



CITY OF FORT SASKATCHEWAN AGENDA

Regular Council Meeting Tuesday, November 22, 2016 – 6:00 P.M. Council Chambers – City Hall

- 6:00 P.M.**
1. **Call to Order** Mayor Katchur
 2. **Approval of Minutes of November 8, 2016 Regular Council Meeting** (attachment)
 3. **Approval of Minutes of November 9, 2016 Regular Council Meeting** (attachment)
 4. **Approval of Minutes of November 14, 2016 Regular Council Meeting** (attachment)
 5. **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.
 6. **Public Hearing**
Open Public Hearing Mayor Katchur

Bylaw C16-16 – Amend Land Use Bylaw C10-13 – Redistrict Lot 15, Plan FORTSAS from UR – Urban Reserve District to DC(A)-07 – Direct Control-Commercial Centre - Highway 21 at Pineview Matthew Siddons (verbal)

Close Public Hearing Mayor Katchur
 7. **Business Arising from Public Hearing**

7.1 Bylaw C16-16 – Amend Land Use Bylaw C10-13 – Redistrict Lot 15, Plan FORTSAS from UR – Urban Reserve District to DC(A)-07 – Direct Control-Commercial Centre - Highway 21 at Pineview – 2nd & 3rd reading Matthew Siddons (attachment)
 8. **Unfinished Business**
 9. **New Business**
 10. **Bylaws**
 11. **Notice of Motion**
 12. **Points of Interest**
 13. **Councillor Inquiries**
 14. **Adjournment**



CITY OF FORT SASKATCHEWAN
MINUTES
REGULAR COUNCIL
Tuesday, November 8, 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
Troy Fleming, General Manager, Infrastructure & Community Services
Brenda Rauckman, General Manager, Corporate & Protective Services
Jeremy Emann, Chief Financial Officer
Brenda Molter, Director, Legislative Services
Wendy Kinsella, Director, Corporate Communications
Matthew Siddons, Current Planner
Reade Beaudoin, Digital Media Coordinator
Sheryl Exley, Recording Secretary

1. Call to Order

Mayor Katchur called the regular Council Meeting of November 8, 2016 to order at 6:00 p.m.

2. Approval of Minutes of October 25, 2016 Organizational Council Meeting

R171-16 MOVED BY Councillor Hennig that the minutes of the October 25, 2016 Organizational 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. Approval of Minutes of October 25, 2016 Regular Council Meeting

R172-16 MOVED BY Councillor Blizzard that the minutes of the October 25, 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

4. Approval of Minutes of October 27, 2016 Regular Council Meeting

R173-16 MOVED BY Councillor Randhawa that the minutes of the October 27, 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

5. Delegations

None.

6. Presentations

6.1 Shell Scotford Update

Mr. Peter Zebedee, General Manager, Scotford Upgrader was in attendance to provide a community update to members of Council and Administration on Shell Scotford.

Mayor Katchur thanked Mr. Zebedee for his presentation.

7. Public Hearing

7.1 Bylaw C17-16 – Amend Land Use Bylaw C10-13 – Redistrict Lots 17 – 18, Block 22, Plan 1523644 from DC(C) – Direct Control (Council) to DC(A)-08 – Direct Control – 99th Avenue Residential Mixed Use Centre – Old Hospital Site

Presented by: Matthew Siddons, Current Planner

Mayor Katchur opened the Public Hearing at 6:18 p.m.

A Public Hearing was held to hear any submissions for and against Bylaw C17-16, which amends Land Use Bylaw C10-13 to redistrict Lots 17 - 18, Block 22, Plan 1523644 from DC(C) - Direct Control (Council) to DC(A)-08 - Direct Control - 99th Avenue Residential Mixed Use Centre - Old Hospital Site. Bylaw C17-16 received first reading at the October 25, 2016 regular Council Meeting.

Mayor Katchur asked if anyone in attendance wished to speak in favour or against Bylaw C17-16.

The following residents spoke against Bylaw C17-16:

- Stacey Stark
- Alan Wait

The following resident spoke in favour of Bylaw C17-16:

- Relande Heiland

Mayor Katchur closed the Public Hearing at 6:46 p.m.

8. Business Arising from Public Hearing

8.1 Bylaw C17-16 – Amend Land Use Bylaw C10-13 – Redistrict Lots 17 – 18, Block 22, Plan 1523644 from DC(C) – Direct Control (Council) to DC(A)-08 – Direct Control – 99th Avenue Residential Mixed Use Centre – Old Hospital Site– 2nd & 3rd reading
Presented by: Matthew Siddons, Current Planner

R174-16

MOVED BY Councillor Garritsen that Bylaw C17-16 be amended to include the following:

“2. That the regulations for the DC(A) – Direct Control – 99th Avenue Residential Mixed Use Centre form part of this Bylaw, as shown on the attached Schedule “B”.”

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

Against: Arjun Randhawa, Ed Sperling

CARRIED

R175-16

MOVED BY Councillor Garritsen that Bylaw C17-16 to amend Land Use Bylaw C10-13 by redistricting Lots 17 – 18, Block 22, Plan 1523644 from DC(C) – Direct Control (Council) to DC(A)-08 – Direct Control – 99th Avenue Residential Mixed Use Centre be given second reading, as amended.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Birgit Blizzard

Against: Arjun Randhawa, Sheldon Bossert, Ed Sperling

CARRIED

R176-16

MOVED BY Councillor Garritsen that Bylaw C17-16 to amend Land Use Bylaw C10-13 by redistricting Lots 17 – 18, Block 22, Plan 1523644 from DC(C) – Direct Control (Council) to DC(A)-08 – Direct Control – 99th Avenue Residential Mixed Use Centre be given third reading.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Birgit Blizzard

Against: Arjun Randhawa, Sheldon Bossert, Ed Sperling

CARRIED

9. Unfinished Business

None.

10. New Business

10.1 Appointment of City Auditors

Presented by: Jeremy Emann, Chief Financial Officer

R177-16

MOVED BY Councillor Sperling that PricewaterhouseCoopers LLP be appointed as external auditors for the City of Fort Saskatchewan for the 2016 to 2020 fiscal years.

In Favour: Stew Hennig, Arjun Randhawa, Birgit Blizzard, Sheldon Bossert,
Ed Sperling

Against: Gale Katchur, Frank Garritsen

CARRIED

11. Bylaws

None.

12. Notice of Motion

None.

13. Points of Interest

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

14. Councillor Inquiries

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

15. Adjournment

The regular Council Meeting of November 8, 2016 adjourned at 7:06 p.m.

Mayor

Director, Legislative Services



CITY OF FORT SASKATCHEWAN
MINUTES
REGULAR COUNCIL
Monday, November 9, 2016 - 9:00 A.M.
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
Jeremy Emann, Chief Financial Officer
Troy Fleming, General Manager, Infrastructure & Community Services
Brenda Rauckman, General Manager, Corporate & Protective Services
Brenda Molter, Director, Legislative Services
Wendy Kinsella, Director, Corporate Communications
Barb Shuman, Director, Recreation Services
Diane Yanch, Acting Director, Culture Services
Tammy Lautner, Director, Family & Community Support Services
Mark Morrissey, Director, Economic Development
Grant Schaffer, Director, Project Management
Richard Gagnon, Director, Infrastructure Management
Josh Gennings, Shell Theatre Supervisor
Len Mueller, Senior Accountant, Budget & Reporting
Tony Kurian, Senior Accountant, Budget & Reporting
Sheryl Exley, Recording Secretary

1. Call to Order

Mayor Katchur called the regular Council Meeting to order at 9:00 a.m.

