



# CITY OF FORT SASKATCHEWAN AGENDA

## **Regular Council Meeting** **Tuesday, February 23, 2016 – 6:00 P.M.** **Council Chambers – City Hall**

- 6:00 P.M.**
1. **Call to Order** Mayor Katchur
  2. **Approval of Minutes of February 9, 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. **Presentation**  
(25 min.)
    - 4.1 River Valley Alliance Update  
Chris Sheard,  
Chair/Larry Wall,  
Executive Director,  
River Valley  
Alliance  
(attachment)
  5. **Unfinished Business**
    - 5.1 Multi-family Front-Load Waste Collection Rate Assessment  
Ian Gray  
(attachment)
  6. **Public Hearing**  
**Open Public Hearing** Mayor Katchur
    - 6.1 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 – Fort Industrial Estates – Stage 3  
Matthew Siddons  
(verbal)  
**Close Public Hearing** Mayor Katchur
  7. **Business Arising from Public Hearing**
    - 7.1 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 – Fort Industrial Estates – Stage 3 – 2<sup>nd</sup> & 3<sup>rd</sup> reading  
Matthew Siddons  
(attachment)
  8. **New Business**
  9. **Bylaws**

10. **Notice of Motion**

11. **Points of Interest**

12. **Councillor Inquiries**

13. **Adjournment**



**CITY OF FORT SASKATCHEWAN**  
**MINUTES**  
**REGULAR COUNCIL**  
**Tuesday, February 9, 2016 - 6:00 PM**  
**Council Chambers – City Hall**

**Present:**

Members of Council:

Mayor Gale Katchur  
Councillor Frank Garritsen  
Councillor Stew Hennig  
Councillor Arjun Randhawa  
Councillor Ed Sperling

Administration:

Kelly Kloss, City Manager  
Brenda Rauckman, General Manager, Corporate & Protective Services  
Robert Stephenson, Acting Director, Legislative Services  
Wendy Kinsella, Director, Corporate Communications  
Susan Morrissey, Director, Finance  
Matthew Siddons, Current Planner  
Carl Stewart, GIS Analyst  
Marshall Wight, Municipal Finance Intern  
Reade Beaudoin, Digital Media Coordinator  
Sheryl Exley, Recording Secretary

**Regrets:**

Councillor Birgit Blizzard  
Councillor Sheldon Bossert

**1. Call to Order**

Mayor Katchur called the regular Council Meeting to order at 6:00 p.m.

**2. Approval of Minutes of January 26, 2016 Regular Council Meeting**

**R20-16**

MOVED BY Councillor Hennig that the minutes of the January 26, 2016 regular Council Meeting be adopted as presented.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa, Ed Sperling

Absent: Birgit Blizzard, Sheldon Bossert

CARRIED UNANIMOUSLY

**3. Delegations**

None.

#### **4. Presentations**

##### **4.1 2015 Year End Audit Planning Report**

Mr. John Stelter, Partner, and Ms. Taylor Rolheiser, Audit Senior Manager with KPMG LLP were 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.

Mayor Katchur thanked Mr. Stelter and Ms. Rolheiser their presentation.

##### **4.2 Fort Saskatchewan Chamber of Commerce - Local Business Economic Climate**

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

Mayor Katchur thanked Mr. Leblanc for his presentation.

#### **5. Unfinished Business**

##### **5.1 Bylaw C24-15 - Debenture Sewer Service Reline Construction - 2nd & 3rd Reading**

Presented by: Marshall Wight, Municipal Finance Intern

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 and 21, 2016 advertising the Borrowing Bylaw. The advertisements included information pertaining to the ability to petition for a vote of electors to determine whether the proposed Bylaw should be passed. The deadline for petition submission was February 5, 2016, and no petition was received.

**R21-16**

MOVED BY Councillor Garritsen 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.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa, Ed Sperling

Absent: Birgit Blizzard, Sheldon Bossert

CARRIED UNANIMOUSLY

**R22-16**

MOVED BY Councillor Garritsen 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.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,  
Ed Sperling

Absent: Birgit Blizzard, Sheldon Bossert

CARRIED UNANIMOUSLY

## **6. New Business**

### **6.1 Alberta Community Partnership Grant Application - Oblique Imagery**

Presented by: Carl Stewart, GIS Analyst

**R23-16**

MOVED BY Councillor Hennig that Council support participation in the Alberta Community Partnership grant application for the collection of oblique imagery.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,  
Ed Sperling

Absent: Birgit Blizzard, Sheldon Bossert

CARRIED UNANIMOUSLY

### **6.2 Alberta Community Partnership Grant Application - Incident Command System Role-Specific Training**

Presented by: Brenda Rauckman, General Manager, Corporate & Protective Services

**R24-16**

MOVED BY Councillor Randhawa that Council support participation in the Alberta Community Partnership grant application for Incident Command System role-specific training.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,  
Ed Sperling

Absent: Birgit Blizzard, Sheldon Bossert

CARRIED UNANIMOUSLY

## **7. Bylaws**

### **7.1 Bylaw C2-16 – 2016 Supplementary Assessment Bylaw - 3 Readings**

Presented by: Susan Morrissey, Director, Finance

**R25-16**

MOVED BY Councillor Garritsen that Council give first reading to Bylaw C2-16, which authorizes the preparation of supplementary assessments for improvements within the municipality.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,  
Ed Sperling

Absent: Birgit Blizzard, Sheldon Bossert

CARRIED UNANIMOUSLY

**R26-16**

MOVED BY Councillor Garritsen that Council give second reading to Bylaw C2-16, which authorizes the preparation of supplementary assessments for improvements within the municipality.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,  
Ed Sperling

Absent: Birgit Blizzard, Sheldon Bossert

CARRIED UNANIMOUSLY

**R27-16**

MOVED BY Councillor Garritsen 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.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,  
Ed Sperling

Absent: Birgit Blizzard, Sheldon Bossert

CARRIED UNANIMOUSLY

**R28-16**

MOVED BY Councillor Garritsen that Council give third reading to Bylaw C2-16, which authorizes the preparation of supplementary assessments for improvements within the municipality.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,  
Ed Sperling

Absent: Birgit Blizzard, Sheldon Bossert

CARRIED UNANIMOUSLY

- 7.2 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**  
Presented by: Matthew Siddons, Current Planner

**R29-16**

MOVED BY Councillor Garritsen 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.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,  
Ed Sperling

Absent: Birgit Blizzard, Sheldon Bossert

CARRIED UNANIMOUSLY

**8. Notice of Motion**

None.

**9. Points of Interest**

Members of Council were given the opportunity to bring forward information that would be of interest to the public.

**10. Councillors Inquiries**

Members of Council were given the opportunity to ask questions and provide concerns and comments.

**11. Adjournment**

The regular Council Meeting of February 9, 2016 adjourned at 6:46 p.m.

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Mayor

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Acting Director, Legislative Services

## CITY OF FORT SASKATCHEWAN

### River Valley Alliance Update

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**Purpose:**

Mr. Chris Sheard, Chair and Mr. Larry Wall, Executive Director, River Valley Alliance (RVA) will be in attendance to make a presentation and update members of Council and Administration on the RVA, including an introduction to the next phase of its Capital Program (2012 – 2017), park naming plans, and the RVA festival concept.

