



CITY OF FORT SASKATCHEWAN AGENDA

Regular Council Meeting Tuesday, March 14, 2017 – 6:00 P.M. Council Chambers – City Hall

- 6:00 P.M.**
1. **Call to Order** Mayor Katchur
 2. **Approval of Minutes of February 28, 2017 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:**
 - 4.1 Business Retention and Expansion Projects Update Mark Morrissey (attachment)
 5. **Unfinished Business**
 6. **New Business**
 - 6.1 Aquatic Services Question Barb Shuman (attachment)
 7. **Bylaws**
 - 7.1 Bylaw C1-17 - Amend Land Use Bylaw C10-13 – Redistricting Part of NW, SW 24-54-23 W4M from UR - Urban Reserve to R3- Small Lot Residential District, RC - Comprehensively Planned Residential District, and PU - Public Utility District - Windsor Pointe, Stage 1 – 1st reading Katie Mahoney (attachment)
 - 7.2 Bylaw C2-17 - Close a Portion of Road Allowance in Westpark (West Lands Road Allowance) - 1st reading Katie Mahoney (attachment)
 8. **Notice of Motion**
 9. **Points of Interest**
 10. **Councillor Inquiries**
 11. **Adjournment**



CITY OF FORT SASKATCHEWAN
MINUTES
REGULAR COUNCIL
Tuesday, February 28, 2017 - 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 (via telephone)

Administration:

Troy Fleming, Acting City Manager
John Dance, General Manager, Corporate Services
Brenda Rauckman, General Manager, Community & Protective Services
Brenda Molter, Director, Legislative Services
Renee Fitzsimmons, Director, People Services
Wendy Kinsella, Director, Corporate Communications
Sheila Gagnon, Recreation Development Coordinator
TJ Auer, Community Social Planning Coordinator
Reade Beaudoin, Digital Media Coordinator
Sheryl Exley, Recording Secretary

In accordance with Section 199 of the *Municipal Government Act*, notice is hereby given that telephone conferencing will be used to connect Councillor Ed Sperling from a remote location.

1. Call to Order

Mayor Katchur called the regular Council meeting of February 28, 2017 to order at 6:00 p.m.

2. Approval of Minutes of February 14, 2017 Regular Council Meeting

R31-17

MOVED BY Councillor Blizzard that the minutes of the February 14, 2017 regular Council meeting be adopted as presented.

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

CARRIED UNANIMOUSLY

3. Delegations

None.

4. Presentations

4.1 Sherritt International Update

Mr. Lyle Trytten, Director, Sustainability and Regulatory Affairs, Sherritt International, Metals Division was in attendance to provide an update on the Sherritt Fort Saskatchewan Site, the nickel / fertilizer industry, and the Climate Leadership Plan.

R32-17

MOVED BY Councillor Hennig that Council having considered a presentation from Sherritt International on February 28, 2017, hereby agrees to provide a letter of support relating to continued economic strength for Alberta's resources and climate leadership.

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

CARRIED UNANIMOUSLY

4.2 High Performance Sports Field Naming Rights

Sheila Gagnon, Recreation Development Coordinator was in attendance to present the High Performance Sports Field naming rights package.

5. Unfinished Business

None.

6. New Business

6.1 Second Community Garden Site Selection

Presented by: TJ Auer, Community Social Planning Coordinator

R33-17

MOVED BY Councillor Garritsen that Council approve the development of a second community garden adjacent to the Fort Saskatchewan Curling Rink.

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

CARRIED UNANIMOUSLY

6.2 City Manager Recruitment

Presented by: Renee Fitzsimmons, Director, People Services

R34-17

MOVED BY Councillor Garritsen that Council direct Administration to enter into an agreement with an external search firm to lead the recruitment of a Chief Administrative Officer (City Manager) for the City of Fort Saskatchewan.

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

CARRIED UNANIMOUSLY

7. Bylaws

None.

8. Notice of Motion

8.1 Review Travel and Expense Claims Policy and Council Remuneration Policy

R35-17

MOVED BY Councillor Garritsen that Council direct Administration to review Travel and Expense Claims Policy FIN-012-C and City Council Remuneration Policy and Procedure GOV-009-C, and bring forward recommendations to ensure relevant information is appropriately organized and the proper checks and balances exist for each type of reimbursement claim that may be made, prior to the end of the second quarter.

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

CARRIED UNANIMOUSLY

9. Points of Interest

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

10. Councillor Inquiries

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

11. Adjournment

The regular Council meeting of February 28, 2017 adjourned at 7:11 p.m.

Mayor

Director, Legislative Services

CITY OF FORT SASKATCHEWAN

Business Retention & Expansion Projects Update

Purpose:

To provide Council with an update on the Business Retention and Expansion, and Downtown Enhancement Projects that the Economic Development Department is currently working on.

Background:

At the end of 2016, the Economic Development Department undertook two projects that focused on supporting the growth and retention of local businesses. These projects were:

- The Downtown Enhancement Project
- The Business Retention & Expansion (BRE) Project

By engaging in both projects simultaneously, the Department will receive a complete picture and strategy on how to support the entire local business community, not just one area in particular.

Downtown Enhancement Project

The Downtown Enhancement Project was designed to look at challenges and obstacles for growth that are specific to the downtown area. As a Department we recognize that there is no one-size-fits-all solution when it comes to business growth and support. The downtown faces some unique challenges and obstacles that require a more tailored approach from the municipality.

Not wanting to duplicate any previous efforts, the Department undertook a comprehensive review of the revitalization projects and activities that had been undertaken previously. The project was structured to build upon these initiatives and continue the process of supporting businesses within the area. It should be noted that this project is different than the Downtown Area Redevelopment Plan (DARP) which was a major project undertaken by the City. The DARP focused on land use planning and concepts, a downtown brand, design guidelines for future development, and implementing visual improvements. As this project was a significant undertaking, the scope of the DARP was limited to these activities, and therefore did not include a strategy specific for business retention and growth.

The Downtown Enhancement Project is designed to fill that gap and provide some guidance on supporting local businesses in the downtown area. To achieve this the Department consulted directly with downtown business owners and commercial property owners to gather feedback on challenges and obstacles to growth that they face, as well as to get a more complete picture of the business climate that exists in the area. A series of one-on-one interviews, a focus group discussion, and an online survey were used to gather the information, which questions focusing on specific aspects of their business, such as operating hours, number of employees, etc. Both the Chamber of Commerce and the Downtown Business Association were involved in this process. Initial feedback from businesses in the downtown has been very positive. We are encouraged by the responses and look forward to the complete report next month.

The information gathered will be incorporated into a strategy that will make recommendations on how the City can provide support to local businesses in the downtown, as well as how business owners in the area can be empowered to achieve their own success through increased collaboration. We will share the final report with Council once it is complete.

Business Retention and Expansion (BRE) Project

The BRE project, similar to the Downtown Enhancement Project, was designed to look at challenges and obstacles for growth for local businesses, but on a City-wide level and not specific to any single area within the City.

This project was a substantial undertaking and involves a significant amount of consultation with the local business community, across all sectors and industries. The outcomes of the project will provide:

- A better understanding of the key sectors and industries with the greatest opportunity for growth and expansion
- A Substantial augmentation of the Economic Development Department's business database to improve our ability to analyze and manage data and trends
- A client management system to support current and future business retention and expansion efforts
- Recommendations on specific activities and initiatives the City can undertake to better support local businesses; and
- Opportunities for export development to support local businesses in diversifying their revenue streams and expanding their market reach

To achieve the project goals, a significant amount of consultation with the business community within the City has been done to date, with some still left to do. A combination of personal one-on-one interviews and an online survey have been used to gather feedback to provide a complete picture of the business climate in the City, along with an understanding of the challenges businesses face. The Chamber of Commerce has been an active participant in this project and will continue to play a role as we move to the next phase of developing recommendations and an action plan.