2. 2017 Budget

Kelly Kloss, City Manager provided opening remarks to the 2017 Budget.

Jeremy Emann, Chief Financial Officer provided a presentation on the 2017 Budget process.

Barb Shuman, Director, Recreation Services highlighted the Department's 2017 requested budget adjustments.

Mayor Katchur called a short recess at 10:13 a.m.

The regular Council Meeting reconvened at 10:21 a.m.

Councillor Bossert vacated the Council Chambers at 10:57 a.m.

Councillor Bossert re-entered the Council Chambers at 11:00 a.m.

Mayor Katchur called a short recess at 11:00 a.m.

The regular Council Meeting reconvened at 11:04 a.m.

Diane Yanch, Acting Director, Culture Services highlighted the Department's 2017 requested budget adjustments.

R178-16 MOVED BY Councillor Randhawa that request #74-0046 – River Valley Alliance Festival in the amount of \$33,935 be referred to Administration to bring back to Council additional information on the festival, no later than the end of the first quarter of 2017.

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

Against: Frank Garritsen

CARRIED

Mayor Katchur called a recess at 11:59 a.m.

The regular Council Meeting reconvened at 12:40 p.m.

R179-16 MOVED BY Councillor Bossert that Council grant one-time funding in the amount of \$1,000 to the New Year's Eve in the Fort Committee to be applied to the event, and that funding come from the Financial Stabilization Reserve.

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

CARRIED UNANIMOUSLY

R180-16 MOVED BY Councillor Randhawa that request #17001 – Dow Centennial Centre Wi-Fi in the amount of \$147,350 be removed from the 2017 Budget.

In Favour: Sheldon Bossert, Arjun Randhawa, Ed Sperling

Against: Gale Katchur, Birgit Blizzard, Frank Garritsen, Stew Hennig

DEFEATED

Mayor Katchur called a short recess at 1:21 p.m.

The regular Council Meeting reconvened at 1:25 p.m.

Tammy Lautner, Director, Family & Community Support Services highlighted the Department's 2017 Budget Adjustments.

Mayor Katchur called a short recess at 2:16 p.m.

The regular Council Meeting reconvened at 2:21 p.m.

Mark Morrissey, Director, Economic Development highlighted the Department's 2017 requested budget adjustments.

R181-16 MOVED BY Councillor Bossert that the City fund the Downtown Business Association in the amount of \$5,000.

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

CARRIED UNANIMOUSLY

Grant Schaffer, Director, Project Management highlighted the Department's 2017 requested budget adjustments.

R182-16 MOVED BY Councillor Randhawa that request #16021 – City Hall Basement Development in the amount of \$425,000 be removed from the 2017 Budget.

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

Against: Stew Hennig

CARRIED

R183-16 MOVED BY Councillor Hennig that additional funding in the amount of \$200,000 be added to the 2017 Budget for future development of the City Hall Basement with funding to be taken from the Municipal Sustainability Initiative Grant.

In Favour: Gale Katchur, Frank Garritsen, Sheldon Bossert, Stew Hennig

Against: Birgit Blizzard, Arjun Randhawa, Ed Sperling

CARRIED

Mayor Katchur called a short recess at 3:31 p.m.

The regular Council Meeting reconvened at 3:38 p.m.

R184-16 MOVED BY Councillor Garritsen that Council direct Administration to proceed with the consultation and investigate the closure of the meridian at the intersection of 87 Avenue and 94 Street adjacent to the Cornerstone / Southpointe Commercial district.

In Favour: Frank Garritsen

Against: Gale Katchur, Birgit Blizzard, Sheldon Bossert, Stew Hennig,
Arjun Randhawa, Ed Sperling

DEFEATED

Mayor Katchur called a short recess at 4:30 p.m.

The regular Council Meeting reconvened at 4:41 p.m.

Richard Gagnon, Director, Infrastructure Management highlighted the Department's 2017 requested budget adjustments.

R185-16 MOVED BY Councillor Bossert request #72-0104 – West River's Edge Reforestation in the amount of \$100,000 be removed from the 2017 Budget.

In Favour: Sheldon Bossert, Ed Sperling

Against: Gale Katchur, Birgit Blizzard, Frank Garritsen, Stew Hennig,
Arjun Randhawa

DEFEATED

Under Meeting Procedures Bylaw C1-16, Subsection 14.3, Mayor Katchur vacated the Chair at 5:18 p.m.

Deputy Mayor Stew Hennig assumed the Chair.

R186-16 MOVED BY Mayor Katchur that Request #72-0104 – West River's Edge Reforestation in the amount of \$100,000 be funded from the GST Reserve over the next 5 years.

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

Against: Arjun Randhawa

CARRIED

Mayor Katchur reassumed the Chair at 5:22 p.m.

R187-16 MOVED BY Councillor Randhawa request #17037 – West River's Edge Picnic Area in the amount of \$133,000 be removed from the 2017 Budget.

In Favour: Birgit Blizzard, Sheldon Bossert, Arjun Randhawa, Ed Sperling

Against: Gale Katchur, Frank Garritsen, Stew Hennig

CARRIED

3. Adjournment

The regular Council Meeting of November 9, 2016 adjourned at 6:09 p.m.

Mayor

Director, Legislative Services



CITY OF FORT SASKATCHEWAN
MINUTES
REGULAR COUNCIL
Monday, November 14, 2016 - 9:00 A.M.
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
Jeremy Emann, Chief Financial Officer
Troy Fleming, General Manager, Infrastructure & Community Services
Brenda Rauckman, General Manager, Corporate & Protective Services
Brenda Molter, Director, Legislative Services
Richard Gagnon, Director, Infrastructure Management
Dean McCartney, Acting Director, Planning & Development
James Clark, Fire Chief
Brad Ward, Director, Protective Services
Trevor Harder, Director, Information Technology
Renee Fitzsimmons, Director, People Services
Wendy Kinsella, Director, Corporate Communications
Len Mueller, Senior Accountant, Budget & Reporting
Tony Kurian, Senior Accountant, Budget & Reporting
Sheryl Exley, Recording Secretary

1. Call to Order

Mayor Katchur called the regular Council Meeting to order at 9:00 a.m.

2. 2017 Budget

Richard Gagnon, Director, Infrastructure Management, highlighted the Department's 2017 requested budget adjustments for Utilities.

R188-16 MOVED BY Councillor Bossert that the Meter Bench Test Deposit fee be reduced from \$295.00 to \$175.00 in the 2017 Budget.

In Favour: Gale Katchur, Birgit Blizzard, Sheldon Bossert, Arjun Randhawa, Ed Sperling

Against: Frank Garritsen, Stew Hennig

CARRIED

Mayor Katchur called a short recess at 10:15 a.m.

The regular Council Meeting reconvened at 10:23 a.m.

Dean McCartney, Acting Director, Planning & Development highlighted the Department's 2017 requested budget adjustments.

R189-16 MOVED BY Councillor Sperling that request #61-0037 – Open Space Master Plan in the amount of \$200,000 be removed from the 2017 Budget.

In Favour: Gale Katchur, Birgit Blizzard, Sheldon Bossert, Arjun Randhawa, Ed Sperling

Against: Frank Garritsen, Stew Hennig

CARRIED

R190-16 MOVED BY Councillor Bossert that request #61-0038 – Growth Initiative in the amount of \$150,000 be removed from the 2017 Budget.