**Action Required:**

That Mr. Chris Sheard and Mr. Larry Wall be thanked for their presentation.

**Enclosure:**

RVA Presentation

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File No.:

Prepared by:	Sheryl Exley Legislative Officer	Date: February 17, 2016
Approved by:	Robert Stephenson Acting Director, Legislative Services	Date: February 18, 2016
Approved by:	Brenda Rauckman General Manager, Corporate & Protective Services	Date: February 18, 2016
Reviewed by:	Kelly Kloss City Manager	Date: February 18, 2016
Submitted to:	City Council	Date: February 23, 2016



Imagine the entire river valley linked and accessible to all as one of the largest metropolitan river valley parks in the world.



Alberta's Capital Region River Valley

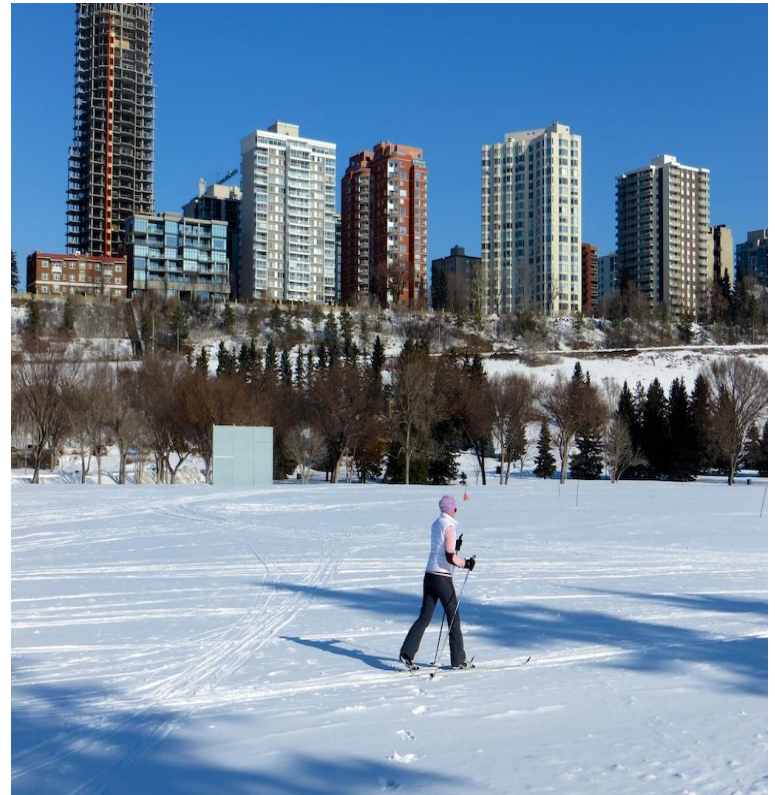
9825 – 103 street  
Rossdale House  
Edmonton, AB T5K  
2M3

# River Valley Alliance

**Vision:** To create a continuous, world class metropolitan river valley park.

**Mission:** To preserve, protect and enhance the river valley becoming recognized as one of the largest and best river valley parks in the world.

**RVA is:** Not-for-profit corporation, charitable status, governed by a board, with representation from seven municipalities: Devon, Parkland County, Leduc County, Edmonton, Strathcona County, Sturgeon County and Fort Saskatchewan.





# Context

## Fast Facts:

- 88 km
- Over 7,000 ha  
18,000 acres
- 10M+  
visits/year
- Devon to Fort  
Saskatchewan
- Largest urban  
park in Canada



# River Valley Alliance

## Desired outcomes:

1. Pride – To create a source of unparalleled pride in the Capital region and throughout Alberta
2. Legacy – To preserve an outstanding legacy for all Albertans
3. Quality of Life – To improve the quality of life for people in the Capital Region



# River Valley Alliance

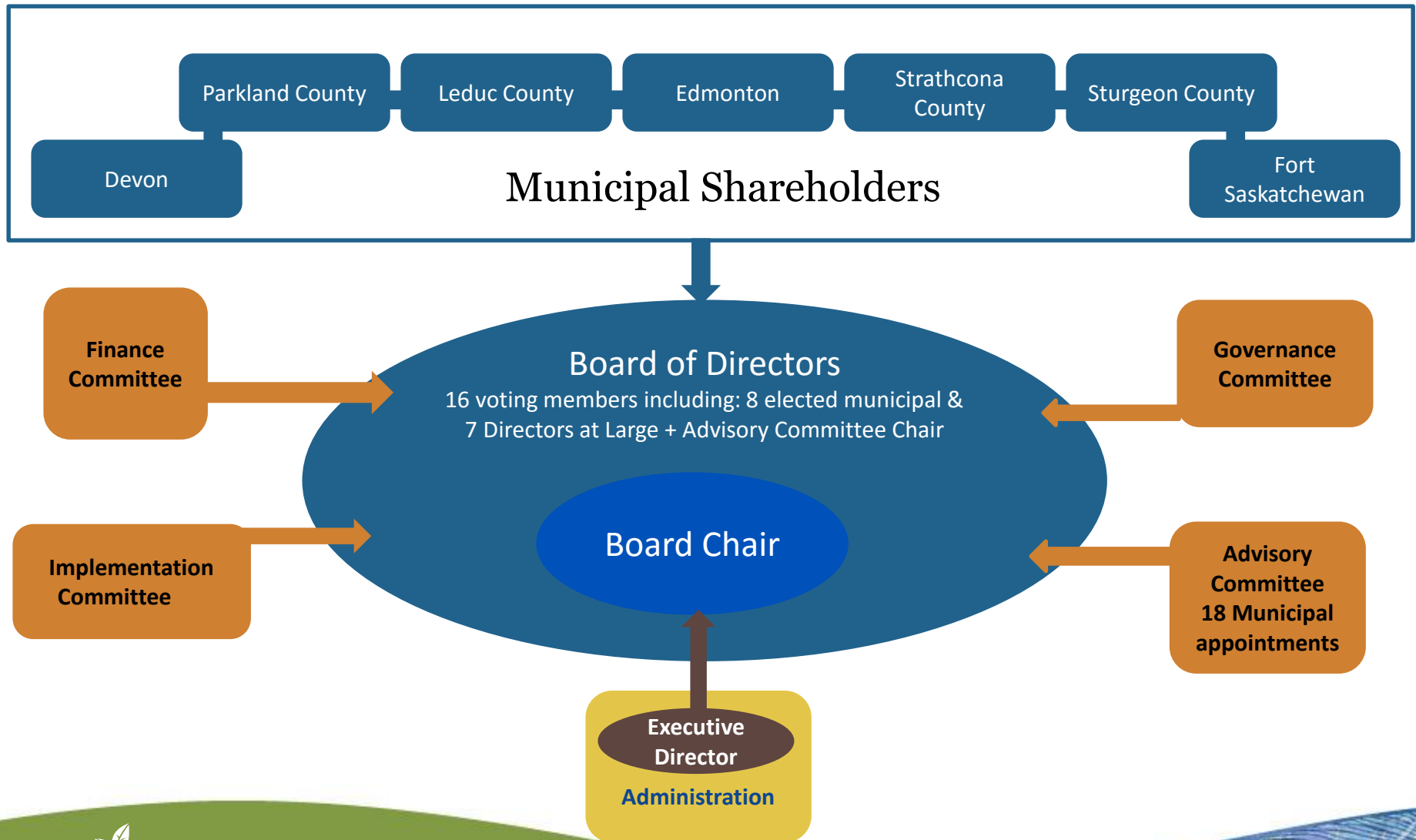
## Desired outcomes:

4. Attraction – To attract businesses and residents to the Capital Region

5. Tourism – To enhance tourism in the Capital Region and the province



# Governance Model





# River Valley Alliance

## Environmental Objectives:

To balance the need to preserve the natural quality and wildlife of the river valley, while accommodating a variety of uses in the valley



# River Valley Alliance

## Social Objectives:

To ensure a variety of experiences in the river valley for people from all walks of life





# River Valley Alliance

## Economic Objectives:

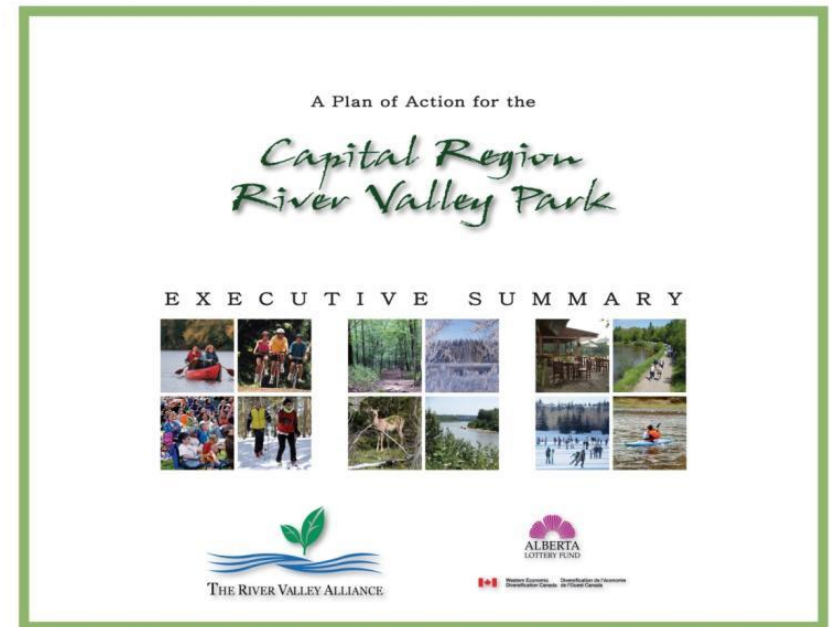
To provide lasting benefits to the regional economy by enhancing the reputation and quality of life in the Capital Region



# Plan of Action

## ***A Plan of Action for the Capital Region River Valley Park (2007)***

- Adopted unanimously
- 88% public support
- Integrates municipal plans
- Blueprint for development
- Major project funding
- Estimated costs
  - \$605 million cost to complete
  - \$290 million for connectivity & access



# Completed Capital Projects



Lamoureux Historic Trail  
Signage, Sturgeon County



Louise McKinney River  
Front Park, Edmonton



Strachan's Landing,  
Fort Saskatchewan



# Completed Capital Projects



Access trails to Fort Edmonton  
Footbridge, Edmonton

West River's Edge Pavilion,  
Fort Saskatchewan

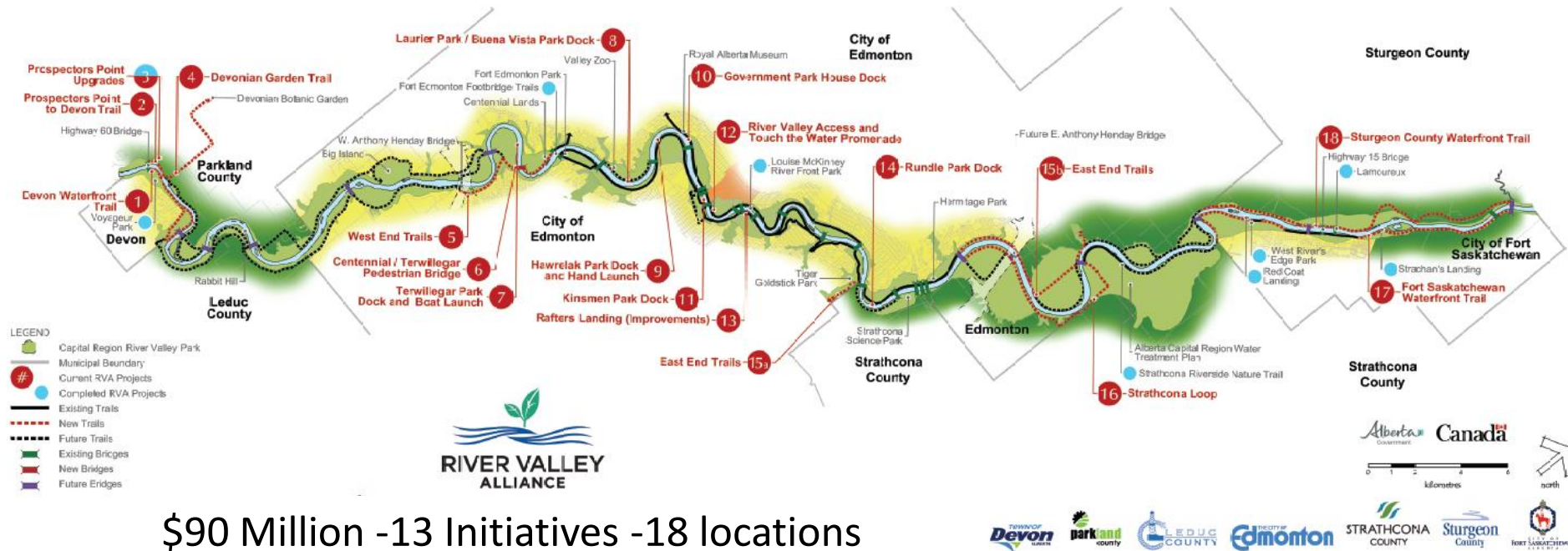


# Community Outreach Activities

- Meetings, Open Houses
- Presentations
- Displays at River Day and other events
- Website, Facebook ,Twitter
- Instagram, eNewsletter, Blog
- Contests
- Mobile trail app
- Annual reports, brochures, trail maps



# 2012 to 2017 Capital Project



\$90 Million -13 Initiatives -18 locations

# 2012 to 2017 Capital Program Update

- Devon
  - Riverfront Trails (substantially complete)
- Parkland County
  - Prospectors Point (complete)
  - Devonian Garden trail (design and tender)
- Leduc County
  - “South Trail” from Devon to Rabbit Hill (land access)



# 2012 to 2017 Capital Program Update

- Edmonton
  - Terwillegar Pedestrian Bridge (under construction)
  - West Trails
    - Terwillegar Bridge to SW Anthony Henday Bridge (SC)
    - Terwillegar Bridge to Fort Edmonton Bridge (C)
  - River Valley Mechanized Access (D&T)
  - Touch the Water Promenade (D)
  - East Trails
    - Gold Bar Park (complete)
    - Hermitage to Quarry Ridge (D&T)
    - NE Anthony Henday Bridge to east Cloverdale (D&T)
  - Boat docks and launches (D)