A client management system has been developed and the information from the City's business database has been incorporated. This system provides the Department with a greater ability to manage and analyze the data within from our licensing database. Expanding the information we collect as part of the licensing process has also helped provide us with a level of detail that we require for this project. This system will not replace the business license database or the current licensing software the City uses, rather it will augment what we have in place already and work with the current system.

The next steps for this project will be to analyze the response from the consultation process to formulate an action plan and recommendations. We are already seeing some early results from this project and have been able to achieve some "quick wins" to support local businesses. These include partnerships with post-secondary institutions such as the U of A and NAIT, and the province's Business Link network to provide support services on business plans, marketing, financing, as well as employee training and development.

The project will also identify key resources and partnerships the City can pursue to further enhance the support services that are currently available to local businesses. The initial feedback

from this project has been very positive and we are looking forward to receiving the final report. Once this project is complete, we will share the results with Council.

Next Steps:

The next steps for both of these projects will be to complete the consultation process and review the findings. From there, a comprehensive strategy with actionable items and recommendations will be developed to provide the Department with guidance on how to support the growth and retention of existing businesses across the City. We will provide Council with a full brief on the outcomes and recommendations of both projects once they are complete.

File No.:

Prepared by:	Mark Morrissey Director, Economic Development	Date: March 8, 2017
Approved/Reviewed by:	Troy Fleming Acting City Manager	Date: March 9, 2017
Submitted to:	City Council	Date: March 14, 2017

CITY OF FORT SASKATCHEWAN

Aquatic Services Question

Motion:

That Council approve the following question, with associated preamble, for the Aquatic Services vote:

“Council is seeking voter input on the following project: Aquatic Services

A new aquatic facility is proposed to be constructed at the Dow Centennial Centre. In 2017 dollars, the estimated project costs are: construction cost of \$35 million; annual operating cost of \$4.1 million. This represents a municipal property tax increase of approximately \$112 for an average residential property.

Are you in favour of a new aquatic facility at the Dow Centennial Centre?”

Purpose:

To provide Council with background information and a proposed question for the Aquatic Services vote.

Background:

As directed by Council, Administration will conduct a vote on an Aquatic Services question in conjunction with the 2017 Municipal Election. The focus of the question will be whether or not a new aquatic facility should be constructed at the Dow Centennial Centre (DCC).

The Recreation Facilities and Parks Master Plan Update (RFPMPU) developed a 12 year implementation plan which recommends a new aquatic center be constructed at the DCC. This facility would be in response to the growing demands for aquatic services within the community. In 2017 dollars, the estimated costs for the project are \$35 million for capital costs and an estimated annual operating impact of \$4.1 million. The operating impact is comprised of \$2.6 million annual operating costs and \$1.5 million annual debenture payment.

The RFPMPU identified that a critical step in engaging the public is to undertake a vote, which Council supported through resolution R49-16. The vote will be held in conjunction with the municipal election on October 16, 2017.

Recreation Services and Corporate Communications will conduct a thorough community engagement process in order to ensure that residents are aware of all aspects of the question that is being asked. This will include information on both the costs associated with the construction of a future aquatic facility, as well as the tax impact required to fund it. An extensive community engagement plan will be implemented and will include the following:

- question and answer information package (available through hard copies and on the City's website)
- poster for all municipal facilities
- utility bill inserts
- ads in the Fall Leisure Guide
- information inserted into Harbour Pool swim report cards
- display on all City monitors and DCC electronic sign

The proposed question, with associated preamble, is as follows:

“Council is seeking voter input on the following project: Aquatic Services

A new aquatic facility is proposed to be constructed at the Dow Centennial Centre. In 2017 dollars, the estimated project costs are: construction cost of \$35 million; annual operating cost of \$4.1 million. This represents a municipal property tax increase of approximately \$112 for an average residential property.

Are you in favour of a new aquatic facility at the Dow Centennial Centre?”

Legislation:

In accordance with Section 236 of the *Municipal Government Act*, a Council may submit a question to be voted on by the electors on a matter over which the City has jurisdiction. A vote of the electors in accordance with Section 236 does not bind Council.

Recommendation:

Administration recommends that Council approve the Aquatic Services question as presented.

Prepared by:	Barb Shuman Director, Recreation Services	Date: March 6, 2017
Approved by:	Brenda Rauckman General Manager, Community & Protective Services	Date: March 7, 2017
Reviewed by:	Troy Fleming Acting City Manager	Date: March 9, 2017
Submitted to:	City Council	Date: March 14, 2017

CITY OF FORT SASKATCHEWAN

Bylaw C1-17 - Amend Land Use Bylaw C10-13 – Redistricting Part of NW, SW 24-54-23 W4M from UR - Urban Reserve to R3 - Small Lot Residential District, RC - Comprehensively Planned Residential District, and PU - Public Utility District - Windsor Pointe, Stage 1

Motion:

That Council give first reading to Bylaw C1-17 to amend Land Use Bylaw C10-13 by redistricting part of NW, SW 24-54-23 W4M from UR - Urban Reserve to R3 - Small Lot Residential District, RC - Comprehensively Planned Residential District, and PU - Public Utility District.

Purpose:

To present Council with information regarding the redistricting application for Windsor Pointe Stage 1 and to request consideration of first reading of the associated bylaw.

Background:

Windsor Pointe is located in the southwest corner of Westpark and is the last neighborhood to be developed in the area. Overall, it will be approximately 25.38 ha (62.71 ac) in size and at full build out, it will accommodate an estimated 1,455 residents. Westpark Drive will be extended to serve as the main collector road for this neighbourhood. The area will be well serviced by trails connecting to West River's Edge Park. The built form for this area will be low-density in character. It will have to meet the Capital Region Board's applicable density target of 25-30 dwelling units per net residential hectare.

In November 2016, Landrex Inc. submitted a redistricting application to initiate development of the first stage of the Windsor Pointe neighborhood. An associated subdivision application was also submitted. Upon review of the original submission, it was determined that the proposed lot sizes did not meet applicable zoning requirements. Working with Administration, the applicant has revised the proposal and has amended their applications accordingly.

The lands proposed to be redistricted are 2.53 ha (6.23 ac) in size, and are located at the west end of Wilshire Boulevard. The land is currently zoned as Urban Reserve which means it has been identified for future development. This Bylaw would redistrict the lands for residential and public utility purposes. The R3 (Small Lot Residential) and RC (Comprehensively Planned) Districts would accommodate single-detached dwellings, some of which will have rear lane access. A PU - Public Utility lot is located at the southeast corner of the site. This lot would be set aside to accommodate overland drainage.

Plans/Standards/Legislation

The lands are designated as "Developing Community Area (DCA)" in the City's *Municipal Development Plan*. The lands are designated as "Low Density Residential" in the *Westpark Area Structure Plan*. Further details regarding applicable policies can be found under Appendix B.

Should Council give first reading to Bylaw C1-17, a Public Hearing will be scheduled as per *Municipal Government Act* requirements. Affected landowners will be notified by mail, and an advertisement will be published in the local paper for two consecutive weeks prior to the Hearing. The target date for the Public Hearing is April 11, 2017 and will be held in Council Chambers at 6:00 p.m.