In Favour: Sheldon Bossert, Arjun Randhawa, Ed Sperling

Against: Gale Katchur, Birgit Blizzard, Frank Garritsen, Stew Hennig,

DEFEATED

Mayor Katchur called a short recess at 11:19 a.m.

The regular Council Meeting reconvened at 11:25 a.m.

James Clark, Fire Chief highlighted the Department's 2017 requested budget adjustments.

Mayor Katchur called a recess at 11:48 a.m.

The regular Council Meeting reconvened at 12:36 p.m.

Brad Ward, Director, Protective Services highlighted the Department's 2017 requested budget adjustments.

R191-16 MOVED BY Councillor Bossert that the Kennel Impound Fee in the Fees and Charges Bylaw be increased from \$20.00 to \$25.00 in the 2017 Budget.

In Favour: Sheldon Bossert, Arjun Randhawa, Ed Sperling

Against: Gale Katchur, Birgit Blizzard, Frank Garritsen, Stew Hennig

DEFEATED

Mayor Katchur called a short recess at 2:14 p.m.

The regular Council Meeting reconvened at 2:24 p.m.

Brenda Molter, Director, Legislative Services highlighted the Department's 2017 requested budget adjustments.

R192-16 MOVED BY Councillor Randhawa that request #17048 – Council Chambers Upgrades be reduced from \$45,000 to \$5,000 in the 2017 Budget for a wheelchair accessible podium.

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

CARRIED UNANIMOUSLY

Jeremy Emann, Chief Financial Officer highlighted the Department's 2017 requested budget adjustments.

R193-16 MOVED BY Councillor Sperling that Administration bring forward to the December 13, 2016 Council meeting:

1. a report outlining what resources are needed to transition from the current variance reporting process to a new analysis, by department of the monthly actual income and expense reporting as compared to the actual budget for the same period;
2. the revised variance reporting analysis is to be reviewed quarterly with Council; and
3. the feasibility of beginning the new process as of March 31, 2017.

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

Against: Gale Katchur

CARRIED

Trevor Harder, Director, Information Technology highlighted the Department's 2017 requested budget adjustments.

Wendy Kinsella, Director, Corporate Communications did not have any 2017 requested budget adjustments for the Department, but was in attendance to answer questions from Council.

Mayor Katchur called a short recess at 3:19 p.m.

The regular Council Meeting reconvened at 3:26 p.m.

Renee Fitzsimmons, Director, People Services highlighted the Department's 2017 requested budget adjustments.

R194-16 MOVED BY Councillor Randhawa that request #12-0116 – Learning Culture Development Program in the amount of \$50,000 be removed from the 2017 Budget.

In Favour: Gale Katchur, Sheldon Bossert, Arjun Randhawa, Ed Sperling

Against: Birgit Blizzard, Frank Garritsen, Stew Hennig

CARRIED

R195-16 MOVED BY Councillor Sperling that request #12-0117 – Staff Engagement Survey in the amount of \$20,000 be removed from the 2017 Budget.

In Favour: Sheldon Bossert, Arjun Randhawa, Ed Sperling

Against: Gale Katchur, Birgit Blizzard, Frank Garritsen, Stew Hennig

DEFEATED

Kelly Kloss, City Manager, highlighted the Elected Officials and Office of the City Manager's 2017 requested budget adjustments.

3. Adjournment

The regular Council Meeting of November 14, 2016 adjourned at 4:22 p.m.

Mayor

Director, Legislative Services

CITY OF FORT SASKATCHEWAN

Bylaw C16-16 to Amend Land Use Bylaw C10-13 - Redistrict Lands covering Lot 15, Plan FORTSAS from UR - Urban Reserve District to DC(A)-07 - Direct Control-Commercial Centre (Highway 21 at Pineview)

Motions:

1. That Bylaw C16-16 be amended to include the following:
 - “2. That the regulations for the DC(A)-07 – Commercial Centre (HWY 21 at Pineview) form part of this Bylaw, as shown on the attached Schedule “B”.”
2. That Bylaw C16-16 to amend Land Use Bylaw C10-13 by redistricting lands covering Lot 15, Plan FORTSAS from UR - Urban Reserve District to DC(A)-07 - Direct Control - Commercial Centre (HWY 21 at Pineview) be given second reading, as amended.
3. That Bylaw C16-16 to amend Land Use Bylaw C10-13 by redistricting lands covering Lot 15, Plan FORTSAS from UR - Urban Reserve District to DC(A)-07 - Direct Control - Commercial Centre (HWY 21 at Pineview) be given third reading.

Purpose:

To present Council with information regarding a proposed commercial development located at 8705 Highway 21 (Lot 15, Plan FORTSAS) and to request second and third reading of Bylaw C16-16.

Background:

The site is 7.71 ha (19.06 ac) in size and is located between Highway 21 and the Pineview neighbourhood. A 30 metre (98 ft.) wide park containing a trail exists between the site and the Pineview neighbourhood. The lands are a remnant parcel from when the Pineview area was developed. There are no road connections into the Pineview neighbourhood as it was always intended that access be provided from Highway 21.

The site is currently zoned as “UR - Urban Reserve”. This land use district is applied to areas that are undeveloped but have been identified for future urban development. In early 2016, Urban Revision Consulting Inc. submitted an application to redistrict the lands to “C2 - Vehicle Oriented Retail and Service District” to allow for new commercial development.

On February 18, 2016, the applicant hosted an information session at the Dow Centennial Centre. The purpose of this meeting was for the applicant to share the proposal with the community. Concerns raised related to land use, building height, noise, lighting, landscaping, construction, security, parking, and traffic.

Based on these concerns, the applicant amended the proposed zoning from “C2 - Vehicle Oriented Retail” to “DC(A)-Direct Control (Administration)”.

The regulations have been written specifically for the site, with regard for the residential area nearby. Architectural controls, noise mitigation measures and additional landscaping

requirements have been included. The intent is to reduce any perceived impact this development may have on the neighbourhood.

On September 14 2016, the applicant hosted a second information session at the Dow Centennial Centre. The purpose of this meeting was for the applicant to demonstrate how the new regulations addressed concerns raised at the first information session.

Community Feedback

Comments submitted from the Open Houses and the Public Hearing have focused on these topics.

Loss of Open Space

The lands are privately owned and have not been identified for park purposes in City planning documents. Based on a review of historical documents, the lands have never been identified for park purposes. They are currently zoned as “UR-Urban Reserve” which is intended for future urban development. The 30 m wide linear park along the rear of the property is owned by the City and will remain in City ownership.

Incompatible Land Uses

The proposed regulations restrict many uses which would be permitted under the C2 District regulations. Certain uses that could generate significant noise, light or traffic would not be permitted. For example, hotels, car dealerships, and vehicle repair facilities would not be permitted. In addition, drive-thru operations would be a discretionary use, which would restrict their location on the site.

Building Heights

The regulations include restrictions on building heights. Buildings fronting along Highway 21 would have a maximum height of 4 storeys. Buildings at the rear of the site would have a maximum height of 2 storeys. The 2 storey height maximum at the rear would prevent any privacy and overshadowing impacts on the nearby residential properties.

Noise

A noise report would be required as part of the development permit. This would provide recommendations as to how noise can be mitigated. For example, acoustical fencing along the rear of the property can be used. In addition, the regulations specify that loading docks for buildings are to be directed away from the neighbourhood.

Landscaping

Under the proposed regulations, increased landscaping would be required. For example, through the future development permit, the applicant would be required to plant a row of trees along the rear property line. Walkways for pedestrians would also be accommodated throughout the site.

