatchewan are hereby authorized to issue a debenture on behalf of the City of Fort Saskatchewan for the amount and purpose as authorized by this Bylaw, namely sewer service reline.
3. The City of Fort Saskatchewan shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual equal payments of combined principal and interest instalments not to exceed 20 years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority on the date of the borrowing, and not to exceed 10 percent, or the interest rate as fixed from time to time by the Alberta Capital Finance Authority.
4. The City of Fort Saskatchewan shall levy and raise in each year municipal utility rates sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the City of Fort Saskatchewan.
6. The net amount borrowed under this Bylaw shall be applied only to the project specified by this Bylaw.
7. This Bylaw shall take effect on the day of the final passing thereof.

READ a first time in Council this 8<sup>th</sup> day of December , 2015.

READ a second time in Council this day of , 2016.

READ a third time in Council and passed this day of , 2016.

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Mayor

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Director, Legislative Services

Date Signed: \_\_\_\_\_

## CITY OF FORT SASKATCHEWAN

### Alberta Community Partnership Grant Application – Oblique Imagery

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**Recommendation:**

That Council support participation in the Alberta Community Partnership grant application for the collection of oblique imagery.

**Purpose:**

To seek Council support for the collection of oblique imagery through the intermunicipal collaboration component of the Alberta Community Partnership Grant.

**Background:**

Parkland County, as managing partner and in partnership with Fort Saskatchewan, St. Albert, Beaumont and Sturgeon County, is making application through the intermunicipal collaboration portion of the Alberta Community Partnership Grant in the amount of \$282,000 for the collection of oblique imagery (an aerial photograph taken from angles as opposed to directly above). This project is similar to the Edmonton Regional Joint Orthophoto Initiative, however a much more advanced product is received. By working with our neighbouring municipalities we are able to reduce costs and promote collaborative relationships. While this is a project that will proceed regardless of grant approval, the opportunity is to reduce this cost based on the grant amount received.

A requirement of the grant application is that each participating municipality provide a supporting Council resolution.

**Alternative:**

Independently commission the collection of obtaining oblique imagery at a much higher cost.

**Financial Implications:**

The full cost to the City is expected to be \$18,000 which is included in the 2016 budget.

**Recommendation:**

That Council support participation in the grant application.

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Prepared by:	Carl Stewart GIS Analyst	Date:	February 1, 2016
Approved by:	Trevor Harder Director, Information Technology	Date:	February 1, 2016
Approved by:	Brenda Rauckman General Manager, Corporate and Protective Services	Date:	February 2, 2016
Reviewed by:	Kelly Kloss City Manager	Date:	February 3, 2016
Submitted to:	City Council	Date:	February 9, 2016

## CITY OF FORT SASKATCHEWAN

### Alberta Community Partnership Grant Application

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**Motion:**

That Council support participation in the Alberta Community Partnership grant application for Incident Command System role-specific training.

**Purpose:**

To seek Council support for Incident Command System (ICS) role-specific training through the intermunicipal collaboration component of the Alberta Community Partnership Grant.

**Background:**

Strathcona County, as managing partner and in partnership with Fort Saskatchewan, Edmonton, Leduc and Spruce Grove, is making application through the intermunicipal collaboration portion of the Alberta Community Partnership Grant for ICS training in the amount of \$50,000.00. The purpose of the grant is to deliver ICS role-specific training to emergency management personnel in the region. This partnership grant will allow our municipal partners to continue to train together and develop a larger group of qualified emergency management personnel that would be utilized in the event of a disaster or major emergency.

A requirement of the grant application is that each partnering municipality provide a supporting Council resolution.

**Financial Implications:**

While cost-sharing is not a requirement of the grant application, travel costs would be incurred by participating City staff.

**Recommendation:**

That Council support participation in the grant application.

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Prepared by:	Brenda Rauckman General Manager, Corporate and Protective Services	Date: February 2, 2016
Approved by:	Kelly Kloss City Manager	Date: February 4, 2016
Submitted to:	City Council	Date: February 9, 2016

## CITY OF FORT SASKATCHEWAN

### 2016 Supplementary Assessment Bylaw C2-16

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#### **Recommendation:**

1. That Council give first reading to Bylaw C2-16, which authorizes the preparation of supplementary assessments for improvements within the municipality.
2. That Council give second reading to Bylaw C2-16, which authorizes the preparation of supplementary assessments for improvements within the municipality.
3. That Council provide unanimous consent to proceed with third and final reading to Bylaw C2-16, which authorizes the preparation of supplementary assessments for improvements within the municipality.
4. That Council give third reading to Bylaw C2-16, which authorizes the preparation of supplementary assessments for improvements within the municipality.

#### **Purpose:**

To pass the Supplementary Assessment Bylaw C2-16, which authorizes the City to collect the revenue included in the 2016 budget. This allows for the preparation of supplementary assessments for improvements within the municipality.