Financial Implications:

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

Attachments:

1. Bylaw C1-17
2. Schedule A to Bylaw C1-17
3. Appendix A - Aerial Map
4. Appendix B - Related Policies
5. Appendix C - R3- Small Lot Residential District Regulations
6. Appendix D - RC- Comprehensively Planned Residential District Regulations
7. Appendix E - Westpark Area Structure Plan- Land Use Concept Map
8. Appendix F - Windsor Pointe Outline Plan- Land Use Concept Plan

File No.: Bylaw C1-17

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: March 1, 2017
Approved by:	Janel Smith-Duguid Acting Director, Special Projects	Date: March 2, 2017
Reviewed by:	Troy Fleming Acting City Manager	Date: March 8, 2017
Submitted to:	City Council	Date: March 14, 2017



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 C1-17

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

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

1. That Appendix A, Land Use District Map covering part of NW, SW 24-54-23 W4M be amended to redistrict from UR - Urban Reserve District to R3 - Small Lot Residential District, RC - Comprehensively Planned Residential District, and PU - Public Utility District as shown on the attached Schedule "A".
2. This Bylaw is cited as the Amendment to Land Use Bylaw C10-13, as amended, repealed and/or replaced from time to time.
3. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, the invalid portion must be severed and the remainder of the Bylaw is deemed valid.
4. This Bylaw becomes effective upon third and final reading.

READ a first time this	day of	2017.
READ a second time this	day of	2017.
READ a third time and passed this	day of	2017.