Construction

Based on the proposed regulations, prior to construction, adjacent residential properties would be notified and provided with the contact information for the on-site construction manager. This would allow residents to notify the construction manager of any noise or site concerns.

Safety and Security

Concerns were expressed regarding security and trespassing. The concern being that new commercial development may lead to trespassing and potential property crimes. The proposed regulations ensure appropriate lighting and increased visibility. Lighting would be directed towards parking areas and buildings on the site. The developer would also be required to fence the rear of the site with some connections to the City trail system.

Traffic

A Traffic Impact Assessment (TIA) was submitted as part of this application. The TIA has been circulated internally for technical review, and no concerns have been raised. The TIA outlines the requirement for an all directional signalized intersection and a right-in/right-out along Highway 21. A full intersection would be required to service this site and meets the required distance separation. As there are no road connections between the site and Pineview, an increase in residential traffic will not occur as a result of this development.

Bylaw C16-16 received first reading at the October 25, 2016 regular Council Meeting. For first reading, the DC(A)-07 regulations were presented as “Appendix B” and not noted in the Bylaw. The DC(A)-07 regulations have now been included as “Schedule B”, which requires an amendment to the Bylaw prior to second reading. No changes have been made to the content of the DC(A)-07 regulations.

Plans/Standards/Legislation

The Strategic Plan and Community Sustainability Plan promote infill development prior to new greenfield development. The Strategic Plan supports developing new lands for commercial and retail purposes.

In the Municipal Development Plan (MDP), the site is designated as “General Urban Area (GUA)”. The MDP supports ensuring that sufficient commercial lands are available for new business opportunities. It also supports infill development and the intensification of underutilized land.

As per the Southfort Area Structure Plan, an ‘optional collector’ is included at this location. This collector would provide access from the Highway 21 and connect to the south, should a road be constructed in the future. The Southfort Area Structure Plan Transportation Study adopted by Council on June 28, 2016 shows a signal in this section of Highway 21.

Further details regarding applicable policies can be found under Appendix C.

The following documents were submitted with the application:

- Traffic Impact Assessment;
- Engineering Design Brief;
- Phase 1 Environmental Assessment.

These documents have been circulated for technical review and no concerns have been raised. Further detailed engineering work would be required at the development permit stage and addressed through a Development Agreement.

Financial Implications:

Any costs associated with municipal infrastructure improvements would be incurred by the developer at the permit stage.

Recommendation:

1. That Bylaw C16-16 be amended to include the following:
 - “2. That the regulations for the DC(A)-07 – Commercial Centre (HWY 21 at Pineview) form part of this Bylaw, as shown on the attached Schedule “B”.”
2. That Bylaw C16-16 to amend Land Use Bylaw C10-13 by redistricting lands covering Lot 15, Plan FORTSAS from UR - Urban Reserve District to DC(A)-07 - Direct Control - Commercial Centre (HWY 21 at Pineview) be given second reading, as amended.
3. That Bylaw C16-16 to amend Land Use Bylaw C10-13 by redistricting lands covering Lot 15, Plan FORTSAS from UR - Urban Reserve District to DC(A)-07 - Direct Control - Commercial Centre (HWY 21 at Pineview) be given third reading.

Attachments:

1. Bylaw C16-16
2. Schedule A - Bylaw C16-16
3. Schedule B - Proposed DC(A)-07- Direct Control- Commercial Centre Regulations
4. Appendix A - Aerial Map
5. Appendix B - UR- Urban Reserve District Regulations
6. Appendix C - Relevant Policies

File No.: Bylaw C16-16

Prepared by:	Matthew Siddons Current Planner	Date: November 7, 2016
Approved by:	Dean McCartney Acting Director, Planning & Development	Date: November 15, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: November 15, 2016
Reviewed by:	Kelly Kloss City Manager	Date: November 15, 2016
Submitted to:	City Council	Date: November 22, 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 C16-16

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 Lot 15, Plan FORTSAS, be amended to redistrict from UR (Urban Reserve District) to DC(A)-07 (Direct Control-Commercial Centre (HWY 21 at Pineview) 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	25 th	day of	October	2016.
READ a second time this		day of		2016.
READ a third time and passed this		day of		2016.

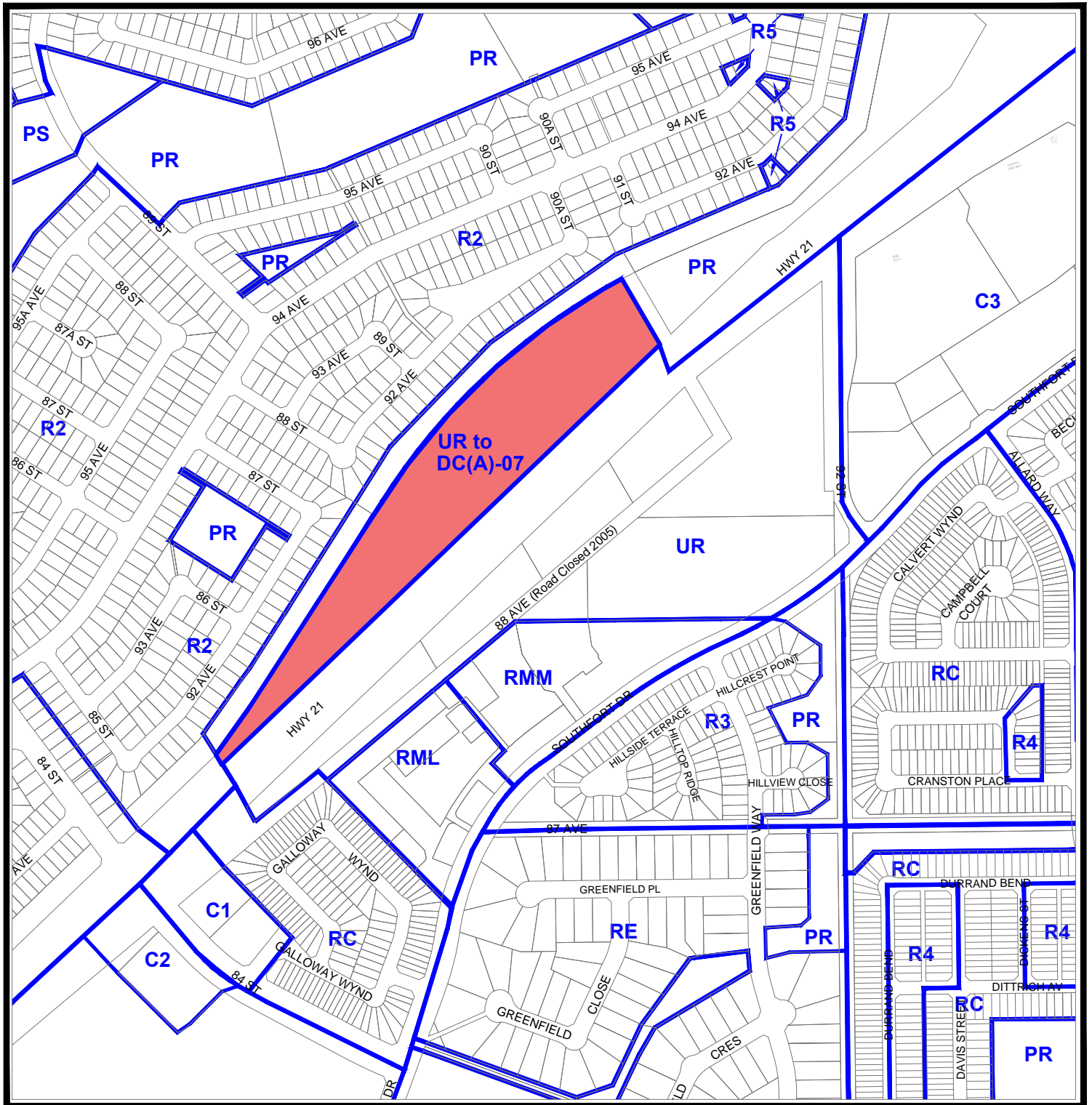
MAYOR

DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: _____

Bylaw C16-16

Schedule "A"



Subject Area

Bylaw C16-16
Schedule “B”
DC(A)-07 Regulations

9.12 DC(A)- 07 DIRECT CONTROL – Commercial Centre (HWY 21 at Pineview)

9.12.1 Purpose

The purpose of this District is to establish site specific regulations for the development of a commercial retail and service centre. The site is to be developed in a manner that is sensitive to the adjacent residential neighbourhood. It is also to be developed in a comprehensive manner with high architectural and urban design standards given the site’s frontage and prominence along Highway 21.