#### **Background:**

The *Municipal Government Act* (MGA) requires a supplementary assessment bylaw to be passed annually if a municipality determines that a supplementary assessment on new improvements is warranted. A supplementary assessment bylaw applies only to the year in which it is passed.

The MGA requires municipalities to prepare assessments on properties as of December 31<sup>st</sup> for the year prior to the year in which the tax is imposed. For example, in 2015 property taxes calculated in May were based on property assessments as of December 31, 2014. With a supplementary assessment bylaw, the municipality can conduct a second assessment to cover improvements constructed during the year and levy a tax based on those improvements. The supplementary assessment is conducted during the fall of the year, which enables the City to collect taxes on improvements constructed up until that time. Without a supplementary assessment, improvements that are constructed in 2016 would not be taxed until 2017.

A supplementary assessment bylaw authorizes the municipality to assess and tax all new improvements (other than linear) based on the number of months that they are completed, occupied, or begin to operate. Improvements completed, occupied, or operating in August of 2016 would receive a supplementary assessment/tax notice in 2016, in addition to the regular assessment/tax notice. The supplementary assessment will reflect the value of the improvement pro-rated for the number of months that the improvement is completed, occupied, or operating and the tax levy is calculated accordingly.

**Plans/Standards/Legislation:**

Supplementary Assessment Bylaw C2-16 meets one of the priorities under the Community Sustainability Plan, “Governance” – Municipal Revenue Mix.

“Monitoring the size and mix of municipal revenue sources helps indicate whether municipal revenue generation policies are achieving required revenue in a fair and efficient way.”

**Financial Implications:**

Supplemental tax revenue of \$60,000 was included in the approved 2016 Budget.

**Recommendation:**

That Council give three readings to Bylaw C2-16, which authorizes the preparation of supplementary assessments for improvements within the municipality.

**Attachments:**

Bylaw C2-16, 2016 Supplementary Assessment

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File No.:

Prepared by:	Grace Pesklevis Tax Accounting Clerk	Date: January 28, 2016
Approved by:	Susan Morrissey, CPA, CGA Director, Finance	Date: February 2, 2016
Reviewed by:	Kelly Kloss City Manager	Date: February 2, 2016
Submitted to:	City Council	Date: February 9, 2016



WHEREAS the *Municipal Government Act*, RSA 2000, Chapter M-26, as amended, provides that Council may pass a bylaw in each tax year to authorize the preparation of supplementary assessments for improvements within the municipality;

1. This Bylaw may be cited as the “2016 Supplementary Assessment Bylaw”.
2. In this Bylaw, including this section:
  - 2.1. “Act” means the *Municipal Government Act*, RSA 2000, Chapter M-26, as amended.
  - 2.2. “Supplementary Assessment” means an assessment of all improvements prepared in accordance with Part 9, Division 4 of the Act.
3. The purpose of this Bylaw is to authorize a supplementary assessment of all improvements pursuant to the Act.
4. This Bylaw shall take effect as of the third and final reading and shall be effective for the 2016 taxation year.

READ a third and final time in Council this                      day of                      , 2016.

Date Signed: \_\_\_\_\_



## **CITY OF FORT SASKATCHEWAN**

### **Bylaw C3-16 to Amend Land Use Bylaw C10-13 by Redistricting a Portion of Lot 1, Block 8, Plan 0324058, a Portion of Lot 2, Block 8, Plan 0324059, Lot 1, Block 1, Plan 0820100, and a Portion of SW ¼ 2-55-22 W4M from IR - Industrial Reserve District to IL - Light Industrial District**

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#### **Motion:**

That Council give first reading to Bylaw C3-16 to amend Land Use Bylaw C10-13 by redistricting a portion of Lot 1, Block 8, Plan 0324058, a portion of Lot 2, Block 8, Plan 0324059, Lot 1, Block 1, Plan 0820100, and a portion of SW ¼ 2-55-22 W4M from IR-Industrial Reserve District to IL - Light Industrial District.

#### **Purpose:**

To present Council with information on Bylaw C3-16 for the Fort Industrial Estates - Phase 3 redistricting, and to request consideration of first reading.

#### **Background:**

TAG Developments (formerly TransAmerica Group) has submitted an application to redistrict 10.97 ha (27.11 ac) of land from IR - Industrial Reserve District to IL - Light Industrial District. The proposed redistricting would be for four existing properties.

These lands are located south of Highway 15 and north of Josephburg Road. The applicant has also submitted an associated subdivision application for a new light industrial lot. The proposed development for this lot is a Service Station (truck stop).

A Risk Assessment was submitted with this application, and is currently under review. No major concerns have been identified at this time.

Intersection improvements will be required at Highway 15 and 119 Street to provide road access to this site. On January 26, 2016, Council approved an expenditure from the Medium Industrial Developer Levy Reserve to fund detailed design improvements for the intersection.