# 2012 to 2017 Capital Program Update

- Strathcona County
  - River Valley Nature Trail to Fort Saskatchewan (land access)
- Fort Saskatchewan (~\$3,500,000 RVA funding)
  - West River's Edge (complete)
  - Riverside trails (complete)
  - Riverside Trail enhancement (approval pending)
- Sturgeon County
  - Lamoureaux Trail (D&T)

# NEXT PHASE

## Capital Program 2017-2022

# NEXT PHASE

## Capital Program 2017-2022

### Near Term Regional Connectivity

- Secondary trails that can complete connectivity at lower cost
- Priority bridges

### Primary trail completion

- Land acquisition or land access
- Trails connecting bridges

# NEXT PHASE – Projects

- Project list developed with collective input from RVA municipal administrative representatives.  
***Does your municipality support the identified projects?***
- Cost shared funding.  
***Will your municipality support cost sharing in future projects?***
- Project management and ongoing maintenance.  
***Will your municipality support project management and maintenance of identified projects?***

# Naming and Branding the Alberta Capital Region River Valley Park

# Naming and Branding the Alberta Capital Region River Valley Park

- A distinct identity that coalesces regional collaboration in river valley park development and management.
- To brand that identity within the minds and hearts of the citizens of the Alberta Capital Region.
- To promote the brand to visitors, tourists, and prospective residents.

# Benefits of Naming the Park?

- Features inter-municipal collaboration in establishing the park, which facilitates applications for future funding for the connecting infrastructure.
- A distinct name becomes part of the brand of individual municipalities and the region.
  - Stanley Park (Vancouver), Meewasin Park (Saskatoon), Gatineau Park (Ottawa/Hull), Rideau Canal (Ottawa), Central Park (New York),
- A distinct name enhances promotional efforts to reflect this world class resource to the provincial, national and international audiences.

# Process Steps in Naming the Park

- Explore Public and Stakeholder Perceptions (complete)
- Guidelines and Criteria for Park name selection (complete)
- Stakeholder Awareness and Support
- Process for Public Engagement
- Screening and Selection of Park name



# Aspirational RVA Programming

- RiverFest – Fall River Festival
  - Planning Symposium
- GeoTour and Passport Program
  - Promotes and rewards visitation throughout park
- Volunteer Leadership Program
  - Friends and Ambassadors
- Virtual Aerial Tour (Video)

# Fall River Valley Festival



# Fall River Valley Festival

- *IMAGINE:* A fall festival of 3-10 days that celebrates modes of travel and activity from “end-to-end” on the river and in the river valley is being planned.
- The RVA would provide overarching support through promotion, sponsorship, registration and participation prizes.
- The goals of the program:
  - To create awareness of all regional parks within the river valley and motivate visitation to all park regions.
  - Heighten profile of the park system garnering funding support.
  - Generate revenue through sponsorship/grants.

# “RiverFest” Planning Symposium

## March 19, 2016

A Symposium to:

- Engage stakeholders to envision a Fall River Valley Festival event celebrating the world class park;
- Confirm commitment or willingness of clubs, communities and business to host activities and events during the festival period.
- Generate revenue through sponsorship.

Festival Pilot – 2016

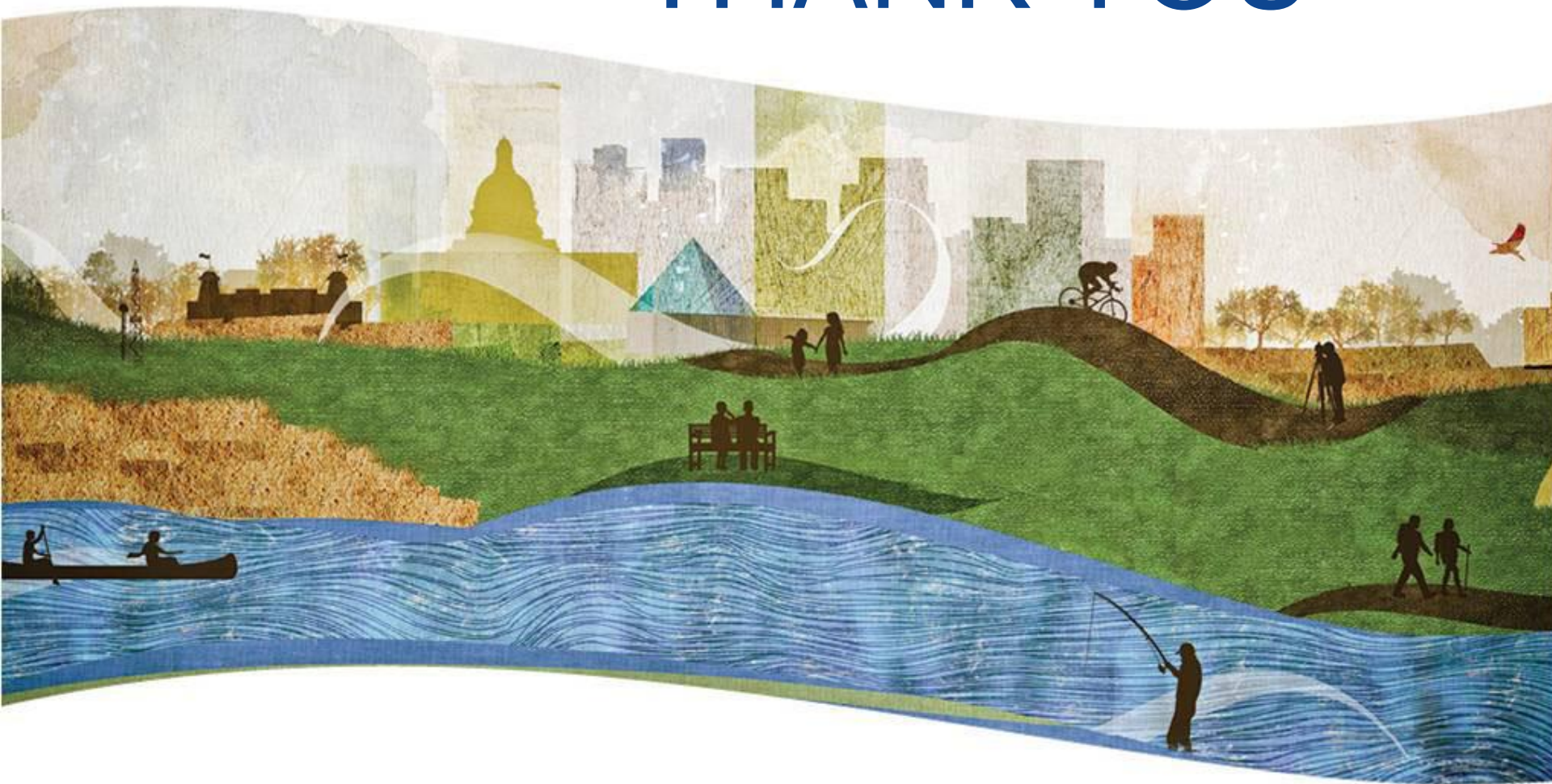
Festival - 2017

# In Summary

- ✓ Complete the River Valley Trail enhancements
- ✓ Review, comment, and support the NEXT PHASE Capital Program 2017-2022
- ✓ “Champion” the cause of the RVA to public and private funding decision makers and influencers.
- ✓ Become engaged in the River Valley Festival.
- ✓ Support aspirational initiatives and projects of the RVA.