9.12.2 Area of Application

This District applies to River Lot 15 Plan FORTSAS, as shown on Figure 9.12b.

9.12.3 DC(A)-07 Uses:

(a) DC(A)-07 Permitted Uses	(b) DC(A)-07 Discretionary Uses
<ul style="list-style-type: none">- Business Support Service- Commercial School- Community Service Facility- Day Care Facility- Eating and Drinking Establishment- Eating and Drinking Establishment (limited)- Fascia Sign- Freestanding Sign- Government Service- Health Service- Identification Sign- Personal Service- Pet Care Service- Portable Sign- Professional, Financial and Office Service- Projecting Sign- Retail Store (Convenience)- Retail Store (General)- Retail Store (Liquor)- Seasonal Garden Centre- Veterinarian Clinic- Accessory development to any use listed in subsection 9.6.2 (a)	<ul style="list-style-type: none">- Drive Through Service- Eating and Drinking Establishment (outdoor)- Indoor Entertainment Facility- Indoor Recreation Facility- Parking Facility- Service Station (Limited)

9.12.4 DC(A)-07 Site Subdivision Regulations

	Interior or Corner Site
a)Site Area	2,023.5m ² (0.5ac) minimum
a)Site Width	At the discretion of the Subdivision/Development Authority
b) Site Depth	At the discretion of the Subdivision/Development Authority

9.12.5 DC(A)-07 Site Development Regulations

	Interior or Corner Site	
a)Site Area	Minimum	0.2 ha (0.5 ac)
a)Front Yard Setback	Minimum	7.5m (24.6ft)
b) Rear Yard Setback	Minimum	7.5m (24.6ft)
c) Side Yard Setback	Minimum	4.5m (14.8ft)
d) Building Height	Maximum	14.0m (45.9ft)
e) Site Coverage	Maximum	70%

9.12.6 Building Height

- (a) Maximum building height shall be determined based upon:
 - i. The location of the building in proximity to low density residential as per Figure 9.12a.

Figure 9.12a Maximum Building Height Diagram



9.12.7 Architectural Design

- (a) The design of each building shall establish a single architectural theme or architectural style. Similar design elements, finishing materials, colours and roof style shall be applied to each building regardless of the staging sequence of the project.
- (b) Buildings along Highway 21 shall have significant building orientation towards the Highway.
- (c) The roofline and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest.

- (d) All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building framework.
- (e) The site shall be developed to maximize aesthetic views from the adjacent roadway and adjacent residential land use. All sides of buildings that are exposed to a public roadway or another site shall be finished in a consistent, harmonious manner.
- (f) The exterior wall finishing materials shall be predominantly composed of muted colours, with strong colours limited to use as an accent.

9.12.8 Lighting

- (a) Appropriate lighting shall provide for security and visual interest. Lighting shall be directed towards parking areas and buildings on site and shall be directed away from the adjacent residential area.
- (b) A plan indicating the location of exterior lights, including the projected light patterns, shall be provided for multi-unit residential, commercial, and institutional sites located adjacent to a residential land use.

9.12.9 Noise Mitigation

- (a) A noise report prepared by a qualified professional shall be submitted prior to the issuance of development permits. This report shall consider appropriate fencing along the rear of the property in order to mitigate noise from future commercial activities. Any recommendations from the report shall be implemented by the applicant through the permit approval process.
- (b) Loading docks shall be designed in a manner which direct associated noise away from the residential area.
- (c) Except for on-site parking, loading areas, short term marketing promotions, and eating and drinking establishment (outdoor), all business activities shall be carried out entirely within completely enclosed buildings or structures.

9.12.10 Pedestrian Connectivity

- (a) Walkways for pedestrians shall be accommodated throughout the site and shall provide connections to the City's trail system.
- (b) A pedestrian circulation plan for each development shall be submitted prior to approval of a development permit. This plan shall provide for pedestrian connections between developments such that potential conflict between pedestrians and vehicles is minimized.

9.12.11 Waste Collection

- (a) Garbage and recycling containers shall not be visible from Highway 21 and shall be screened using appropriate architectural or landscaping treatment.
- (b) The site plan shall identify where garbage and storage areas are located. Areas designated for storage, truck parking and waste collection shall have a minimum separation distance of 25.0 m (82.0ft) from residential uses.

9.12.12 Landscaping

- (a) A detailed landscape plan for each development shall be submitted and approved by the Development Authority. These plans should include details of pavement materials, fencing, street furniture, garbage and storage areas, pedestrian seating areas and sizes and species of plantings.
- (b) The landscape plan shall incorporate a row of trees along the rear property line for the length of the entire site.
- (c) A minimum 4.0 m (13.1ft) wide landscape buffer is required along the frontage of Highway 21. Landscaping treatment within the buffer shall contain a mixture of coniferous and deciduous trees and shrubs to enhance the streetscape and development. .

9.12.13 Construction Notification Requirements

- a) Prior to any construction on-site, the adjacent residential properties shall be notified and provided with the contact information for the on-site construction manager.
- b) Contact information for the on-site construction manager shall be posted around the perimeter of the site during construction.