If Council gives Bylaw C3-16 first reading, adjacent landowners will be notified by mail. A Public Hearing advertisement will be published in the local paper for two consecutive weeks. The target date for the Public Hearing is Tuesday, February 23, 2016, or as soon as practical thereafter, and will be held in Council Chambers at 6:00 p.m.

#### **Plans/Standards/Legislation**

The lands have been designated as "Light and Medium Industrial" in the City's Municipal Development Plan. They have been designated as part of the "Medium Industry Policy Area" in the Alberta Industrial Heartland Area Structure Plan. The lands are designated as "Light Industrial" and "Medium Industrial" in the Alsten Lands Outline Plan.

Further details and analysis regarding applicable policies will be outlined in the subsequent report to Council.

**Financial Implications:**

Analysis on the financial considerations will be examined and outlined in the subsequent report to Council.

**Recommendation:**

That Council give first reading to Bylaw C3-16 to amend Land Use Bylaw C10-13 by redistricting a portion of Lot 1, Block 8, Plan 0324058, a portion of Lot 2, Block 8, Plan 0324059, Lot 1, Block 1, Plan 0820100, and a portion of SW ¼ 2-55-22 W4M from IR-Industrial Reserve District to IL - Light Industrial District.

**Attachments:**

1. Bylaw C3-16
2. Schedule "A" - Map Amendment to Appendix A- Land Use Map Bylaw C10-13
3. Appendix "A" - Aerial Photo of Existing Land Use Districts
4. Appendix "B" - Relevant Planning Policies
5. Appendix "C" - Bylaw C16-10 Municipal Development Plan- Land Use Concept Map
6. Appendix "D" - Bylaw C19-00 Alberta Industrial Heartland ASP- Land Use Concept Map
7. Appendix "E" - Alsten Lands Outline Plan- Tentative Land Use Plan
8. Appendix "F" - IL (Light Industrial District), Land Use Bylaw C10-13 regulations
9. Appendix "G" - IR (Industrial Reserve District), Land Use Bylaw C10-13 regulations

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File No.: Bylaw C3-16

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: January 28, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: February 2, 2016
Reviewed by:	Kelly Kloss City Manager	Date: February 2, 2016
Submitted to:	City Council	Date: February 9, 2016



## CITY OF FORT SASKATCHEWAN

### A BYLAW OF THE CITY OF FORT SASKATCHEWAN IN THE PROVINCE OF ALBERTA TO AMEND BYLAW C10-13, LAND USE BYLAW

#### BYLAW C3-16

**WHEREAS** the *Municipal Government Act*, R.S.A.,2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;

**NOW THEREFORE**, the Council of the City of Fort Saskatchewan, in the Province of Alberta, duly assembled, enacts as follows:

1. That Appendix A, Land Use District Map covering part of Lot 1, Block 8, Plan 0324058, part of Lot 2, Block 8, Plan 0324059, Lot 1, Block 1, Plan 0820100, and part of SW ¼ 2-55-22 W4M, be amended to redistrict from IR (Industrial Reserve District) to IL (Light Industrial District) as shown on the attached Schedule "A".
2. This Bylaw is cited as the Amendment to Land Use Bylaw C10-13, as amended, repealed and/or replaced from time to time.
3. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, the invalid portion must be severed and the remainder of the Bylaw is deemed valid.
4. This Bylaw becomes effective upon third and final reading.

READ a first time this	day of	2016.
READ a second time this	day of	2016.
READ a third time and passed this	day of	2016.