# THANK YOU



## CITY OF FORT SASKATCHEWAN

### Multi-family Front-Load Waste Collection Rate Assessment

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#### Motions:

1. MOVED BY Councillor Garritsen that Council support the solid waste rates previously approved in the 2012 - 2014 Fees and Charges Bylaw.
2. That Council agrees to adopt as policy a “two customer class” residential waste fee structure as established in the Fees and Charges Bylaw.

#### Purpose:

To follow up on the referral motion made by Council on January 12, 2016 regarding multi-family front-load waste collection rates which asked for further discussion regarding how multi-family front-load waste fees are managed in the future.

#### Background:

At the January 12, 2016 regular Council Meeting, Council was presented with three options to address a request from condominium representatives on the perceived inequities in waste rates. Following discussion, Council Resolution #R3-16 was introduced:

*“MOVED BY Councillor Garritsen that Council support the solid waste rates previously approved in the 2015 Fees and Charges Bylaw.”*

Prior to voting on the motion, the following referral motion was passed:

*“MOVED BY Councillor Hennig that Council refer this item to Administration for additional costs and options to determine what philosophy will be used, and that it be presented on or before the March 8, 2016 regular Council Meeting.”*

The result of the above motion is the original motion introduced by Councillor Garritsen will be now on the floor for consideration by Council.

At the January 12, 2016 regular Council Meeting, Council defeated a motion made to provide a rebate to multi-family customers serviced by front-load collection.

#### Rate Philosophy

Between 2003 and 2014 the monthly rate for residential waste collection was based on a postage stamp rate philosophy. All residences, whether a detached home, condominium or apartment, were charged the same rate. The rate was determined by dividing all waste collection program costs by the total number of residences. The philosophy was based on a flat rate per household principal and not the type of collection. This is similar to the practice of charging the same rate regardless of the volume of waste produced. Although volumes of waste generated between households can vary greatly, the cost is spread equally among all households.

From time to time the City reviews its rate philosophy to determine if changes may be needed going forward. This happened in 2014. From that review a revised rate structure with two residential customer classes was recommended to Council during the 2015 budget deliberations.

The cost of service model identifies common costs that are funded by all waste utility customers such as Household Hazardous Waste Roundup, Transfer Station operations, disposal charges and administrative costs. Those charges are assigned to all residential customers, regardless of the method of collection. It also identifies those costs that vary between the two customer classes. In this case, the cost to collect waste at multi-family facilities serviced by front-load collection vehicles, is less than those serviced by individual collection methods.

At this time, the “two customer class” model is reflected in our fees and charges but has not been adopted by Council as policy which formalizes the commitment to move forward with a “two customer class” philosophy in the future.

The intent of the referral motion was to allow for administration to bring back an option that allows Council to adopt a “two customer class” model as policy. This will demonstrate to the residents of multi-family homes that Council will move forward with this philosophy in the future. At the present time, because no Council direction has been given on our rate making philosophy, Administration may base their recommendation for waste collection fees on a variety of factors (such as a postage stamp rate philosophy) which has been our past practice.

**Recommendation:**

1. That Council support the solid waste rates previously approved in the 2015 Fees and Charges Bylaw.

AND

2. That Council agrees to adopt as policy a “two customer class” residential waste fee structure as established in the Fees and Charges Bylaw.

**Enclosures:**

1. Appendix A - Multi-family Unit Counts
2. Appendix B - Multi-family Waste Rebate Council Report dated January 12, 2016

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File No.:

Prepared by:	Ian Gray Director Infrastructure Management	Date: February 17, 2016
Approved by:	Troy Fleming General Manager Infrastructure and Community Services	Date: February 18, 2016
Reviewed by:	Kelly Kloss City Manager	Date: February 18, 2016
Submitted to:	City Council	Date: February 23, 2016



Multi-unit residential properties receiving front-load collection service from the City between 2012 and 2014.

<b>INDIVIDUAL ACCOUNT</b>		<b>COMMON ACCOUNT - PRIVATELY OWNED RENTAL APT BUILDING</b>	
<b>Property Name</b>	<b>Units</b>	<b>Property Name</b>	<b>Units</b>
Fort Townhouses	20	Avylyn Apartments	12
Langley Apartments	7	Birch Hills Landing	142
Sherridon Crossing	20	Charles Rutherford Apartments	9
Sherridon Green	10	Cortez Manor	36
	57	Cortez Terrace	36
		Dr TWE Henry House	32
		Fort Lions Haven	20
		Fort Plaza Apartments	15
		Glenridge Apartments	19
		Greenwood Apartments	5
		Karen Hall Apartments	23
		Laurier Manor	40
		Parkview Court Apartments	15
		Pioneer Apartments	27
		Sherridon Court Apartment	38
		South Rim Apartments	44
		Sunlight Apartments	12
		Thunderbird Apartments	37
		Valleyview Court Apartments	15
		West Apartments	18
		Woodsmere Close Apartments	96
			691
<b>COMMON ACCOUNT – CONDOMINIUM</b>			
<b>Property Name</b>	<b>Units</b>		
Countryside Condominiums	131		
Ferrari Lofts	26		
Fort Gardens	182		
Hanford House	40		
Jubilee Manor	30		
Parkview Manor	64		
Quadra Village	32		
Riverview Estates	87		
Sherridon View	60		
Southfort Bend Gardens	280		
Southfort Bend Manor	104		
Valley Ridge Condominiums	60		
Westwood Terrace	151		
	1247		

**CITY OF FORT SASKATCHEWAN**

**Response to Motion - Multi-family Front-Load Waste  
Collection Rate Assessment**

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**Purpose:**

The purpose of this report is to address the motion approved on December 8, 2015 with respect to multi-family waste collection rates. A request was received by Council for a rebate or rate freeze with respect to multi-family waste collection rates for the period of July 1, 2012 to December 31, 2014

**Council Motion December 8, 2015:**

At the Council Meeting of December 8, 2015 the following motion was passed:

“That Council having considered the presentation from Ken French on November 10, 2015 regarding condominium waste removal charges, hereby directs Administration to provide a report outlining the cost, impact, and next steps should Council approve Mr. French’s request to refund a portion of condominium waste removal charges for the period July 1, 2012 to December 31, 2014, and further that this report is to be completed and presented to Council at the January 12, 2016 regular Council meeting.”

**Background:**

Rate Philosophy

Between 2003 and 2014 the monthly rate for residential waste collection was based on a postage stamp rate philosophy. All residences, whether a detached home, condominium or apartment, were charged the same rate. The rate was determined by dividing all waste collection program costs by the total number of residences. The philosophy was based on a flat rate per household principal and not the type of collection. This is similar to the practice of charging the same rate regardless of the volume of waste produced. Although volumes of waste generated between households can vary greatly, the cost is spread equally among all households.

From time to time the City reviews its rate philosophy to determine if changes may be needed going forward. This happened in 2014. From that review a revised rate structure with two residential customer classes was recommended to Council during the 2015 budget deliberations.

The cost of service model identifies common costs that are funded by all waste utility customers such as Household Hazardous Waste Roundup, Transfer Station operations, disposal charges and administrative costs. Those charges are assigned to all residential customers, regardless of the method of collection. It also identifies those costs that vary between the two customer classes. In this case, the cost to collect waste at multi-family facilities serviced by front-load collection vehicles, is less than those serviced by individual collection methods.