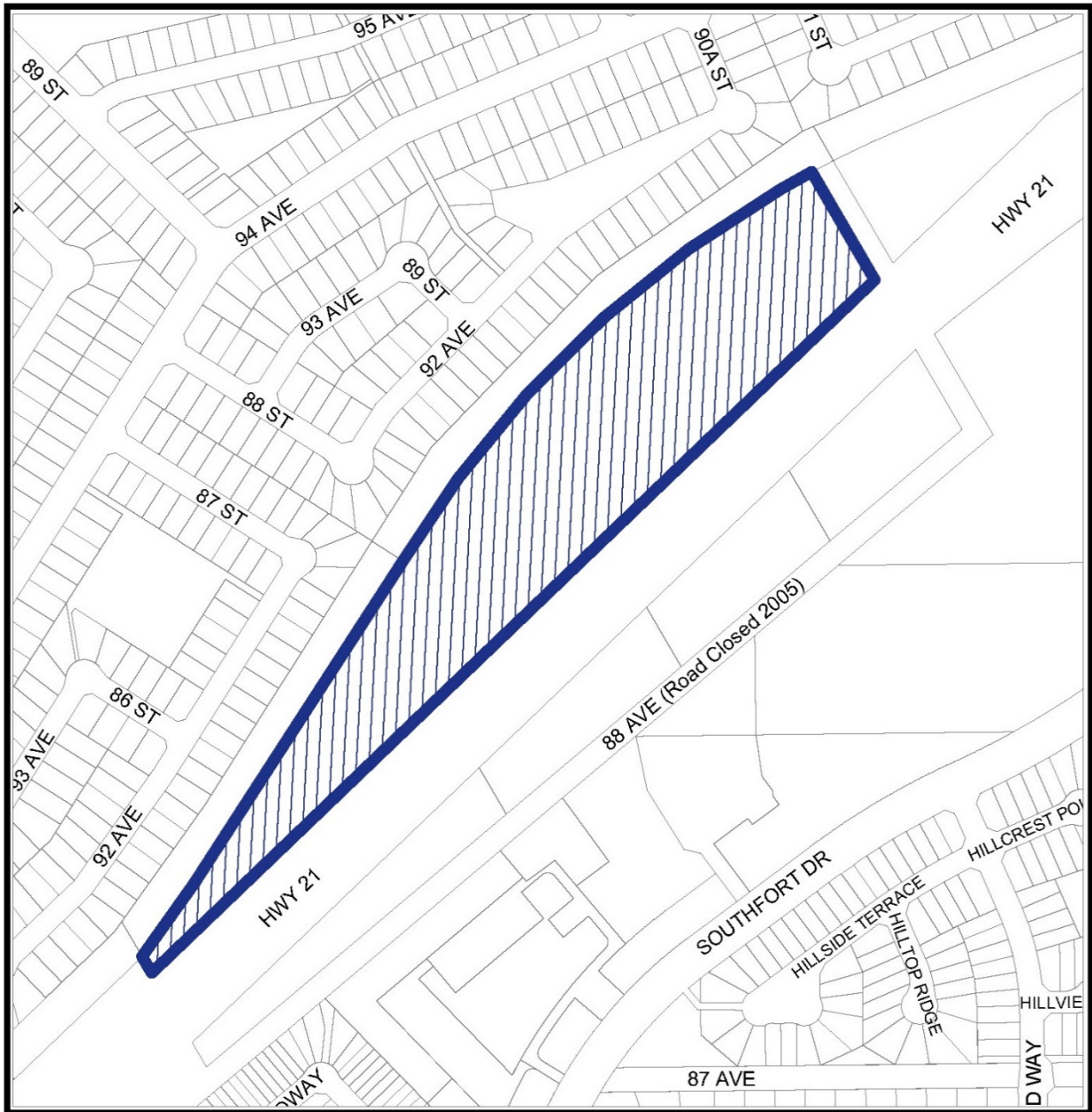
9.12.14 Additional Development Regulations

- (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 6.1 to 6.7 of Part 6- Commercial Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs. Notwithstanding, should there be conflicting regulations, the regulations of the DC(A) District shall prevail.
- (b) A master plan for the entire site shall be submitted for approval by the Development Authority prior to the issuance of any development permits.
- (c) For buildings along Highway 21, parking shall be located at the rear or along the sides of the buildings. There shall be no parking within 6.0 m of MR.

Figure 9.12b: Applicable Area for DC(A)-07- Commercial Centre (HWY 21 at Pineview)

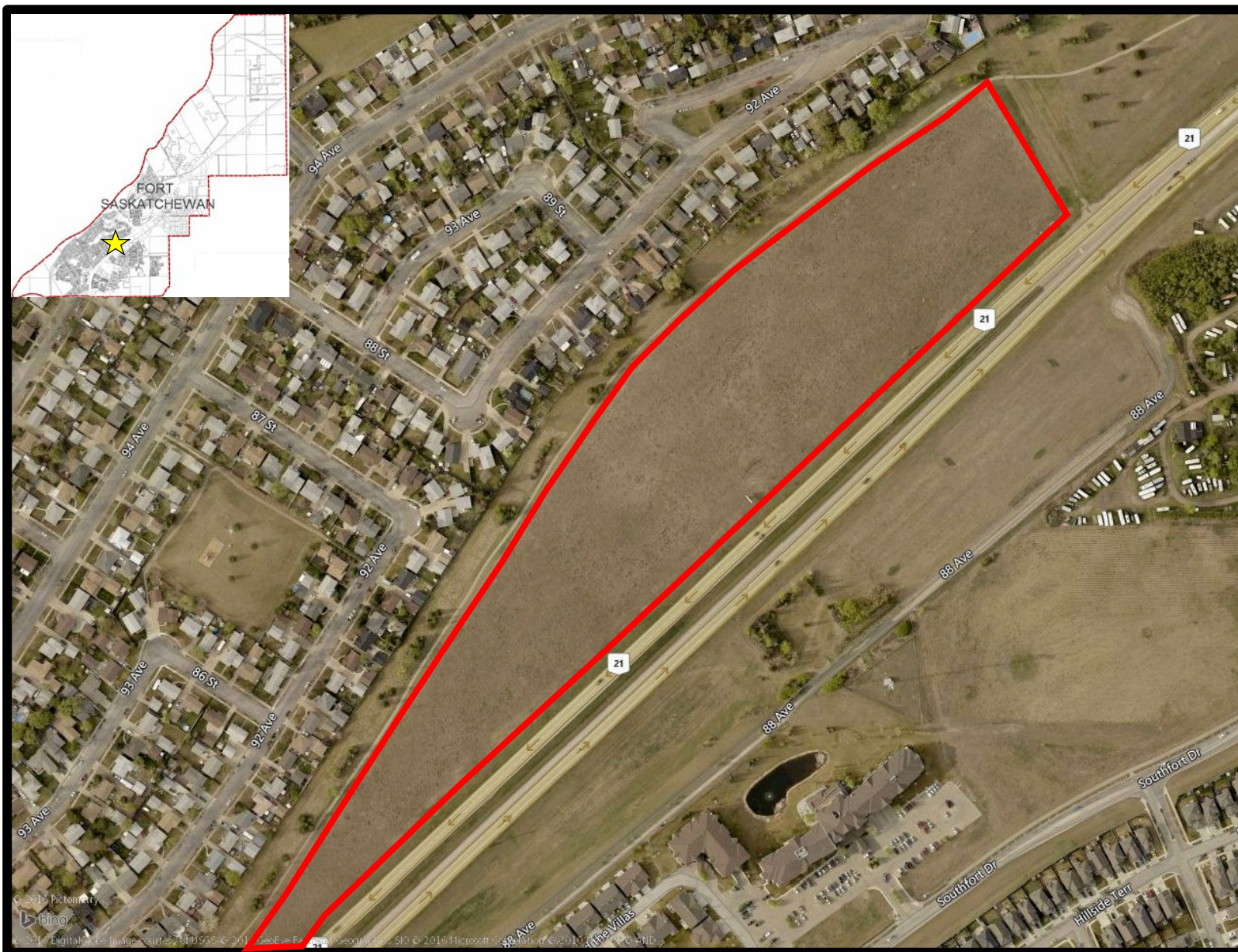
DC(A)-07

Lot 15, Plan FORTSAS



SUBJECT AREA

APPENDIX A



Subject Site



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 show. Use this information at your own risk

8.9 UR – Urban Reserve District

8.9.1 UR Purpose

This District is intended to reserve areas within the City which are typically rural or undeveloped and have been identified for future subdivision and development. Interim uses may be permitted provided they would not inhibit the convenient and economical redevelopment of the site.