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MAYOR

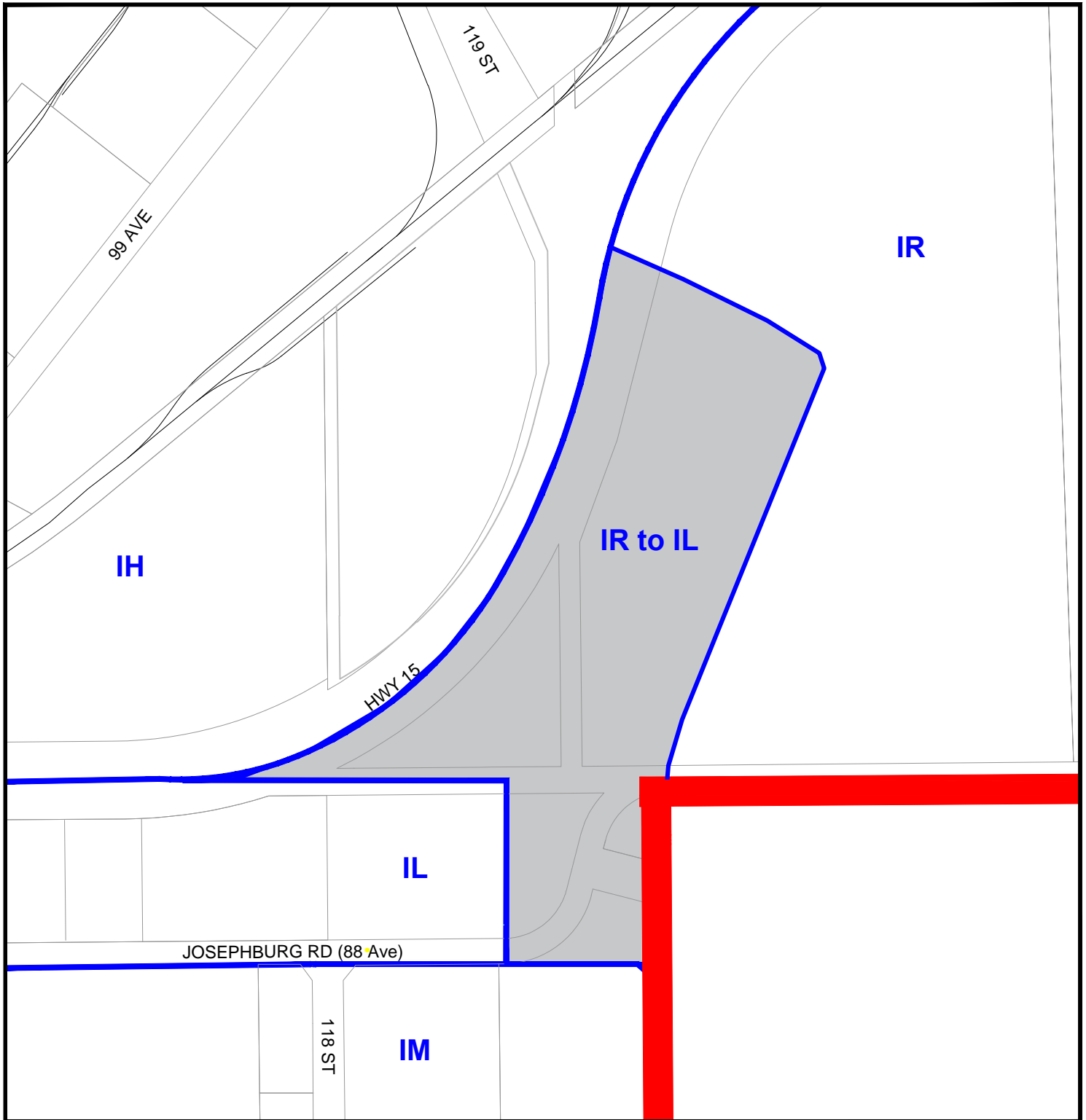
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DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: \_\_\_\_\_

# BYLAW C3-16

## Schedule "A"



 Subject Area

# APPENDIX "A"- AERIAL PHOTO OF EXISTING LAND USE DISTRICTS



DISCLAIMER: The information shown is for reference only. The City of Fort Saskatchewan disclaims all responsibility for the accuracy, completeness, timelines and merchantability of information shown. Use this information at your own risk.





**Related Policy to Bylaw C3-16**  
**Fort Industrial Estates Phase 3 Redistricting**

**Municipal Development Plan – Bylaw C16-10**  
**Designation: Light and Medium Industrial (LMI)**

<b>6.8 Industrial</b>	
<b>6.8.16</b>	Ensure compatibility between the Light and Medium Industrial designation and surrounding urban development by directing only Light Industrial uses to those lands within proximity of the General Urban Area.
<b>6.8.17</b>	Proactively work to ensure a supply of fully serviced Light and Medium Industrial lands.
<b>6.8.18</b>	Ensure that Light and Medium Industrial uses meet current Industrial Risk standards and guidelines
<b>6.8.19</b>	Use a risk management approach based on principles of: risk reduction at the source; risk reductions through land use controls and prescribed mitigation measures; emergency preparedness; emergency response; and, risk communication.
<b>13.0 Responsive Local Economy</b>	
<b>13.3.1</b>	Support economic diversification by ensuring there are sufficient commercial and industrial lands available to suit a variety of business opportunities
<b>13.3.3</b>	Collaborate with local business associations and industry to support the continued development of existing businesses and attract new business and industries to meet the needs of the local population.

**Community Sustainability Plan – R173-14**

<b>SB – Supporting Business</b>	
<b>SB13</b>	Develop medium and light industrial eco-industrial development nodes
<b>UR – Urban Resources</b>	
<b>UR25</b>	Intensification of industrial lands