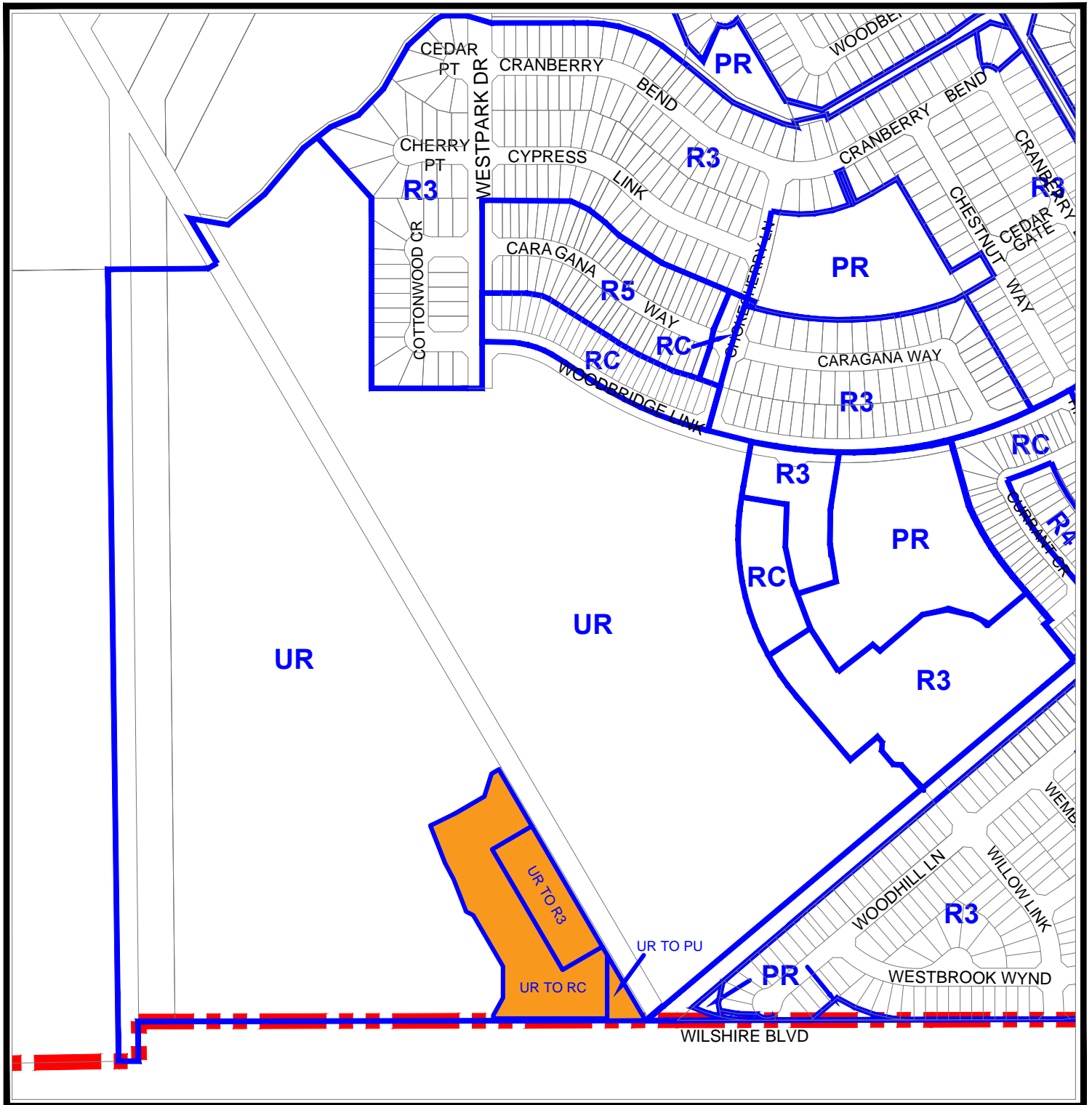
MAYOR

DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: _____

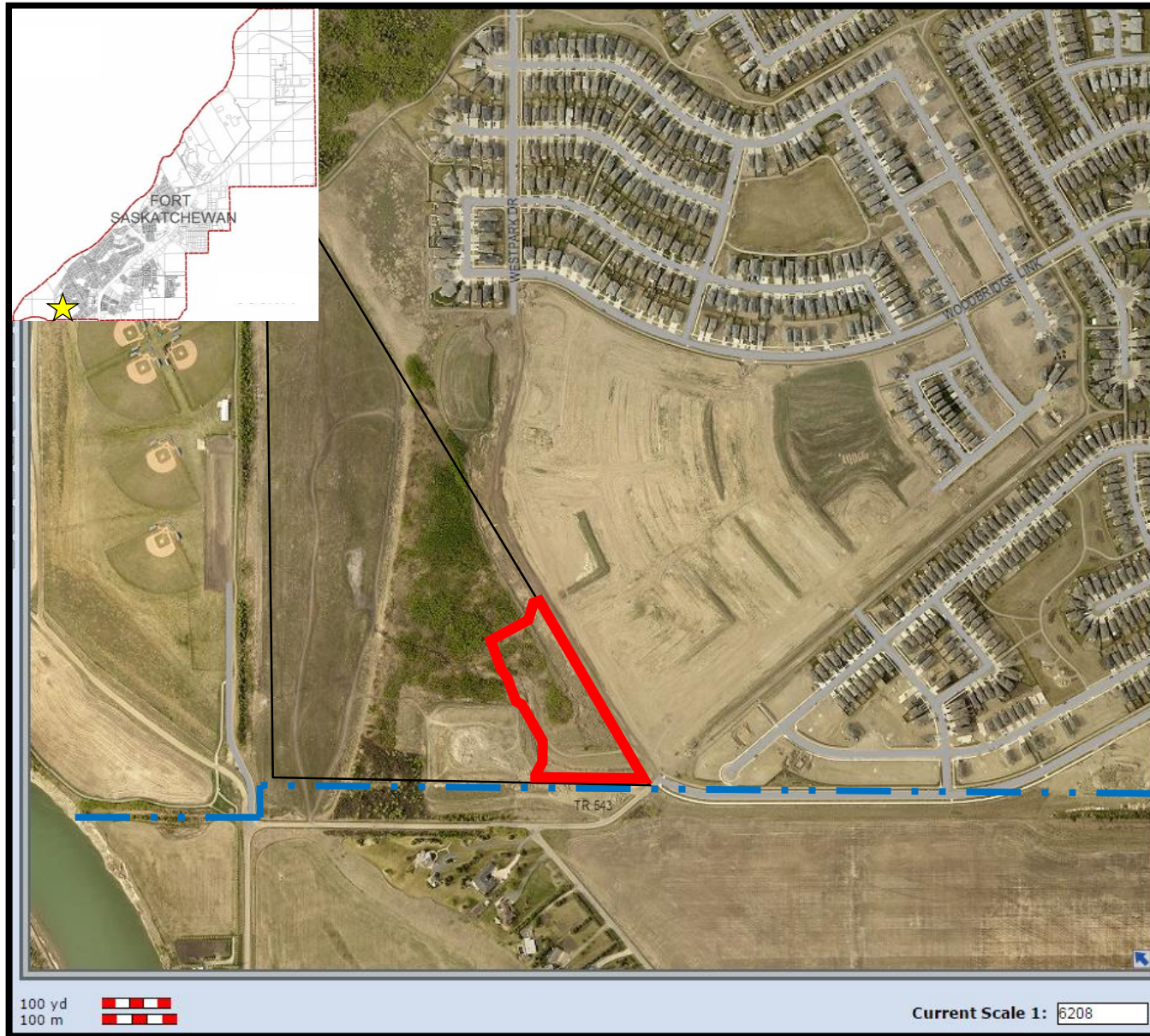
Bylaw C1-17

Schedule "A"



SUBJECT AREA

APPENDIX A



Subject Area

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



RELATED POLICIES- BYLAW C1-17

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.

MUNICIPAL DEVELOPMENT PLAN – BYLAW C16-10

6.4 Developing Community Area (DCA)	
6.4.5	Require the new greenfield development follows an efficient and logical pattern of phasing.
10.1 Parks and the Environment General Policies	
10.1.1	Provide all neighbourhoods with access to passive and active recreational opportunities.
9.1 Diverse Housing Options	
9.1.1	Encourage a range of housing types within all areas of Fort Saskatchewan, with close access to neighbourhood services and amenities.

WESTPARK AREA STRCUTURE PLAN – BYLAW C8-13

4.2.2 Residential Policies	
<ul style="list-style-type: none"> Provide a variety of lot sizes and housing forms to provide choice and accommodate all residents in the community 	
5.6.2 Servicing and Utility Policies	
<ul style="list-style-type: none"> Development phasing shall be determined by the efficient and logical extension of services that prevents “leapfrog” development. 	
6.4.2 Transportation Policies	
<ul style="list-style-type: none"> Where possible and considered necessary by the City, dwellings with front access shall face dwellings with rear access to allow one side of the street to be used for off-site parking and snow storage, especially in developments that are primarily semi-detached and multi-attached dwelling. 	

5.17 R3 – Small Lot Residential District

5.17.1 R3 Purpose

This District is generally intended to accommodate single detached dwellings and accessory uses on small lots.

5.17.2 R3 Permitted and Discretionary Uses

(a) R3 Permitted	(b) R3 Discretionary
<ul style="list-style-type: none"> - Home Office - Secondary Suite Dwelling - Single Detached Dwelling - Swimming Pool - ¹Accessory development to any use listed in subsection 5.17.2(a) 	<ul style="list-style-type: none"> - Bed and Breakfast - Community Garden - Day Care Facility (limited) - Group Home (limited) - Home Business - Show Home - Temporary Sales Centre - ²Accessory development to any use listed in subsection 5.17.2(b)

5.17.3 R3 Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Area	374.0m ² (4,024.0ft ²) minimum	435.2m ² (4,684.6ft ²) minimum
b) Site Width	11.6m (38.0ft) minimum	11.8m (38.7ft) minimum
c) Site Depth	34.0 (111.6ft) minimum	

¹ C19-15

² C19-15

5.17.4 R3 Site Development Regulations

	Interior Site	Corner Site	
a) Front Yard Setback	6.0m (19.7ft) minimum 7.0m (23.0ft) maximum	Front	6.0m (19.7ft) minimum 7.0m (23.0ft) maximum
		Flanking	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum
b) Rear Yard Setback	8.0m(26.2ft) minimum ¹ 6.0m (19.6ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site		
c) Side Yard Setback	1.5m (4.9ft) minimum		
d) Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum		
e) Site Coverage	45% maximum for principal building over one storey, excluding decks		
	50% maximum for principal building of one storey, excluding decks		
	50% maximum for all buildings and structures where principal building is over one storey 55% maximum for all buildings and structures where principal building is one storey		
f) Density	Maximum of one dwelling unit per site, plus one secondary suite dwelling where permitted		

5.17.5 Additional Development Regulations for R3:

- (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 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs;

¹ C19-14

- (b) ¹ Subject to Section 1.3.4, where a dwelling constructed prior to the adoption of this Bylaw has a 1.2m (3.9ft) minimum side yard setback, it shall be considered to be in conformity with the Land Use Bylaw;
- (c) ² Subject to Section 1.3.4, where a dwelling is to be constructed on a site located in a subdivision with an application received and deemed complete prior to the adoption of this Bylaw, it may be constructed with a 1.2m (3.9ft) side yard; and
- (d) ³ Subject to Section 1.3.5, where a dwelling constructed prior to the adoption of this Bylaw exceeds the maximum front yard setback, it shall be considered to be in conformity with the Land Use Bylaw.

¹ C19-14

² C19-14

³ C19-14

5.21 RC – Comprehensively Planned Residential District

¹²5.21.1 RC Purpose

The purpose of this District is to accommodate a range and an appropriate distribution of dwelling forms that provides for more efficient utilization of land in new neighbourhoods, while encouraging diversity of built form within a low-density residential setting. A range of housing types consist of low density housing including multi-attached housing under certain conditions.

5.21.2 RC Permitted and Discretionary Uses

(a) RC Permitted	(b) RC Discretionary
<ul style="list-style-type: none"> - Duplex Dwelling - Home Office - Identification Sign - Multi-Attached Dwelling - Secondary Suite Dwelling - Semi-Detached Dwelling - Single Detached Dwelling - ³Accessory development to any use listed in subsection 5.21.2(a) 	<ul style="list-style-type: none"> - Bed and Breakfast - Community Garden - Day Care Facility (limited) - Group Home (limited) - Home Business - Show Home - Temporary Sales Centre - ⁴Accessory development to any use listed in subsection 5.21.2(b)

5.21.3 RC Site Subdivision Regulations for Single Detached Dwellings and Duplex Dwellings

	Interior Site	Corner Site
Site Area	309.4m ² (3,330.4ft ²)minimum	342.4m ² (3,685.6ft ²)minimum
Site Width	9.1m (29.9ft) minimum	10.6m (34.8ft) minimum
Site Depth	34.0m (111.5ft) minimum	

¹ C19-14

² C19-15

³ C19-15

⁴ C19-15

5.21.4 RC Site Subdivision Regulations for Semi-Detached Dwellings

	Interior Site	Corner Site
a) Site Area	238.0m ² (2,561.8ft ²) minimum	271.0m ² (2,917.0ft ²) minimum
b) Site Width	7.3m (24.0ft) minimum	9.1m (29.9ft) minimum
c) Site Depth	34.0m (111.5ft) minimum	

5.21.5 RC Site Development Regulations for Single Detached, Duplex and Semi-Detached Dwellings

	Interior or Corner Site	
a) Front Yard Setback	Front Yard*	3.0m (9.8ft) minimum with a lane
		¹ 4.5m (14.7ft) maximum with a lane
		*Where a semi-detached dwelling has front vehicular access to one unit and rear vehicular access via a lane to the other unit, the front yard setback for the unit with lane access may be increased to a maximum of 7.0m (23.0ft)
	Flanking Yard	6.0m (19.7ft) minimum without a lane
		7.0m (23.0ft) maximum without a lane
b) Rear Yard Setback	8.0m (26.2ft) minimum	3.0m (9.8ft) minimum on a corner site
		4.5m (14.8ft) maximum on a corner site
c) Side Yard Setback	² 1.5m (4.9ft) minimum	