8.9.2 Discretionary Uses in the UR District

(a) UR Discretionary Uses
<ul style="list-style-type: none"> - Agriculture - Billboard sign - Communication tower - Community garden - Natural conservation use - ¹(Deleted) - ²Accessory development to any use listed in subsection 8.9.2(a)

8.9.3 UR Site Subdivision Regulations

	Interior or Corner Site
a) Site Area	At the discretion of the Development Authority
b) Site Width	At the discretion of the Development Authority
c) Site Depth	At the discretion of the Development Authority

¹ C19-15

² C19-15

8.9.4 UR Site Development Regulations

	Interior Site	Corner Site
a) Front Yard Setback	7.0m (23.0ft) minimum	Front: 7.0m (23.0ft) minimum Flanking: 7.0m (23.0ft) minimum
b) Rear Yard Setback	7.0m (23.0ft) minimum	
c) Side Yard Setback	7.0m (23.0ft) minimum	
d) Principal Building Height	At the discretion of the Development Authority	
e) Site Coverage	40% maximum	

8.9.5 Additional Development Regulations for UR

- (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 8.1 to 8.4 of Part 8 – Institutional Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs;
- (b) The Development Authority may specify the length of time that a use is permitted in the Land Use District having regard for the servicing and future residential development of the site; and
- (c) All development shall be compatible with the Municipal Development Plan and any applicable Area Structure Plan.

RELATED POLICIES- BYLAW C16-16

CITY OF FORT SASKATCHEWAN STRATEGIC PLAN (2014-2017)

1 – Goal One: Position for Growth	
1.3	Incorporate future growth requirements in planning and development of commercial and residential areas, and of new and enhanced facilities, programs and services.
2 – Goal Two: Strong, Diverse Economy	
2.1	Expand development of our general, medium and heavy industrial parks, and commercial and retail land.
3 – Goal Three: Vibrant and Thriving Community	
3.3	Promote sustainability through infill development.

COMMUNITY SUSTAINABILITY PLAN

UR – Urban Resources	
UR12	Promote infill sites for development prior to greenfield sites.

MUNICIPAL DEVELOPMENT PLAN – BYLAW C16-10

6.6 Commercial	
6.6.4	Encourage a high quality of building design in commercial areas, with buildings that are adaptable to different users over time.
7.1 Urban Structure and Placemaking Policies	
7.1.10	Develop guidelines to locate parking behind, under, above, or to the side of buildings where appropriate.
8.2 Pedestrians and Cyclists	
8.2.1	Plan for pedestrian and cyclist facilities as part of development and redevelopment proposals, ensuring the provision of adequate walking and cycling paths and lanes, and adequate cycle facilities such as secure storage, changing rooms, and showers where appropriate/feasible.
13.3 Economic Diversification	
13.2.1	Support economic diversification by ensuring there are sufficient commercial and industrial lands available to suit a variety of business opportunities.

SOUTHFORT AREA STRCUTURE PLAN – BYLAW C7-13

Southfort Area Structure Plan- Land Use Concept

The site (Lot: 15, Plan: Fortsas) is outside of the Southfort Area Structure Plan. The Southfort ASP includes an “Optional Collector” connecting the site to Southfort Drive. This is identified as a potential intersection on Highway 21.

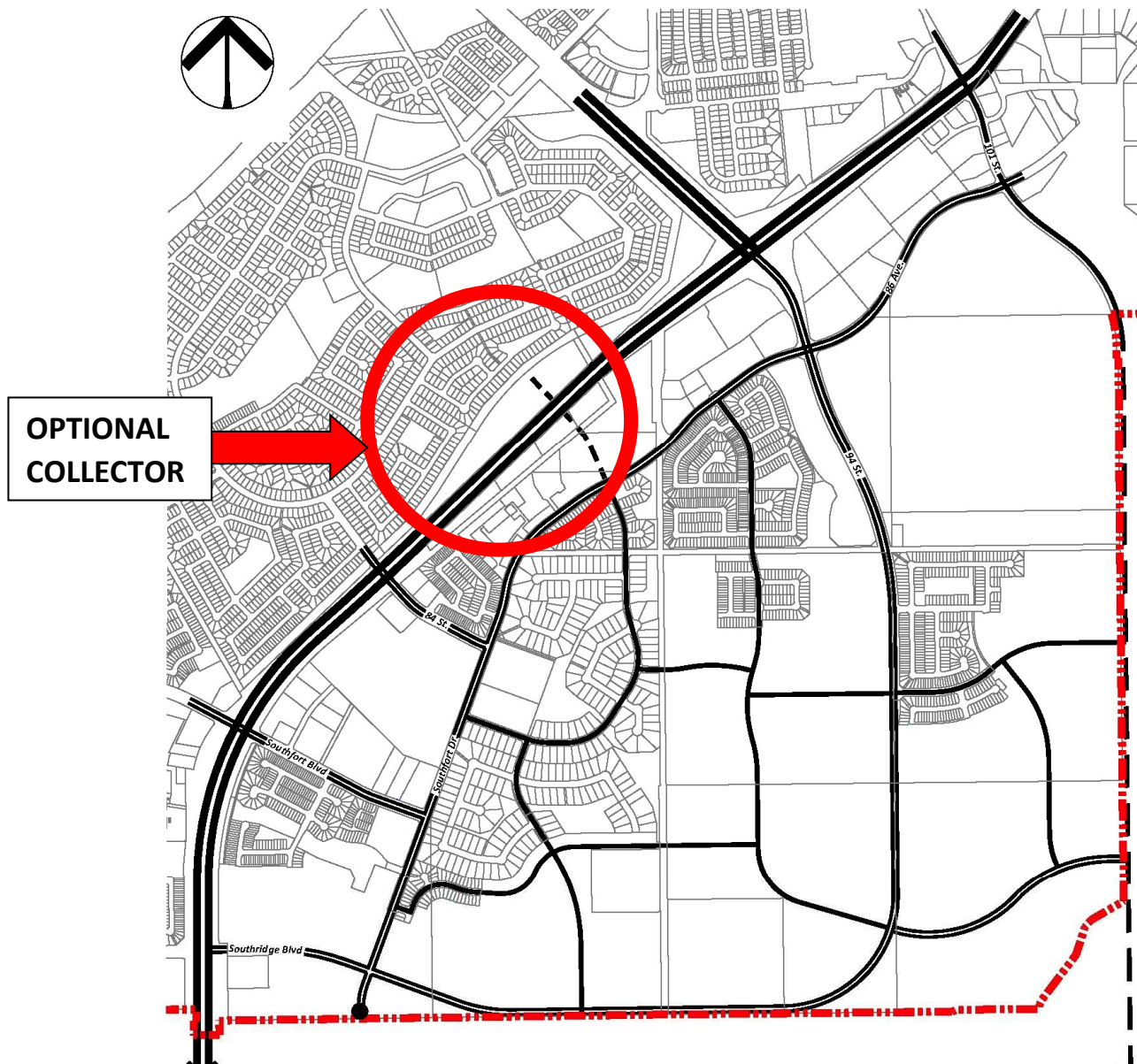


Figure 9.0 - Transportation Plan

City of Fort Saskatchewan

Southfort Area Structure Plan

--- City Boundary

Note: All size, locations, and areas depicted are conceptual. Actual location & size will be determined through the outline plan and subdivision approval process. The number, size, and location of future school sites may change in response to student demographics. Building of new schools and other institutional uses is dependant upon provincial funding.

- Highway
- Arterial
- Collector
- Optional Collector



Public Comments

April 11, 2016

Please Mayor. Do not encourage or endorse the commercial development along Hwy 21. We already have to deal with trucks using jake brakes at the intersections of Hwy 15 and at 84th street.