## Alberta's Industrial Heartland Area Structure Plan – Bylaw C19-00

### Designation: Medium and Light Industry Policy Area

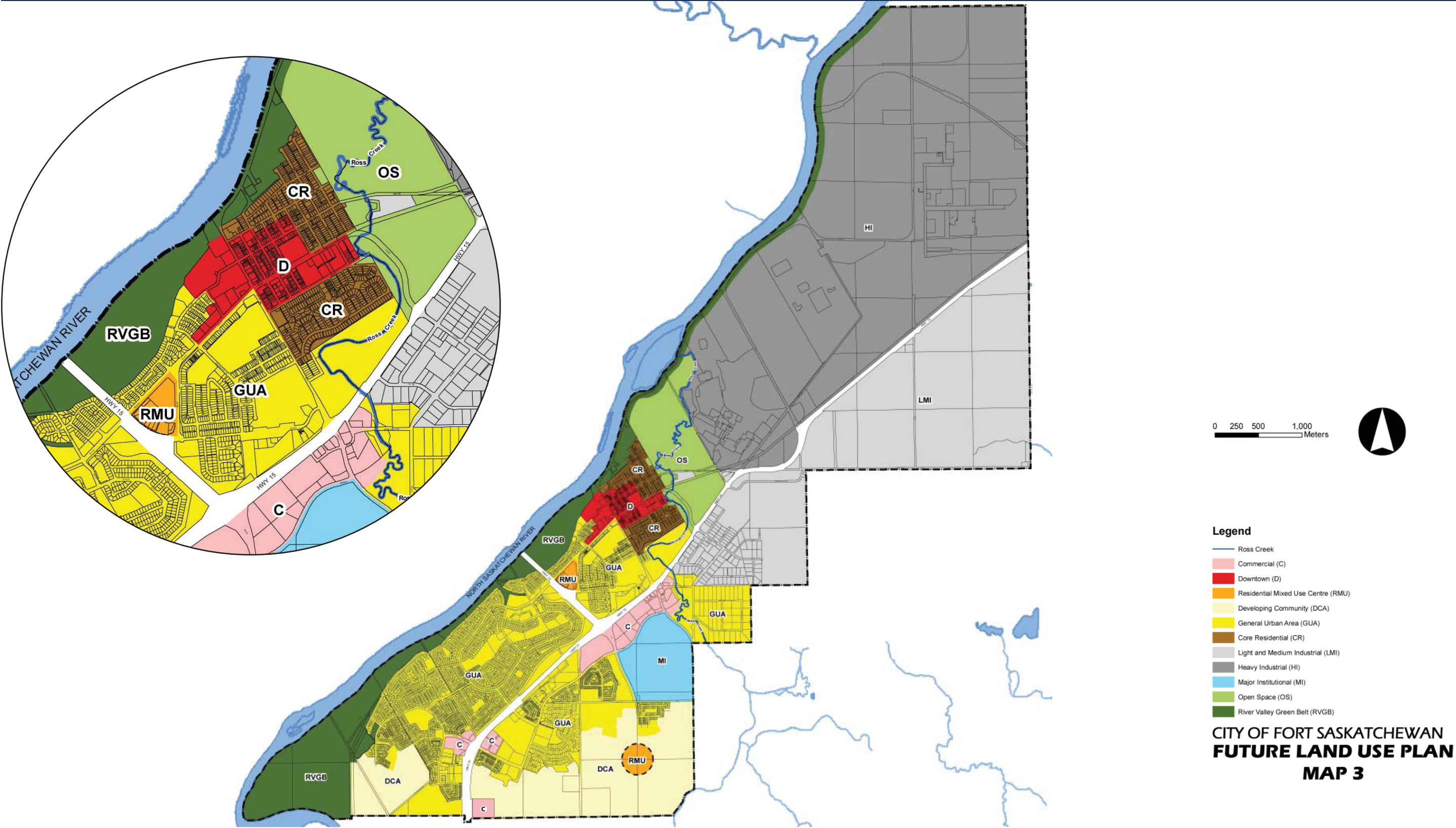
#### 2.4.2. Transition Zone Policies: Medium Industry, Light Industry/Business and Agricultural Policy Areas

Light industrial activities could include services supporting the Heartland area and other regional activities such as contractor services, small equipment rentals and repairs, light eating establishments, convenience stores, minor professional financial and office business services, administration offices, industrial vehicle sales and rental offices, greenhouses and plant stores.

Commercial and highway commercial to serve the heavy industry sector and highway traffic, such as shops, offices, convenience stores, gas bars and minor eating establishments may be considered in the Light Industrial / Business Policy Area, provided there are sufficient setbacks from any hazardous heavy industry;

Access to and from Highway 15 will be controlled at central locations intersecting with Highway 15 and positioned in consideration to existing and proposed traffic flows and previously established or planned intersections.