¹ C19-14

² C19-14

5.21.5 RC Site Development Regulations for Single Detached, Duplex and Semi-Detached Dwellings

	Interior or Corner Site
a) Principal Building Height	<p>For single detached and duplex dwellings: Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum</p> <p>For semi-detached dwellings: Three storeys not to exceed 11.0m (39.4ft) maximum. A maximum differential of one storey shall be allowed between adjacent sites.</p>
b) Site Coverage	<p>45% maximum for principal building over one storey, excluding decks</p> <p>50% maximum for principal building of one storey, excluding decks</p> <p>52% maximum for all buildings and structures where principal building is over one storey</p> <p>57% maximum for all buildings and structures where principal building is one storey</p>
c) Density	<p>For single detached dwellings: maximum of one dwelling unit per site, plus one secondary dwelling unit where permitted</p> <p>For semi-detached dwellings: maximum of one dwelling unit per site</p> <p>For duplex dwellings: maximum of two dwelling units per site</p>

5.21.6 RC Site Subdivision Regulations for Multi-Attached Dwellings

	Interior Site	Corner Site
a) Site Area	187.0m ² (2,011.9ft ²) minimum	271.0m ² (2,917.0ft ²) minimum
b) Site Width	¹ 6.1m (20.0ft) minimum for an Internal unit ² 7.3m (24.0ft) minimum for an End unit	8.5m (27.9ft) minimum
c) Site Depth	34.0m (111.5ft) minimum	

5.21.7 RC Site Development Regulations for Multi-Attached Dwellings

	Interior or Corner Site	
a) Front Yard Setback	Front Yard**	3.0m (9.8ft) minimum with a lane 4.5m (14.8ft) maximum with a lane **Where a multi-attached dwelling has front vehicular access to one or more dwelling units and rear vehicular access via a lane to other units, the front yard setback for units with lane access may be increased to a maximum of 9.0m (29.5ft)
		6.0m (19.7ft) minimum without a lane 7.0m (23.0ft) maximum without a lane
	Flanking Yard	3.0m (9.8ft) minimum on a corner site 4.5m (14.8ft) maximum on a corner site

¹ C19-15

² C19-15

b) Rear Yard Setback	8.0m (26.2ft) minimum
	6.0m (19.6ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site
c) Side Yard Setback	¹ 1.5m (4.9ft) minimum
d) Principal Building Height	Three storeys not to exceed 11.0m (36.1ft) maximum. A maximum differential of one storey shall be allowed between adjacent sites.
e) Site Coverage	45% maximum for principal building
	52% maximum for all buildings and structures
f) Density	Maximum of one dwelling unit per site

5.21.9 Additional Development Regulations for RC

- (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 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs; and
- (b) No vehicular access to the street shall be permitted from the front yard when a rear lane is provided.

5.21.10 Additional Subdivision and Development Regulations for Multi-Attached Dwellings

- (a) Groupings of Multi-Attached Developments shall be integrated with lower density dwelling forms to maintain a low-density residential character;
- (b) Multi-Attached Dwellings shall not exceed four (4) units per building; and
- (c) There shall be no more than three (3) Multi-Attached Buildings in succession. For the purposes of this subsection, buildings of Multi-Attached Dwellings shall be considered to be in succession if side property lines are separated by a lane.
- (d) Subsections 5.21.9 (b) and (c) shall not apply if sites on which Multi-Attached Dwellings are proposed abuts a site designated as commercial, medium density, high density, or institutional land use districts.

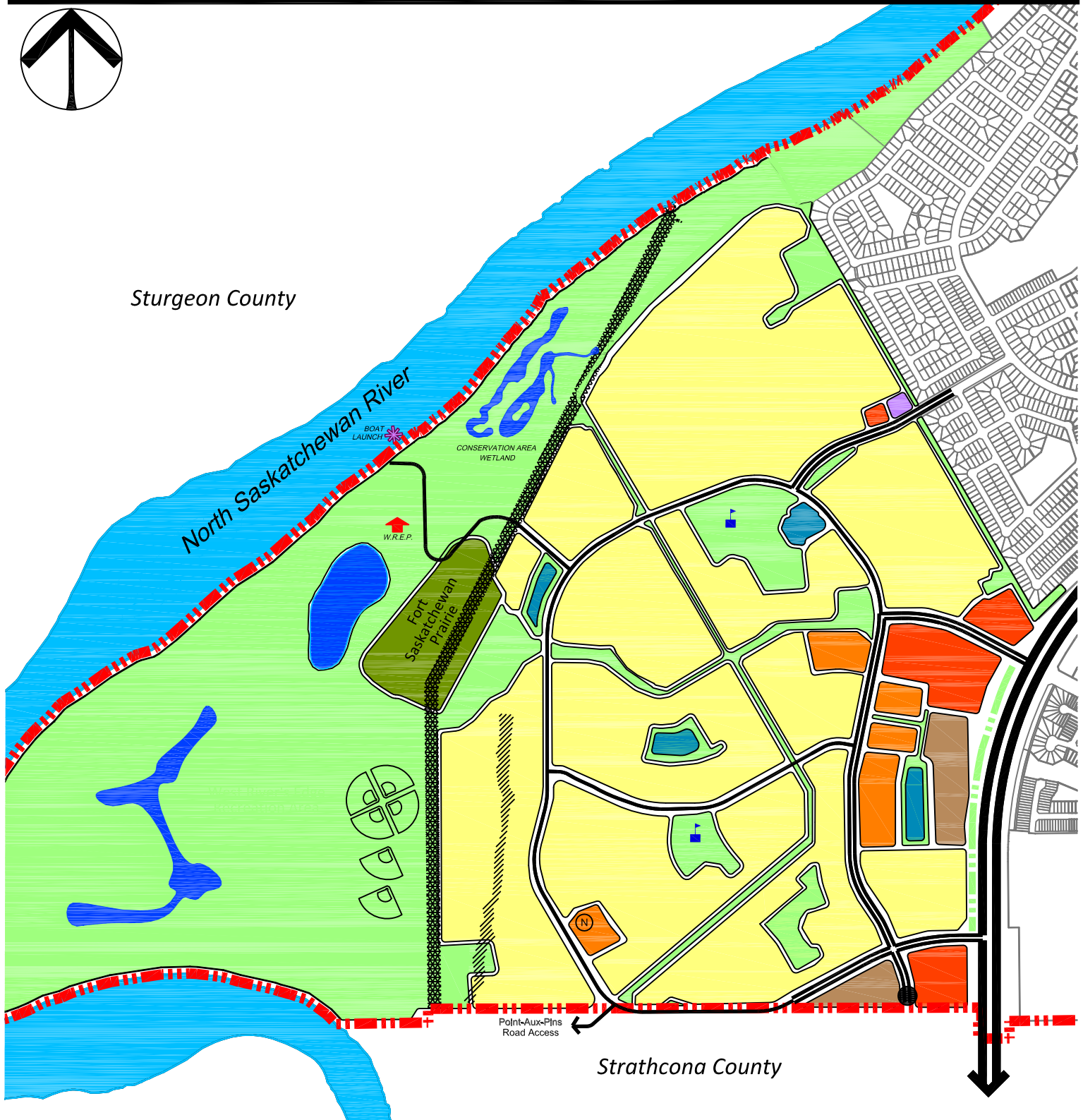
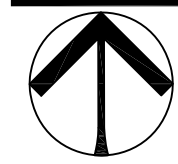
¹ C19-14

¹²**5.21.11 Side Yard Setback Exceptions**

- (a) Notwithstanding the above site development regulations, where a dwelling constructed prior to the adoption of this Bylaw (as amended) has a 1.2m (3.9ft) minimum side yard setback, it shall be considered to be in conformity with the Land Use Bylaw; and
- (b) Notwithstanding the above site development regulations, where a dwelling is to be constructed on a site located in a subdivision with an application received and deemed complete prior to the adoption of this Bylaw (as amended), it may be constructed with a 1.2m (3.9ft) side yard.

