



CITY OF
FORT SASKATCHEWAN

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

**Bylaw C10-21 – Amend Land Use Bylaw C23-20 - Southfort Meadows Stage 6
Redistricting**

Motion:

That Council give first reading to Bylaw C10-21 by amending Land Use Bylaw C23-20 by redistricting:

1. Part of SE¹/₄-19-54-22-W4M be amended to redistrict from:
 - a. UR (Urban Reserve District) to RC (Comprehensively Planned Residential District);
 - b. UR (Urban Reserve District) to PU (Public Utility District); and
 - c. UR (Urban Reserve District) to PR (Parks and Recreation District).
2. Part of Lot: 1, Block: 1, Plan: 0226974 be amended to redistrict from:
 - a. UR (Urban Reserve District) to RC (Comprehensively Planned Residential District);

and further that a Public Hearing be scheduled.

Purpose:

The purpose of this report is to provide Council with information regarding a redistricting application for Southfort Meadows Stage 6, and to request consideration of first reading of Bylaw C10-21.

Background Analysis:

Bylaw C10-21 will redistrict lands for Meadows Stage 6. The lands are located within the Southfort neighbourhoods and consists of 7.79 hectares (19.25 acres) of lands. Al-Terra Engineering Ltd. submitted this application on behalf of Southfort Development Corp.

This application redistricts lands from UR - Urban Reserve District to the following:

- RC - Comprehensively Planned Residential District;
- PU - Public Utility District; and
- PR - Parks and Recreation District.

Approximately 2.04 hectares (5 acres) of lands will be redistricted to RC - Comprehensively Planned Residential District east of Greenfield Link. The RC District accommodates a range of dwelling forms, including single detached and semi-detached housing. Al-Terra Engineering Ltd. has submitted a subdivision plan for this stage that includes 38 single detached lots. These lots range in width from 10.40 metres (34 feet) to 14.05 metres (46 feet).

Approximately 2.79 hectares (6.12 acres) will be redistricted to PU, east of Greenfield Link. The PU District will accommodate a stormwater pond for drainage. The site will be landscaped and will include trails. These trails will connect the Meadows community to a future trail system along 92 Street.

Approximately 2.96 hectares (7.3 acres) will be redistricted PR, west of Greenfield Link. The Park and Recreation District is being applied to a future park. Planned recreational amenities for this park include an outdoor rink, change room facilities, a parking lot, and a trail network. Design of the outdoor rink facilities will start in 2021. Construction will take place in 2022, assuming grading and landscaping can be completed this year.

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.

The Developer will be responsible for up 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/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 Southfort Area Structure Plan designates the lands as “Low Density Residential”, “Stormwater Management Facility” and “Park”. 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:

Should Council give first reading to the Bylaw, Administration will schedule a Public Hearing as per the *Municipal Government Act*. The target date for the Public Hearing is April 13, 2021. The Council meeting will be held in an electronic meeting format. An advertisement will be placed on the City’s website, and promoted on the City’s Twitter and Facebook feeds. A notice will be mailed to all property owners within 100 metres of the areas being redistricted. An advertisement will be published in the Fort Record for two consecutive weeks.

Administrative Recommendation:

That Council give first reading to Bylaw C10-21 by amending Land Use Bylaw C23-20 by redistricting:

1. Part of SE¹/₄-19-54-22-W4M be amended to redistrict from:
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 - c. UR (Urban Reserve District) to PR (Parks and Recreation District).
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Attachments:

1. Bylaw C10-21
2. Schedule “A” to Bylaw C10-21
3. Appendix A – Aerial Map
4. Appendix B – Related Policies
5. Appendix C – Southfort Area Structure Plan Map
6. Appendix D – Proposed Meadows Outline Plan Concept

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: February 17, 2021
Approved by:	Craig Thomas Director, Planning & Development	Date: March 2, 2021
Approved by:	Janel Smith-Duguid General Manager, Infrastructure & Planning Services	Date: March 2, 2021
Approved by:	Troy Fleming City Manager	Date: March 3, 2021