More intersections will only slow traffic down more. There is already many areas for commercial developers being constructed or others that have not been rented yet. As a citizen that is directly affected by this proposal I am very upset with your position on this matter. Not all development is nessary for the good of our community.

Sid Hulzenga



City of Fort Saskatchewan

OCT 17 2016

SERVICE REQUEST

RECEIVED

CITY OF
FORT SASKATCHEWAN

DATE: OCT 17/2016 TIME: 11:05 AM ☒ PM ☐

RECEIVED BY: Lorraine Richter

FROM: DONALD YAKIMOVITCH

ADDRESS: 8610-92 AORWUG

PHONE: (HOME) 780-998-7624 (WORK) _____ (CELL) _____

DETAILS:

I do not agree with development on the strip of land along highway 21. I live on 92 Avenue bordering this strip of land & with neighbours, am not impressed. Our property value could go down as well as the safety of the area. The area could be turned into a park with proper parking, treed areas and a tribute to our history. If necessary, buy out the property. It would entice people to see who we are and perhaps move here. Let us not become a mini Edmonton where everything is shoe-horned in place. Ft Sask. should be the envy of the Capital Region. Please reply. Thank you.

REFERRED TO: Judy Rehill for proper distribution

SEE REVERSE FOR ACTION TAKEN

October 31, 2016

Mayor Katchur:

This is in response to proposed development of a strip mall along Highway 21. I live on 92 avenue, along this proposed development and am NOT impressed. I am not prepared to lose my quality of life to some developer who has little or no connection to this city. This proposal could be moved South where there could be a side road such as the Heartland Ford area.

The area in dispute should be re-zoned and purchased by the City of Fort Saskatchewan and then turned into parkland. Noise from the highway would be reduced on both sides of the highway. The noise caused by this proposal would be substantial as truck traffic alone will have to constantly gear up and gear down due to the new intersection. This highway should not be used as if it were a side street, after all it is a busy highway.

If we can put nearly 40 acres into a dog park, surely 19 acres can and should be invested into the people and to the quality of life. Please think of us as citizens of Fort Saskatchewan, and toss out this idea. Again, these developers do not live here. For them, it is all about money.

Please do me the respect of replying to this letter.

Sincerely,

Donald Yakimovitch
8610 - 92 Avenue
780-998-7624
Email to: donyak@telus.net

November 14, 2016

Council,

We have been residents of Fort Saskatchewan since 1983. In November of 1984, we moved to a property that backs onto Highway 21. Before we moved we checked into the zoning of the land directly behind our home & found out that the land could be rezoned. However, that was 32 years ago. This land was farmed for many years when we first moved in. We are very concerned that this land is being rezoned now.

At the October 25th Council Meeting, Councillor Garritsen asked Matthew Siddons about the resident's concerns. From Mr. Siddons reply, it could be said that the resident's two concerns were parking & the height of the buildings. This is incorrect - These were not the only concerns that were shared at the open house.

Some of our concerns are:

- **The loss of green space** – many of the residents along this piece of property chose this location because of the green space.
- **Impact of an additional traffic light on Highway 21** – this impacts all residents of Fort Saskatchewan & in talking with people for the past few weeks, we have yet to find anyone in favour of this. Currently, many residents avoid Highway 21 when commuting home from the plants – rather going through town via 99 Avenue or Southfort Blvd. One person even said that if she was going into Edmonton or Sherwood Park after work she would take the back roads rather than take Highway 21. We do not believe that the Transportation Study that was done took these facts into account.
- We were told at the open house that the development is “oriented to highway traffic”. However, if people are avoiding travelling on the highway, how successful will this development be.
- **Use of Engine Retarder Brakes** – it is a bylaw that the use of engine retarder brakes is prohibited within the City limits. However, nothing is done to enforce this bylaw. Adding an additional light on the highway will in all likelihood increase the use of engine retarder brakes.
- The path which runs alongside the development has access points at 84 Street and past 91 Street – it will not be easy to access this development any way other than driving. Some residents already have individuals trespassing through their yards to get to the path – with a development behind the likelihood of this increasing is pretty high. However, this concern was met with skepticism at the open house – almost as if this was being made up.
- **Impact of property value** – residents were told that there would be no impact on property values as the development is not going through the neighbourhood. However, in speaking with local realtors this is not the case. This development will not add value and could cause property values to decrease. This would be dependent on additional traffic noise & what actually goes behind.
- There appears to be a lot of commercial development currently with the City. Can the City support all these businesses – what is the impact on current businesses? Driving through the City, there is a lot of empty Commercial space. Will the development behind us end up as additional empty space? When the developer is unable to fill the development within the DC zoning regulations, will the developer come back to Council to get the zoning changed again.

This development does not just impact the residents who back on to the property. It affects all the residents of Fort Saskatchewan. We would be open to discussing these concerns in greater detail in person.

Thank you for your time.

Julien & Patty Gignac

780-992-1014

November 15, 2016

Hello,

I am a resident of Fort Saskatchewan and am writing to express my concern regarding the proposed development for area 8705 off of Hwy 21. I understand that the developer would like to develop this parcel of land, and in doing so, another set of lights on Hwy 21 would be required to provide access to the development.

Anyone who has driven this stretch of highway, especially during peak hours, knows how congested it becomes. Adding another set of lights would merely serve to back things up even further. The traffic on this highway is not just residential, but includes many large semi trucks and trailers and heavy haulers with large, long, oversized loads. At the current time, there is no ring road or option for alternate access, so ALL commercial and residential traffic is travelling this highway straight through the city. Add to this the congestion which occurs often on the bridge and at corresponding intersections, and you have a traffic nightmare. It is a frustrating set up as there are not many other cities I can recall that have a highway running straight through the middle, with no alternate routes, and minimal access in and out of the city.

Adding another set of lights on the highway does not help the current traffic issues, it only exacerbates them. I personally would love to see the space remain as it is, as greenspace is one thing I believe the city and developers have planned well, yet I understand the developer wants to make the most of their investment. However, creating access off of Hwy 21 is of major concern. If development must proceed, alternate means of access should be researched, so as to pose the least amount of congestion and disruption to an already congested highway.

Thank you for your attention in this matter,
Sincerely,

Andrea MacKay
99 Woodhill Lane
Fort Sask, AB

November 15, 2016

Hello

It has been brought to our community's attention that there is being a meeting held to have the land alongside highway 21 rezoned.... This is crazy this space should stay a green space. Why does our city choose to just keeping adding to our commercial sites rather than focusing on all the current spaces we have now.

Tamara Taylor

November 15, 2016

Hello,

I am writing about the proposed site zoning change to commercial for the land beside highway 21 in pine view. I greatly disagree with this proposed rezoning. I feel there is already too much commercial property on highway 21. We live in a town, not a commercial power center. It would be great to feel like we still live in a town. We need to stop focusing on increasing development and spending more time on the development we already have and filling all of the places that are currently empty. I get growing a community but where do you draw the line? People move to the Fort for the small town feel. You are destroying that with every commercial decision you make. Who wants to go on the bike trail in that area and be squished between houses and commercial property? The amount of time it takes to get from one end of Fort Sask to the other on the highway is way too long already. We definitely do not need another set of lights. People are going to start avoiding the Fort altogether if it gets worse. I really hope you listen to the residents of this town rather than try to just make more money.

Sincerely,
Michele Mariacci

November 16, 2016

Fully against any addition to traffic light additions to HWY 21

No commercial is needed in this area. Use it to increase Fort Sask green space and roadside beauty.

The Klautts

9305 81st

Ft Sask.