Map 3 - Future Land Use Plan





 Heavy Industry  
Policy Area

**TRANSITION ZONE**

 Agricultural  
Policy Area

 Medium Industry  
Policy Area

 Light Industry/Business  
Policy Area

 Environmental  
Policy Area

 Fort Saskatchewan  
Heartland ASP Boundary

 Corporate Limits

  
**NORTH**

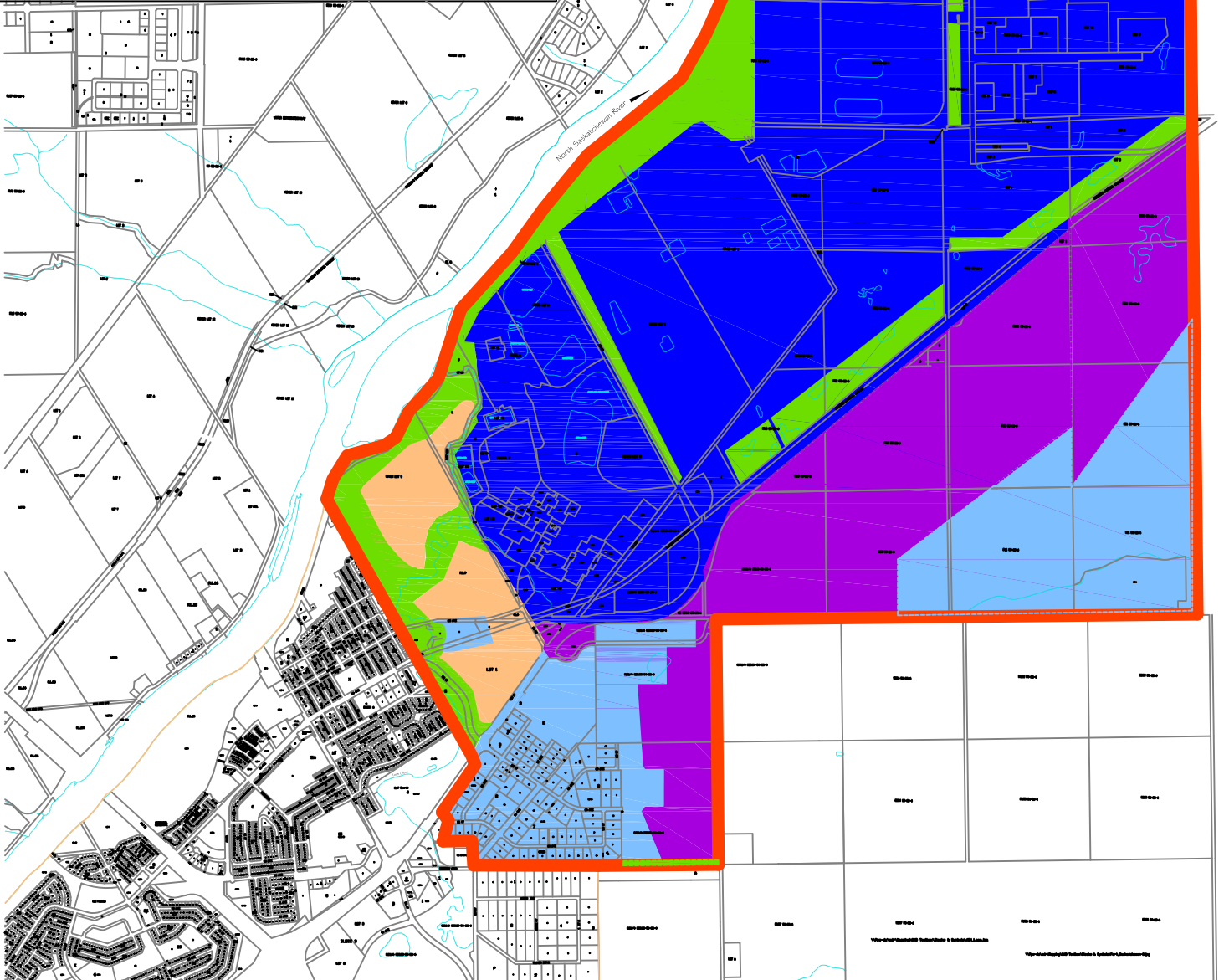
**FORT SASKATCHEWAN HEARTLAND  
AREA STRUCTURE PLAN**

**LOCATION MAP**  
MAP 2

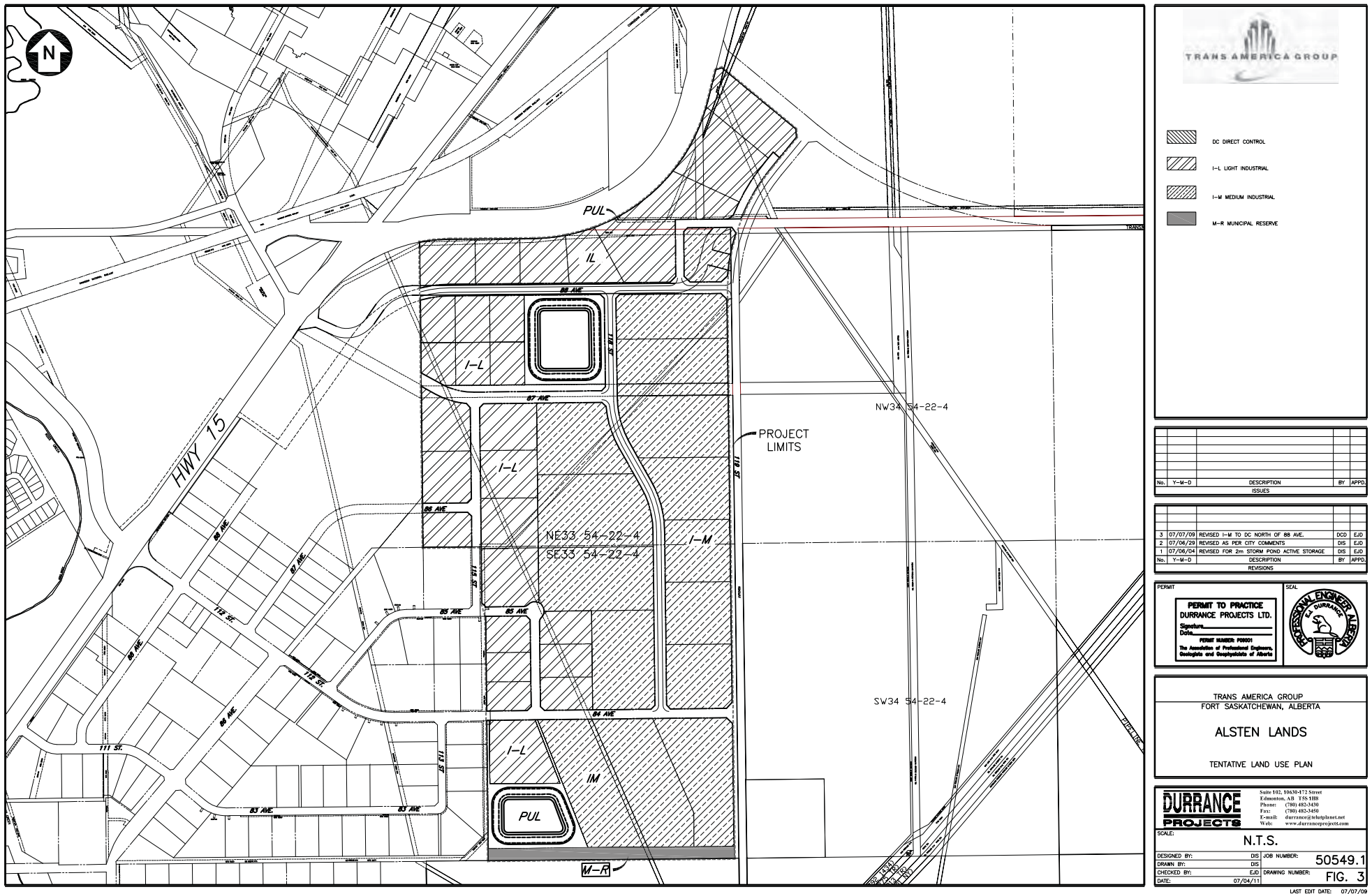
Bylaw Approval: January 26, 2011

Amending Bylaw C11-09

Map 2 Policy area boundaries are generalized to provide future land use decisions. They are not exact locations or provide site specific direction to land use regulation.



## Appendix “E” - Alsten Lands Outline Plan- Tentative Land Use Plan



## 7.8 IL – Light Industrial District

### 7.8.1 IL Purpose

This District is intended to provide for light industrial uses that do not adversely affect adjacent land uses or cause any external, objectionable or dangerous conditions outside of any building on the light industrial site. This District is normally applied to sites adjacent to major roadways on the periphery of industrial areas and may serve as a buffer between heavier industrial and other land uses.

### 7.8.2 IL Permitted and Discretionary Uses

(a) IL Permitted Uses	
