



**Request for Decision**  
**Regular Council Meeting – March 9, 2021**

**Bylaw C2-21- Amend Land Use Bylaw C23-20 - Windsor Pointe Stage 5  
Redistricting**

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**Motion:**

1. That Council give second reading to Bylaw C2-21 to amend Land Use Bylaw C23-20 by redistricting NW, SW 24-54-23-W4M from:
  - a) UR (Urban Reserve District) to R2 (Semi-Detached and Duplex Residential District);
  - b) UR (Urban Reserve District) to RC (Comprehensively Planned Residential District); and
  - c) UR (Urban Reserve District) to PU (Public Utility District).
2. That Council give third reading to Bylaw C2-21 to amend Land Use Bylaw C23-20 by redistricting NW, SW 24-54-23-W4M from:
  - a) UR (Urban Reserve District) to R2 (Semi-Detached and Duplex Residential District);
  - b) UR (Urban Reserve District) to RC (Comprehensively Planned Residential District); and
  - c) UR (Urban Reserve District) to PU (Public Utility District).

**Purpose:**

The purpose of this report is to provide Council with information regarding a redistricting application for Windsor Pointe Stage 5, and to request consideration of second and third readings of Bylaw C2-21.

**Background:**

On February 2, 2021, Council gave Bylaw C2-21 first reading.

**Summary Analysis:**

Bylaw C2-21 will redistrict 3.18 hectares (7.86 acres) of lands in Windsor Pointe from UR (Urban Reserve) to R2 (Semi-Detached and Duplex Residential District), RC (Comprehensively Planned Residential District), and PU (Public Utility District). The Windsor Pointe community is within the Westpark neighbourhood (Appendix A). The redistricting allows for development of low density housing. WSP submitted this application on behalf of Landrex Inc.

The R2 District allows for the development of semi-detached dwellings. The purpose of the RC District, as stated in the City's Land Use Bylaw, is to accommodate a range and an appropriate distribution of dwelling forms that allow for more efficient utilization of land while encouraging diversity of built forms within a low-density setting. A Public Utility Lot (PUL) will accommodate municipal service lines, and serve as a pedestrian trail connection.

AltaLink owns the linear parcel of land located to the west of Windsor Pointe area. This parcel contains an electrical transmission line. AltaLink is responsible for the maintenance of this parcel, and there are no landscaping improvements planned on these lands.

WSP also submitted a subdivision application to subdivide lands that includes 46 single detached lots, 22 semi-detached lots, and 1 Public Utility Lot. This plan is under Administration's review.

#### **Financial Implications:**

The Developer is required to pay levies based on applicable rates. The City would be responsible for future maintenance of the roads and standard municipal operations including waste pickup, fire, policing, snow removal, and utilities.

#### **Internal/External Impacts:**

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

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

The Municipal Development Plan designates the lands as "Developing Neighbourhoods". The Westpark Area Structure Plan designates the lands as "Low Density Residential. Further details regarding applicable plans and policies can be found in Appendix B.

City's Strategic Plan:

- Core Value – Positioned for Growth; Goal – Strategically plan, prepare and manage responsible and sustainable growth for our residents and businesses.
- Core Value – A Vibrant and Thriving Community; Goal – Support diverse community needs to create a complete community where everyone, regardless of circumstances, is able to experience all the City has to offer.

#### **Communication Plan:**

Administration provided notice 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. To date, no comments have been received regarding the redistricting.

#### **Administrative Recommendation:**

That Council give second and third readings to Bylaw C2-21 to amend Land Use Bylaw C23-20 by redistricting NW, SW 24-54-23-W4M from:

- a) UR (Urban Reserve District) to R2 (Semi-Detached and Duplex Residential District);
- b) UR (Urban Reserve District) to RC (Comprehensively Planned Residential District); and
- c) UR (Urban Reserve District) to PU (Public Utility District).

#### **Attachments:**

1. Bylaw C2-21

2. Schedule "A" to Bylaw C2-21
3. Appendix A – Aerial Map
4. Appendix B – Related Policies
5. Appendix C – Westpark Area Structure Plan Map
6. Appendix D – Windsor Pointe Outline Plan Concept

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Prepared by: Matthew Siddons Date: February 25, 2021  
Current Planner, Planning & Development

Approved by: Craig Thomas Date: February 25, 2021  
Director, Planning & Development

Approved by: Janel Smith Date: February 25, 2021  
General Manager, Infrastructure & Planning Services

Approved by: Troy Fleming Date: February 26, 2021  
City Manager