

CITY OF FORT SASKATCHEWAN

Request for Decision

Bylaw C14-20 - Amend Land Use Bylaw C10-13 to Redistrict Part of NW, SW 24-54-23 W4M to PR (Parks and Recreation District), PU (Public Utility District), and Part of Closed Road Allowance Meridian 4, Range 23, Township 54 from PR (Parks and Recreation Dis

Motion:

That Council give second and third readings to Bylaw C14-20 to amend Land Use Bylaw C10-13 by redistricting:

- a) Part of NW, SW 24-54-23 W4M from UR (Urban Reserve District) to PR (Parks and Recreation District);
- b) Part of NW, SW 24-54-23 W4M from UR (Urban Reserve District) to PU (Public Utility District); and
- c) Part of Closed Road Allowance Meridian 4, Range 23, Township 54 from PR (Parks and Recreation District) to PU (Public Utility District).

Purpose:

The purpose of this report is to present Council with information regarding redistricting of lands for Park and Public Utility in Windsor Pointe Stages 3-4, and to request second and third readings of the associated bylaw.

Recommendation:

That Council give second and third readings to Bylaw C14-20 to amend Land Use Bylaw C10-13 by redistricting:

- a) Part of NW, SW 24-54-23 W4M from UR (Urban Reserve District) to PR (Parks and Recreation District);
- b) Part of NW, SW 24-54-23 W4M from UR (Urban Reserve District) to PU (Public Utility District)
- c) Part of Closed Road Allowance Meridian 4, Range 23, Township 54 from PR (Parks and Recreation District) to PU (Public Utility District).

Summary Analysis:

On April 14, 2020, WSP on behalf of Landrex Inc. applied to redistrict three sites within Windsor Pointe Stages 3 and 4. The redistricting will provide for:

- a neighbourhood park for passive community recreation;
- a public utility lot for a sanitary lift station; and
- a public utility lot for a sanitary service line.

Windsor Pointe Park Site

This Bylaw redistricts lands from UR (Urban Reserve) to PR (Parks and Recreation District) to accommodate a 1.107 ha (2.735 ac) neighbourhood park. The park is identified in the Westpark ASP and Windsor Pointe Outline Plan and includes trails, recreational amenities, and preserves an existing tree stand. This park site is located at the south boundary of the Windsor Pointe

community near Township Road 543. The trail through the park will connect to the future trail network along Township Road 543, and west to West River's Edge Park.

Public Utility Lot for Sanitary Lift Station

This Bylaw redistricts a 315m² section of closed road allowance from PR (Parks and Recreation District) to PU (Public Utility District) to accommodate a future sanitary lift station serving the Windsor Pointe neighbourhood. This site is located west of the Windsor Pointe community and is adjacent to West River's Edge Park. This location was selected in consultation with the City's Fleet, Facilities, & Engineering and Public Works Departments.

Public Utility Lot for Sanitary Line

This Bylaw redistricts 210m² of land from UR (Urban Reserve) to PU (Public Utility District) to accommodate a sanitary service line. This lot is located near the north end of Windsor Pointe Stage 4, and adjacent to West River's Edge Park. The sanitary service line connects from the Windsor Pointe neighbourhood to the future Sanitary Lift Station. This public utility lot will be 6 meters in width and will also include a trail to connect Windsor Pointe and West River's Edge Park.

Plans/Standards/Legislation:

The proposed redistricting follows the City's Planning policies and Strategic Plan. The Municipal Development Plan designates the lands as "Developing Community Area". The Westpark Area Structure Plan designates the lands as "Park". Further details regarding applicable plans and policies can be found in Appendix B - Related Policies.

Financial Implications:

The developer will be responsible for fronting the construction costs of the park and public utility infrastructure. The City will be responsible for the future maintenance of the park amenities, trails, and public utility infrastructure.

Internal Impacts:

This redistricting application was circulated to internal City departments for review and comment, and no concerns were raised.

Communication Plan:

Administration provided noticed of the Public Hearing in the Fort Saskatchewan Record for two consecutive weeks before the Public Hearing date. In addition, the City placed a notice on the City's website, and promoted the Public Hearing on the City's Twitter and Facebook feeds. A notice of public hearing was mailed to all property owners within 100 metres of the site.

Attachments:

1. Bylaw C14-20
2. Schedule "A" to Bylaw C14-20
3. Appendix A – Aerial Map
4. Appendix B – Related Policies

5. Appendix C – Westpark ASP- Land Use Concept
6. Appendix D – Windsor Pointe Outline Plan Concept
7. Appendix E – Windsor Pointe Outline Plan Pedestrian Network
8. Appendix F – Shadow Plan

File No.: Bylaw C14-20

Prepared by:	Matthew Siddons Current Planner	Date: May 5, 2020
Reviewed by:	Shree Shinde Manager, Current & Long Range Planning	Date: May 6 2020
Approved by:	Craig Thomas Director, Planning & Development	Date: May 8, 2020
Reviewed by:	Janel Smith-Duguid General Manager, Infrastructure & Planning Services	Date: May 11, 2020
Reviewed by:	Troy Fleming City Manager	Date: May 14, 2020
Submitted to:	City Council	Date: May 26, 2020