<ul style="list-style-type: none"> <li>- <sup>1</sup>(Deleted)</li> <li>- Billboard sign</li> <li>- Contractor service</li> <li>- Emergency response service</li> <li>- Fascia sign</li> <li>- Freestanding sign</li> <li>- General industrial use*</li> <li>- Greenhouse</li> <li>- Identification sign</li> <li>- Inflatable sign</li> <li>- Kennel</li> <li>- Nature conservation use</li> <li>- Pet care service</li> <li>- Portable sign</li> <li>- Projecting sign</li> <li>- Recycling depot</li> <li>- Research and development facility</li> </ul>	<ul style="list-style-type: none"> <li>- Roof sign</li> <li>- Service station</li> <li>- Service station (limited)</li> <li>- Service station, bulk fuel depot</li> <li>- Storage facility</li> <li>- Surveillance suite</li> <li>- Vehicle and equipment storage</li> <li>- Vehicle repair facility</li> <li>- Vehicle repair facility (limited)</li> <li>- Vehicle sales, leasing and rental facility</li> <li>- Vehicle sales, leasing and rental facility (limited)</li> <li>- Vehicle wash</li> <li>- Veterinary clinic</li> <li>- Warehouse distribution and storage</li> <li>- Warehouse sales</li> <li>- <sup>2</sup>Accessory development to any use listed in subsection 7.8.2(a)</li> </ul>

\*General industrial uses with the potential to create significant impacts, adverse effects or nuisance off the site, including but not limited to smoke, gas, odour, sound, vibration or other objectionable impacts, shall be considered as a discretionary use.