Meetings with Condominium Representatives

Meetings were held with a group of condominium representatives and Administration in 2015. The condominium representatives believed that a mistake had been made in the way the City had charged them for the cost of collecting waste for their facilities. All fees charged were based on

the Council approved Fees and Charges Bylaw. No errors were made in the application of the Bylaw. All fees collected were used to operate the waste system based on the annual budget approved. No additional money was collected.

The condominium representatives presented their request to Council on November 10, 2015 requesting re-imbursement for the difference in charges between curbside collection and front-load collection methods.

**Financial Impact:**

A calculation was completed for all multi-family complexes that received front-load collection between July 1, 2012 and December 31, 2014. The difference between what they paid under the postage stamp rate philosophy and the rate they would have paid under the cost of service model is approximately \$386,000 or \$200.00/multi-family household.

**Option 1: Support the solid waste rates previously approved in 2012-2014 Fees and Charges Bylaw**

This supports Council's authority to set rates in accordance with generally accepted rate making principles, including the postage stamp rate philosophy.

**Option 2: Rebate**

A rebate to those customers serviced by front-end collection would receive a rebate of approximately \$200.00 if service was provided through the entire period stated in the motion. There are several challenges with providing a rebate:

1. There are three types of multi-family customers: condominium board represented properties, privately owned apartment properties, and those that have individual accounts with the City. It will not be possible for the City to locate residents who may have moved during the period in question to provide them the rebate. The Condominium Boards and privately owned properties will also be challenged with the same task.
2. Should the rebate apply to the current occupant of the residence if the former resident has moved, or just forgo the rebate for that residence?
3. The perceived inequities that providing a rebate will create. As the cost of the rebate would be collected from the single family customer group, concerns from that customer group may arise as they are now actually being surcharged to fund the multi-family customers.
4. There were 249 new single family waste accounts opened in 2015. Many of those residents would not have lived in Fort Saskatchewan during the period of time in question. It could be argued that they will be paying for the rebate when they did not benefit from a postage stamp rate.
5. The precedent this would set is based on a difference of opinion as opposed to an actual error.

If Council decides to rebate the multi-family customers, ideally it would be funded from the Solid Waste Reserve. However, the December 31, 2015 Reserve balance is estimated at \$20,000 and an alternate reserve will have to be accessed and repaid over time.

### **Option 3: Freeze Rates**

A second option was presented by the condominium representatives at the December 8, 2015 Council meeting. Rather than rebate the front-load service multi-family customers, it was proposed that their rate be frozen at the 2015 rate for a period of 2.5 years. Based on current service levels, the impact would be approximately \$.27/mth for single family customers rising to an estimated \$.95/mth in 2018 based on estimated rates for a new waste management program. However, the challenges in freezing rates are:

1. It is difficult to measure the impact of freezing rates to the front-load multi-family customers and the corresponding impact on single family customers given that the residential waste management contract will be re-tendered in 2016 based on a service level that has not yet been determined.
2. Is the rate frozen for only those who were in the multi-family units July 1, 2012 to December 31, 2014? The tracking of this would be a challenge, however not to do so would mean many would receive special treatment who did not pay the previous rate;
3. The perceived inequities that providing a freeze will create. As the cost of the freeze would be collected from the single family customer group, concerns from that customer group may arise as they are now actually being surcharged to fund the condominium group;
4. The precedent this would set is based on a difference of opinion, as opposed to an actual error.
5. Approximately 90 new multi-family units were built in 2015 that would not qualify for a rate freeze thus creating a need to develop a special rate class in the billing system.

### **Alternatives:**

1. That Council support the solid waste rates previously approved in the 2012-2014 Fees and Charges Bylaw.
2. That Council approve a rebate for the multi-family customers serviced by front-load collection during the period July 1, 2012 to December 31, 2014:
  - a) that the rebate be drawn from reserves; and
  - b) that the 2016 Fees and Charges Bylaw be amended to reflect an increase in single family curbside collection rates based on a two-year payback to the reserve.
3. That Council freeze the waste collection rate for a period of 2.5 years for those multi-family customers serviced by front-load collection during the period July 1, 2012 to December 31, 2014, and that the 2016 Fees and Charges Bylaw be amended to reflect an increase in single family curbside collection rates to address the loss of revenue as a result of the rate freeze.

### **Recommendation:**

That Council support the solid waste rates previously approved in the 2012-2014 Fees and Charges Bylaw.

**Attachments:**

Appendix A - List of multi-family customers receiving front-load waste collection between July 1, 2012 and December 31, 2014.

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File No.:

Prepared by: Ian Gray  
Director  
Infrastructure Management

Date: December 18, 2015

Approved by: Kelly Kloss  
City Manager

Date: January 6, 2016

Submitted to: City Council

Date: January 12, 2016

## **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:**

1. That Council give second 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.
2. That Council give third 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 second and third readings.

#### **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. The Assessment found that the proposal aligns with the “acceptable level of risk” criteria as defined by the Major Industrial Accidents Council of Canada (MIACC). A recommendation of the report is that no residential uses or overnight stays be allowed in the area. Should this application be approved, conditions applied at the development permit stage would include a requirement for signage prohibiting overnight stays.

In order to facilitate site development, intersection improvements, which include the installation of signals will be required at Highway 15 and 119 Street. On January 26, 2016, Council approved an expenditure from the Medium Industrial Developer Levy Reserve to fund detailed design improvements for the intersection.

Bylaw C3-16 received first at the February 9, 2016 regular Council meeting.

## **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’s Industrial Heartland Area Structure Plan. The lands are designated as “Light Industrial” and “Medium Industrial” in the Alsten Lands Outline Plan.

For further information regarding applicable policies, please refer to Appendix “B”.

## **Financial Implications:**

Financial implications will include intersection improvements at Highway 15 and 119 Street. Costs will be determined through the detailed design process and will be funding through the appropriate development levy.

## **Recommendation:**

That Council give second and third readings 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