¹ C19-14

² C19-15



Land Use Concept

City of Fort Saskatchewan

Westpark Area Structure Plan

Municipal Boundary
 West River's Edge Pavillion
 W.R.E.P.

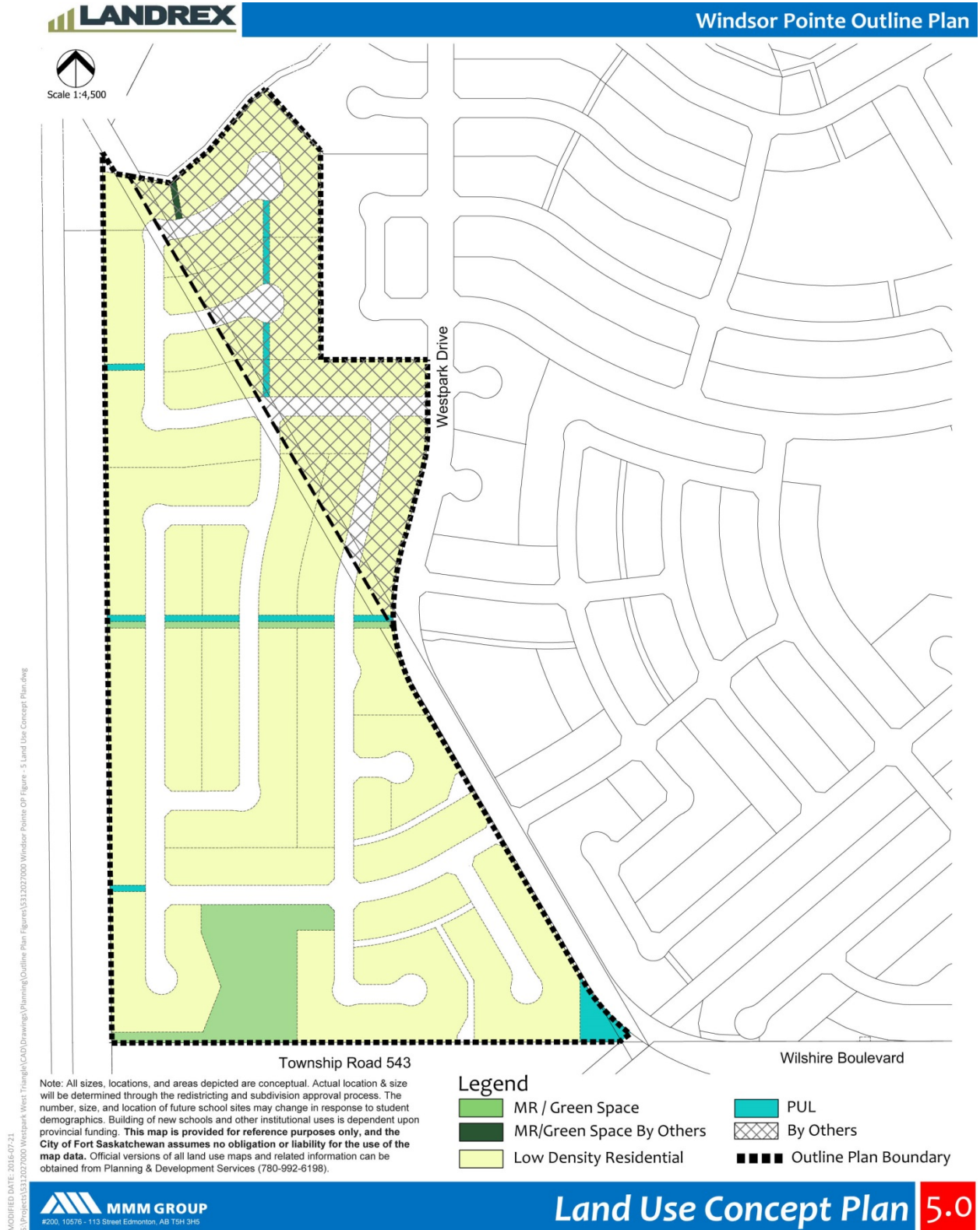
Low Density Residential
 Medium Density Residential
 High Density Residential
 Park
 Potential School Site
 Urban Forest Corridor
 Top of Bank
 Power Line R/W

Storm Water Management Facility
 Fort Saskatchewan Prairies Reserve
 Commercial
 Neighborhood Service
 Institutional
 Freeway
 Arterial
 Collector

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.



Land Use Concept Plan 5.0



CITY OF FORT SASKATCHEWAN

Bylaw C2-17 - Close a Portion of Road Allowance in Westpark (West Lands Road Allowance)

Motion:

That Council give first reading to Bylaw C2-17 to close a portion of road allowance in Westpark (West Lands Road Allowance).

Purpose:

To present Council with information regarding the closure of a portion of road allowance and to request consideration of first reading of the associated bylaw.

Background:

The subject road allowance runs diagonally through the southwest corner of Westpark.

Landrex Inc. has submitted an application to close the northern section of the road allowance. This right-of-way was part of the original river lot system along the North Saskatchewan River. A road was never constructed in the road allowance, and the land remains vacant.

This area will be developed as part of the future Windsor Pointe neighbourhood. Windsor Pointe will be approximately 25.38 ha (62.71 ac) in size and at full build out, and will accommodate an estimated 1,455 residents. Westpark Drive will be extended and serve as the main collector road for this area.

The southern portion of the road allowance which will not be closed will be used to complete Westpark Drive. Westpark Drive will be extended from Wilshire Boulevard in the south to Woodbridge Link in the north.

Bylaw C2-17 would close the northern section of the road allowance. Once closed, an appraised value would be determined and the City may choose to sell the lands to the developer.

The wording included in the implementing bylaw has been provided by Land Titles to ensure acceptance.

Plans/Standards/Legislation

In the City's *Municipal Development Plan*, the area is designated as "Developing Community Area (DCA)". In the *Westpark Area Structure Plan*, the south section of the road allowance is identified to become part of the Westpark Collector Road. The north section of the road allowance is identified to be developed for "Low Density Residential" uses. Further details and analysis regarding applicable policies will be outlined in the subsequent report to Council.

As per the *Municipal Government Act*, if Council gives Bylaw C2-17 first reading a Public Hearing will be scheduled. Affected landowners will be notified by mail and a Public Hearing advertisement will be published in the local paper for two consecutive weeks. The target date for the Public Hearing is April 11, 2017, and will be held in Council Chambers at 6:00 p.m.