<sup>1</sup> C19-15

<sup>2</sup> C19-15

<b>(b) IL Discretionary Uses</b>	
<ul style="list-style-type: none"> <li>- Commercial school</li> <li>- Communication tower</li> <li>- Communication tower (limited)</li> <li>- Community service facility</li> <li>- Eating and drinking establishment (limited)</li> <li>- Electronic message sign</li> <li>- Indoor entertainment facility</li> <li>- <sup>1</sup>Indoor recreation facility (unrestricted)</li> <li>- Outdoor entertainment facility</li> <li>- Outdoor recreation facility</li> <li>- Outdoor storage</li> </ul>	<ul style="list-style-type: none"> <li>- Outdoor storage facility</li> <li>- Professional, financial and office service</li> <li>- Retail store (general)</li> <li>- Wind energy converter system</li> <li>- Wind energy converter system (limited)</li> <li>- <sup>2</sup>(Deleted)</li> <li>- <sup>3</sup>Accessory development to any use listed in subsection 6.13.2(a)</li> </ul>

### 7.8.3 IL Site Subdivision Regulations

	<b>Interior or Corner Site</b>
<b>a) Site Area</b>	0.2ha (0.49 acres) minimum
<b>b) Site Width</b>	No minimum
<b>c) Site Depth</b>	30.0m (98.4ft) minimum

<sup>1</sup> C19-15

<sup>2</sup> C19-15

<sup>3</sup> C19-15

#### 7.8.4 IL Site Development Regulations

	Interior or Corner Site
<b>a) Front Yard Setback</b>	6.0m (19.7ft) minimum  Flanking front yard minimum at the discretion of the Development Authority
<b>b) Rear Yard Setback</b>	5.0m (16.4ft) minimum  May be reduced to 4.5m (14.8 ft), at the discretion of the Development Authority, if it can be demonstrated that the reduction would have no adverse impacts on adjacent lands and that all <i>Safety Code</i> requirements are adhered to.
<b>c) Side Yard Setback</b>	4.5m (14.8ft) minimum  Subject to Alberta Building Code and <i>Safety Codes Act</i> , one side yard setback may be reduced to a minimum of 1.5m (4.9ft) at the discretion of the Development Authority
<b>d) Height</b>	<sup>1</sup> 15.0m (49.2ft) maximum for building.  <sup>2</sup> 30.0m (98.4ft) for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 15.0m).
<b>e) Site Coverage</b>	60% maximum for all buildings

#### 7.8.5 Additional Development Regulations for IL

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 7.1 to 7.11 of Part 7 – Industrial Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs; and
- (b) <sup>3</sup>All development and uses within this Land Use District are subject to the applicable provisions of Section 10.4 - IL Limited Use Overlay.

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<sup>1</sup> C19-14

<sup>2</sup> C19-14

<sup>3</sup> C19-14

**7.11 IR – Industrial Reserve District****7.11.1 Purpose**

This District is generally intended to reserve those areas of the City which are rural in character or land use but intended for future industrial development until such time as a plan of subdivision has been accepted in principle or approved for other specific uses not permitted in this District. The reclassification of land to other Land Use Districts will normally occur subsequent to the acceptance of an Area Structure Plan where one is required by Council and subsequent to the approval of the subdivision proposed.

**7.11.2 IR Permitted and Discretionary Uses**

<b>(a) IR Permitted Uses</b>	<b>(b) IR Discretionary Uses</b>
<ul style="list-style-type: none"> <li>- <sup>1</sup>(Deleted)</li> <li>- Agriculture</li> <li>- Billboard Sign</li> <li>- Natural Conservation Use</li> </ul>	<ul style="list-style-type: none"> <li>- <sup>2</sup>Communication Tower</li> <li>- Outdoor Storage Facility</li> <li>- Wind Energy Converter System</li> <li>- Wind Energy Converter System (limited)</li> <li>- <sup>3</sup>(Deleted)</li> <li>- <sup>4</sup>Accessory development to any use listed in subsection 7.11.2(a) and (b)</li> </ul>

**7.11.3 IR Site Subdivision and Development Regulations**

All subdivision and development regulations are at the discretion of the Development Authority, who shall have regard to the impact of the proposal on the intended purpose of the Land Use District and the impact that any application may have on industrial lands or those non-industrial lands adjacent to the site.

**7.11.4 Additional Regulations for IR**

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 7.1 to 7.11 of Part 7 – Industrial Land Use Districts, Part 11 - Parking and Loading, and Part 12 - Signs; and

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<sup>1</sup> C19-15

<sup>2</sup> C19-15

<sup>3</sup> C19-15

<sup>4</sup> C19-15

- (b) On-site water and sewer services shall comply with all applicable Alberta *Safety Codes Act* requirements and Provincial Legislation.