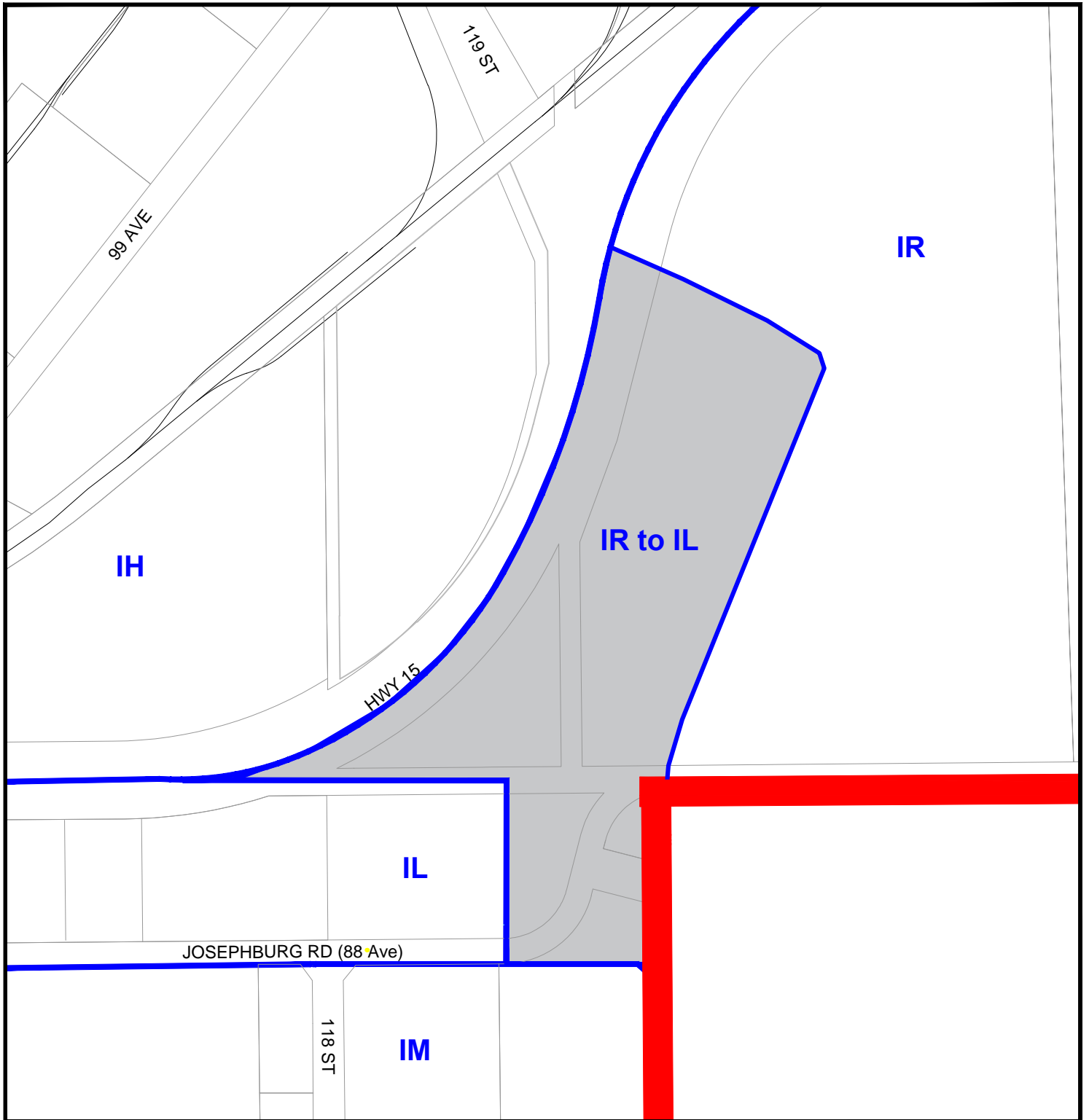
Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: February 11, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: February 17, 2016
Reviewed by:	Kelly Kloss City Manager	Date: February 17, 2016
Submitted to:	City Council	Date: February 23, 2016





# 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**

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

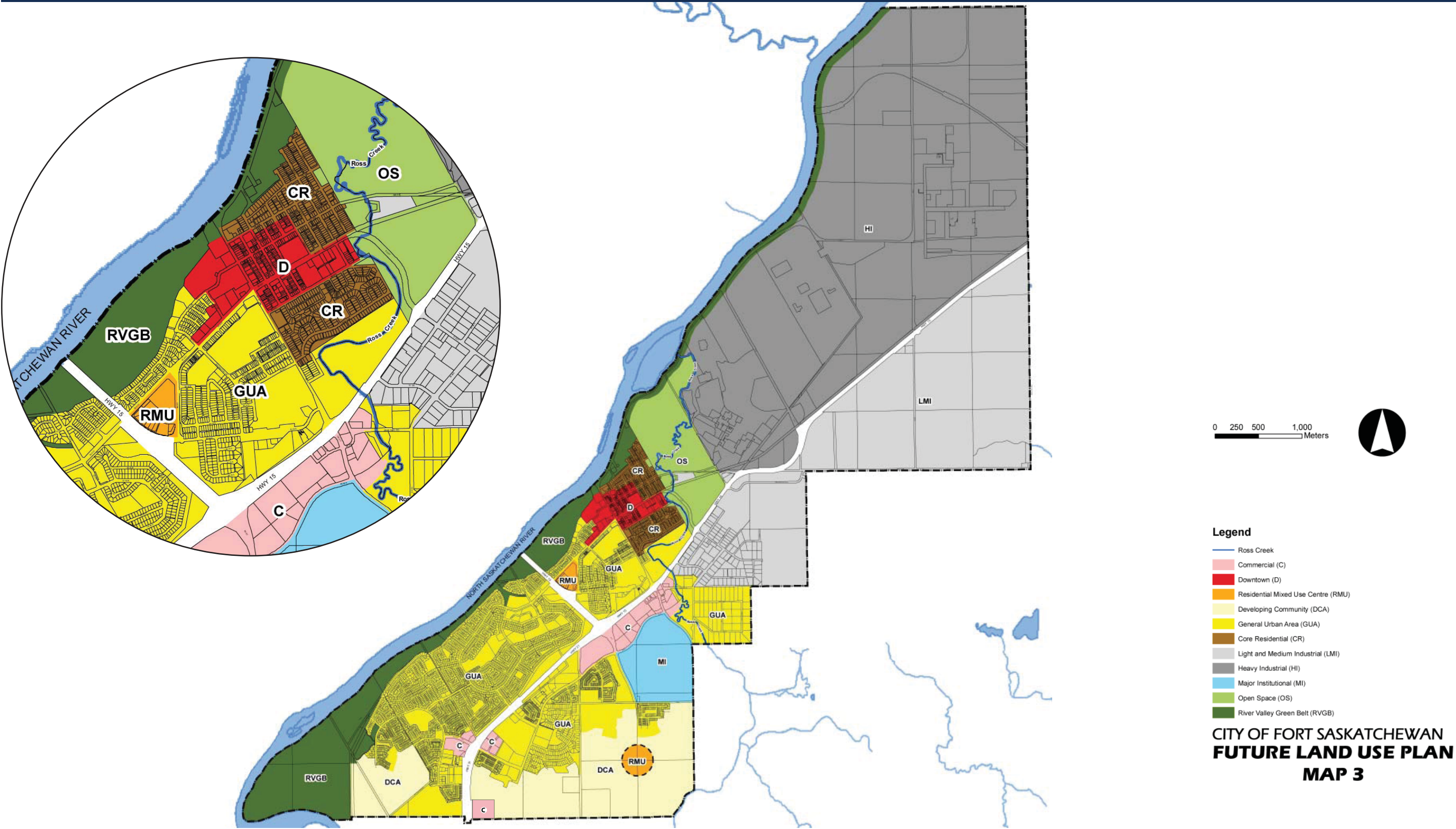
establishments, convenience stores, minor professional financial and office business services, administration offices, industrial vehicle sales and rental offices, greenhouses and plant stores.