Financial Implications:

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

Attachments:

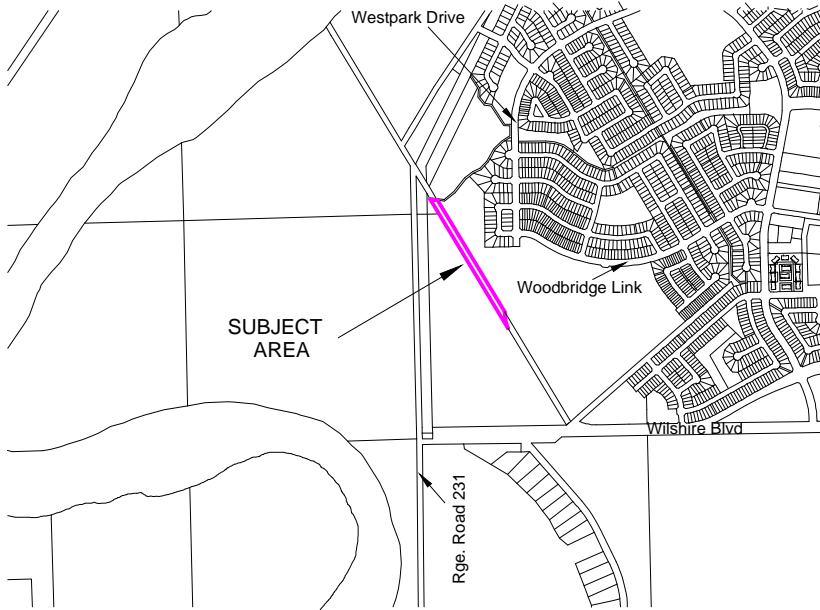
1. Bylaw C2-17
2. Appendix A - Tentative Road Closure Plan
3. Appendix B - Aerial Map
4. Appendix C - Westpark Area Structure Plan- Land Use Concept Map
5. Appendix D - Windsor Pointe Outline Plan- Land Use Concept Plan

File No.: Bylaw C2-17

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: March 1, 2017
Approved by:	Janel Smith-Duguid Acting Director, Special Projects	Date: March 7, 2017
Reviewed by:	Troy Fleming Acting City Manager	Date: March 8, 2017
Submitted to:	City Council	Date: March 14, 2017

LANDREX INC.

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.995 ha.

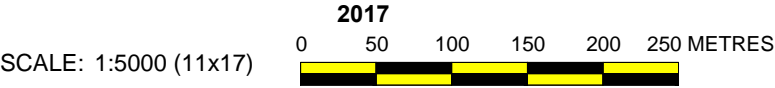


KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
2	Feb.13/17	REVISED BOUNDARY	DN
1	Jan.21/15	REVISED BOUNDARY	RH
0	Nov.25/14	ORIGINAL PLAN COMPLETED	RH

REVISIONS

WINDSOR POINTE
TENTATIVE PLAN SHOWING PROPOSED
ROAD CLOSURE
OF PART OF THE
GOVERNMENT ROAD ALLOWANCE
BETWEEN THE
FRAC. W. 1/2 SEC.24-TWP.54-RGE.23-W.4th MER.
AND RIVER LOT 21-FORT SASKATCHEWAN SETTLEMENT
FORT SASKATCHEWAN - ALBERTA



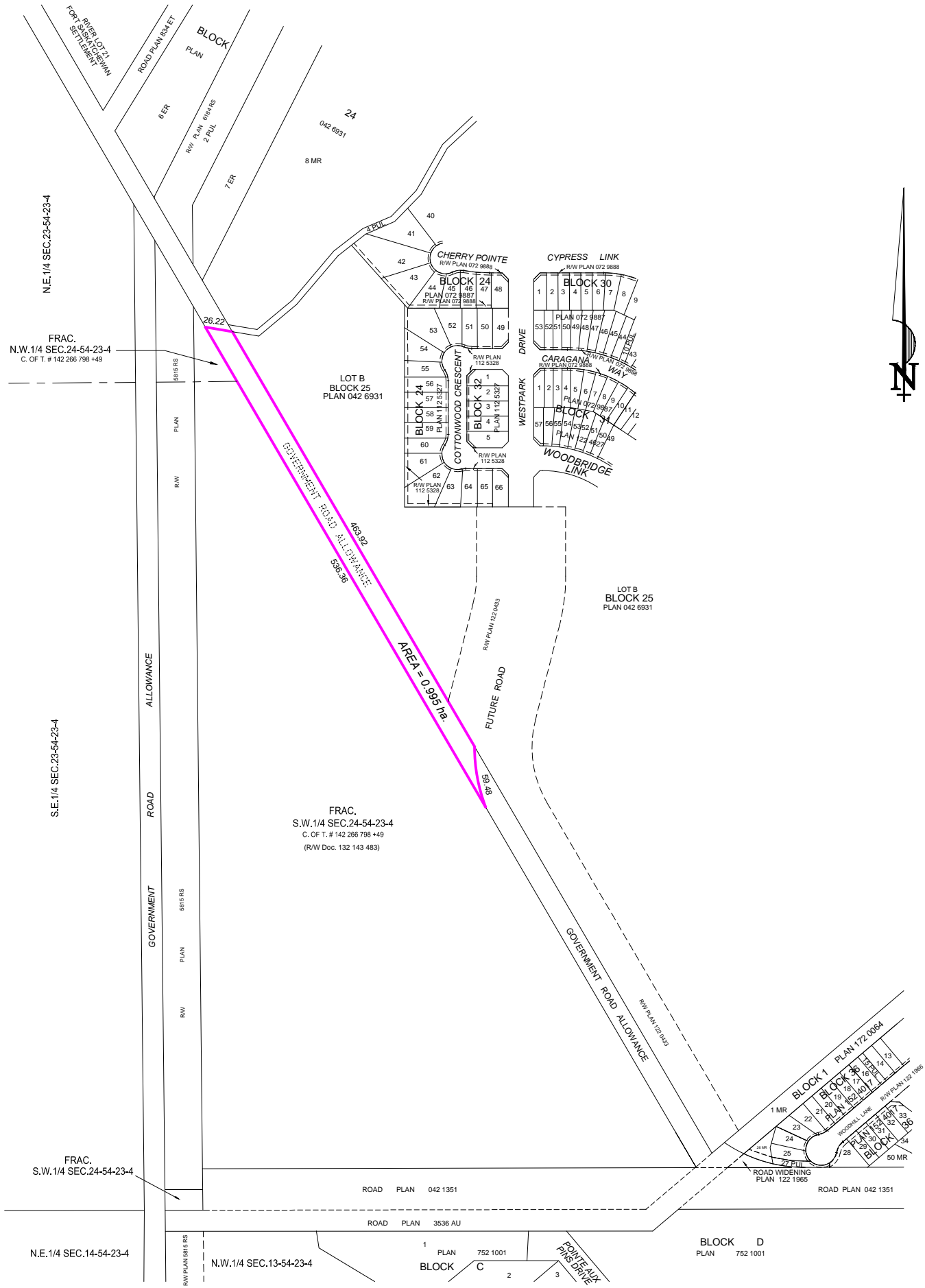


Phone: (780) 455 - 3177 Fax: (780) 451 - 2047

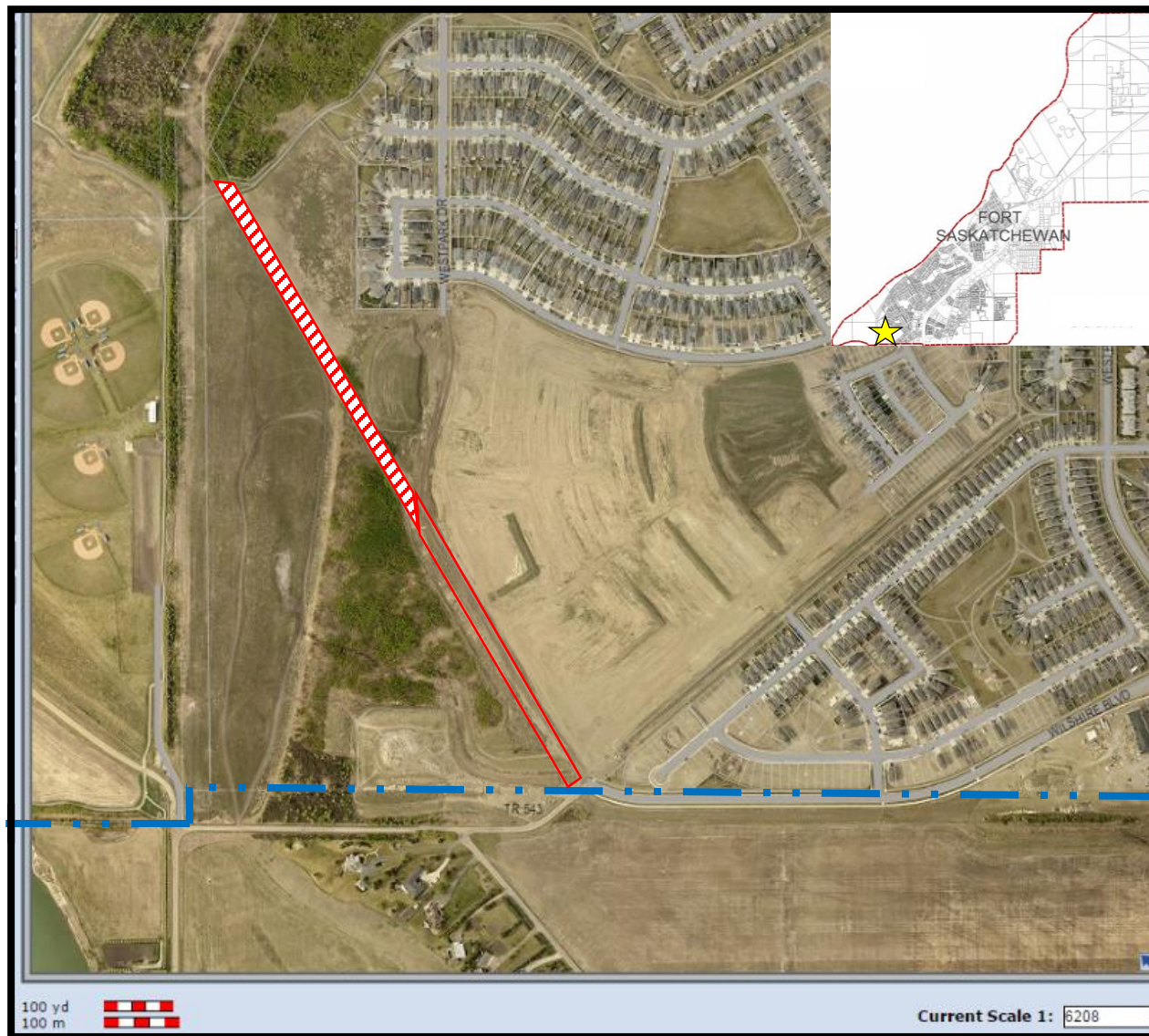
Email: edmonton@palsgeomatics.com

10704 - 176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	11400395RD-T	DRAFTED BY:	RH/DN	CHECKED BY:	JM
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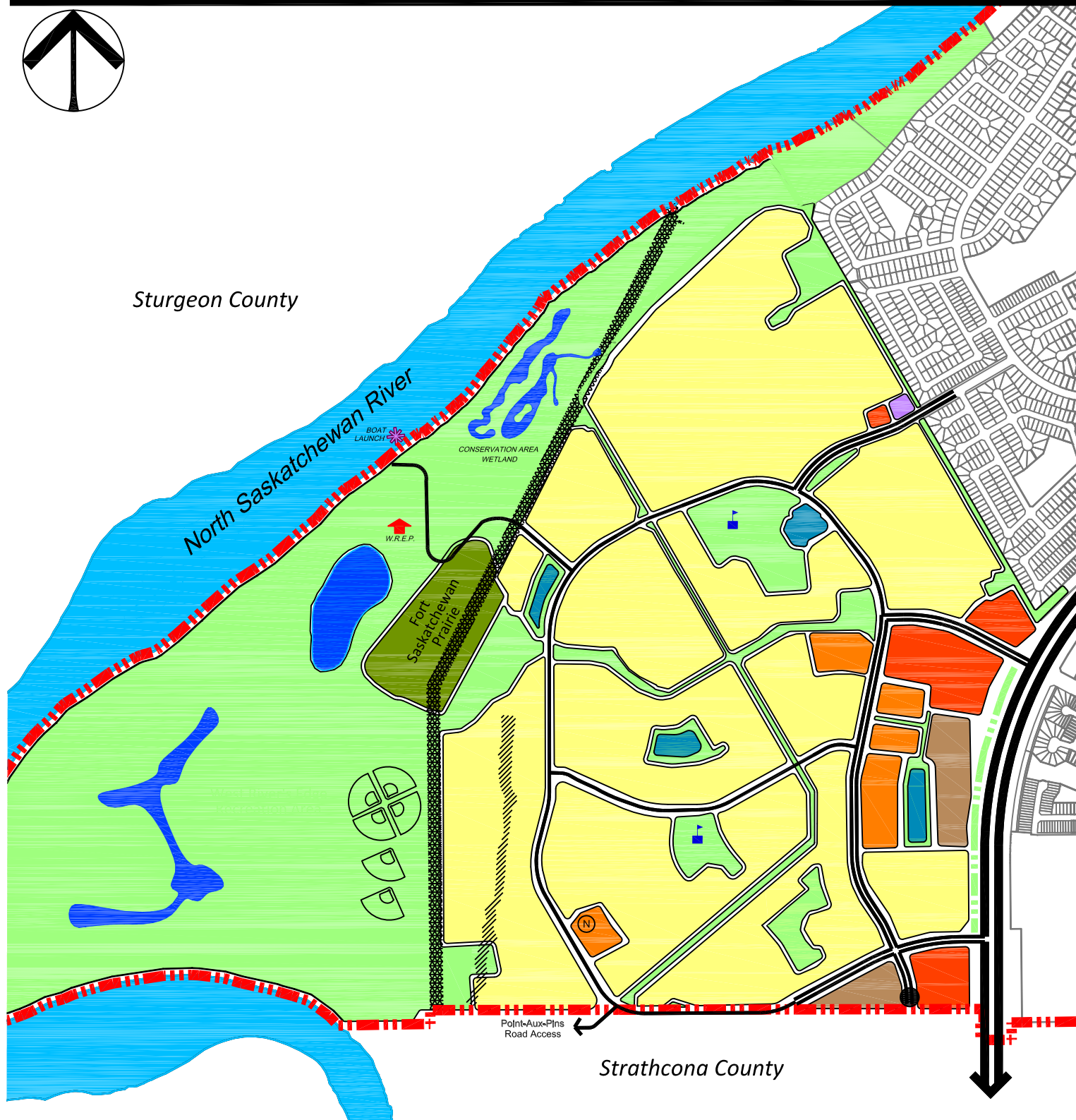


APPENDIX B



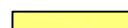






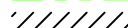
- Road allowance to remain open
- Road allowance to be closed

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



Land Use Concept City of Fort Saskatchewan Westpark Area Structure Plan

 Municipal Boundary
 West River's Edge Pavillion

 Low Density Residential
 Medium Density Residential
 High Density Residential
 Park
 Potential School Site
 Urban Forest Corridor
 Top of Bank
 Power Line R/W

 Storm Water Management Facility
 Fort Saskatchewan Prairies Reserve
 Commercial
 Neighborhood Service
 Institutional
 Freeway
 Arterial
 Collector

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Land Use Concept Plan 5.0