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**

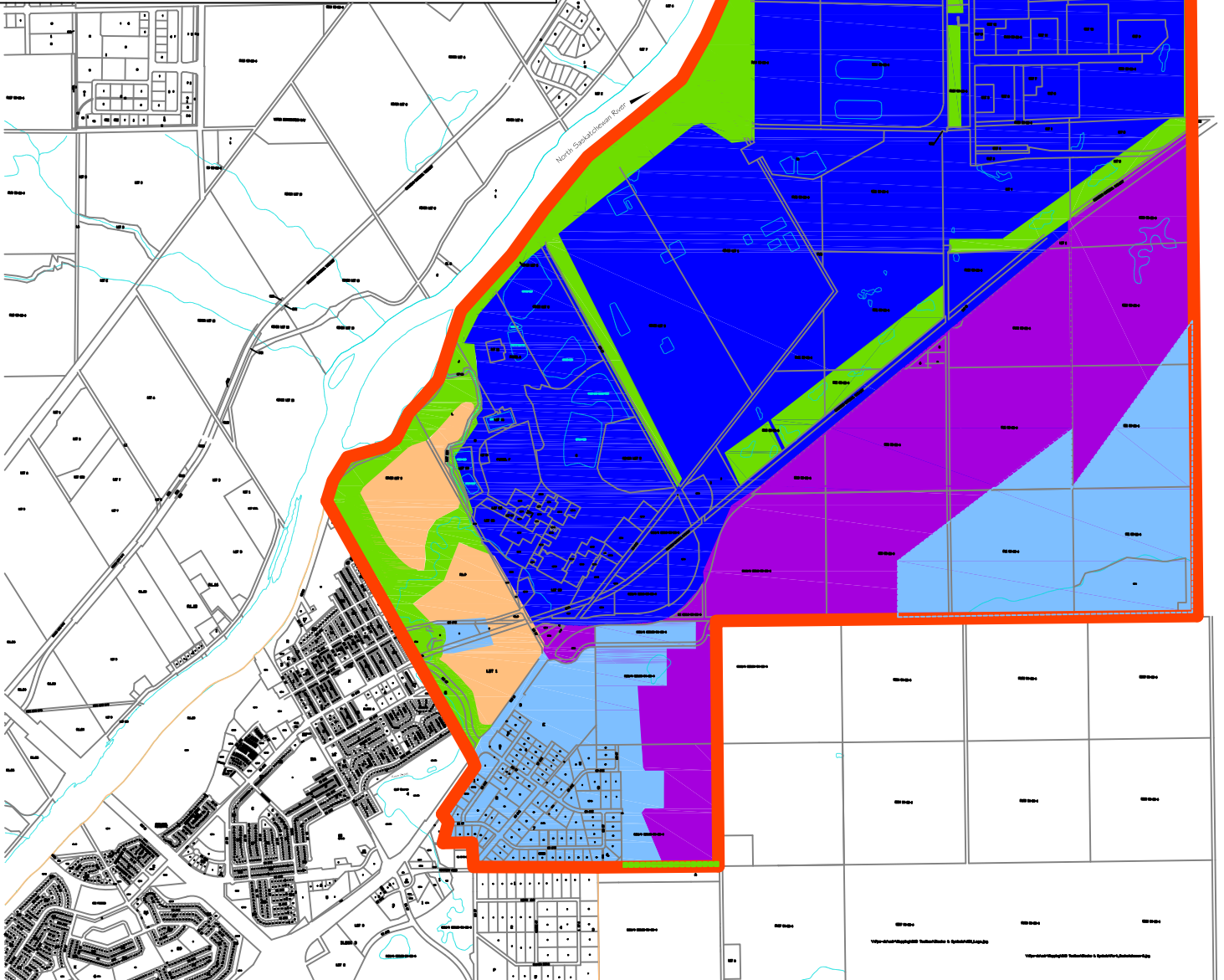
**LOCATION MAP**

**MAP 2**

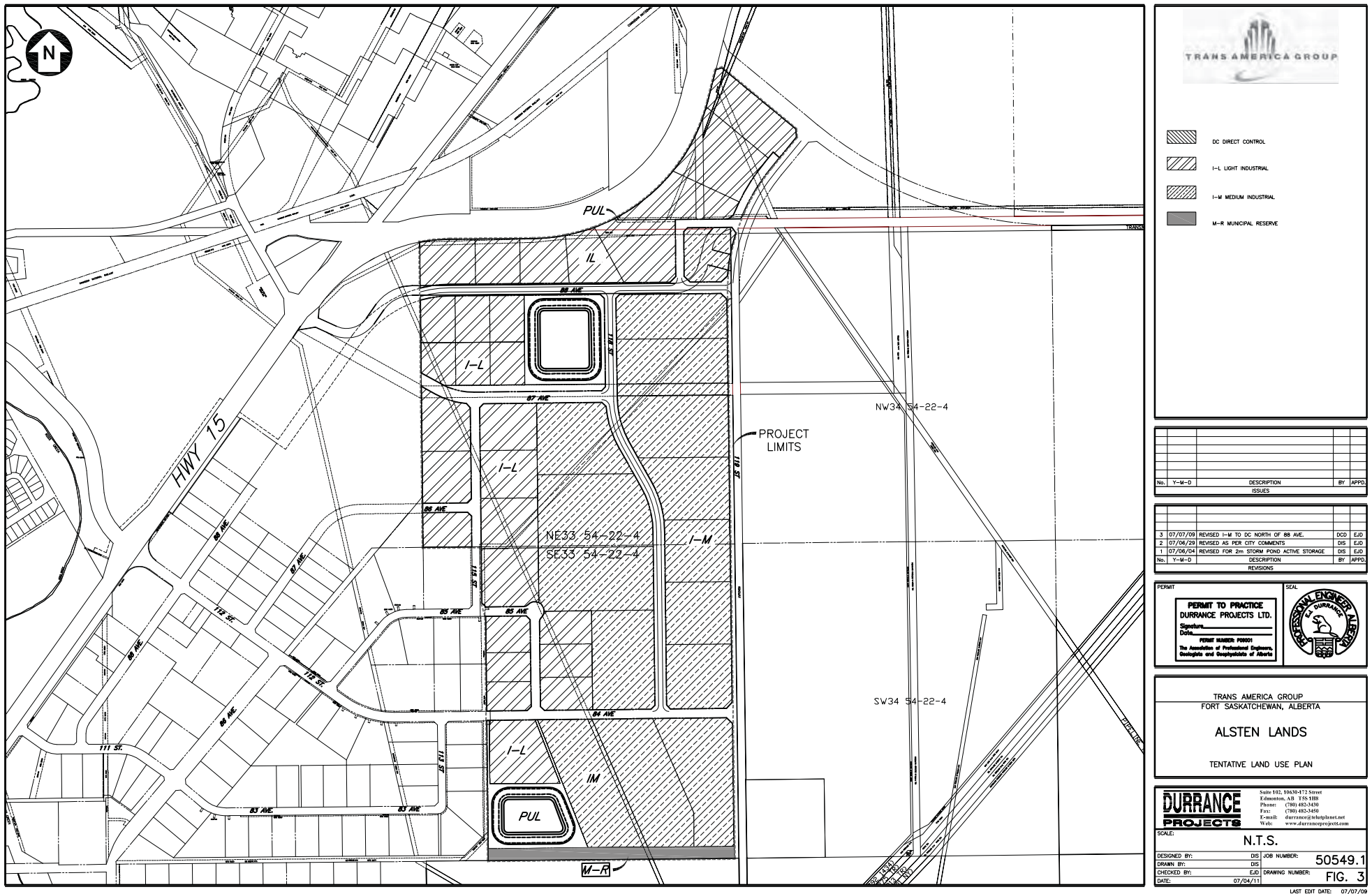
Bylaw Approval: January 26, 2011

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.