



CITY OF  
FORT SASKATCHEWAN

**Request for Decision  
Regular Council Meeting – September 24, 2024**

**Bylaw C18-24 – New Area Structure Plan – Pointe Aux Pins**

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**Motion:**

That Council give first reading to Bylaw C18-24 to adopt the Pointe Aux Pins Area Structure Plan.

**Purpose:**

The purpose of this report is to provide Council with information necessary to consider the adoption of the Area Structure Plan (ASP).

**Background:**

On November 10, 2015, Council accepted the City's 2015 [Fort Saskatchewan Growth Study](#).

On January 1, 2020, the City of Fort Saskatchewan's annexed 952 hectares from Strathcona County.

On [January 26, 2021](#), Council adopted Our Fort. Our Future: The City of Fort Saskatchewan's Municipal Development Plan (MDP).

On [December 15, 2021](#), the final Terms of Reference for the Preparation of Area Structure Plans and Neighborhood Structure Plans were shared with Council through a Briefing Note. The responsibility for preparing Area Structure Plans and Neighbourhood Structure Plans transferred from the City to the Developer.

On [February 14, 2023](#), Council authorized the initiation of a New Area Structure Plan for an area of approximately 150 hectares located south of the Westpark Neighbourhood.

On [June 18, 2024](#), representatives from Landrex Inc. and their consultant, WSP Global Inc. (WSP), provided the Committee of the Whole with an update on the proposed Pointe Aux Pins Area Structure Plan.

**Summary Analysis:**

Bylaw C18-24 adopts the Pointe Aux Pins Area Structure Plan as a planning document that will guide development within a portion of the annexed lands. The Area Structure Plan (ASP) covers approximately 150 hectares (370 acres) south of Westpark, west of Highway 21, and east of the North Saskatchewan River. The subject area includes agriculture lands, a portion of the Pointe Aux Pins Creek and surrounding riparian areas, a former gravel extraction site, and an established country residential subdivision (Pointe Aux Pins Estates).

This application is the first ASP to be considered following the adoption of the Municipal Development Plan (MDP). The MDP establishes the policy direction for both growth and development of the entire city. The MDP guides all subsequent planning documents, including

ASPs and the Land Use Bylaw (LUB), to align with the community's vision and strategy. This proposed ASP is also the first ASP within the newly annexed lands, developed under the direction of the Terms of Reference for Preparing Area Structure Plans and Neighbourhood Structure Plans.

ASPs are statutory plans that establish the planning framework to guide land development. ASP's address various key elements, including the sequence of development, general land use designations, population density, transportation networks, public utilities, and any other matters considered necessary to support land development. An ASP must be consistent with the MDP while providing more detailed guidance to facilitate the MDP's implementation.

The ASP provides directions for the future Neighbourhood Structure Plan (NSP). An NSP is a subarea plan within the ASP, that often focuses on a smaller area of land. An NSP further refines the policies outlined in the ASP, offering a more detailed framework for implementation. This includes the configuration of blocks, local road networks, and lanes, and more specific land use areas such as parks and open spaces. The NSP also details plans for the distribution of housing forms and densities. NSPs must be consistent with both their parent ASP and the MDP. ASPs and NSPs require Council approval and inform evaluations of future redistricting and subdivision applications.

The Pointe Aux Pins ASP promotes a community development pattern that reflects the City's commitment to logical, contiguous, and economical growth, while supporting the City's anticipated growth and maintaining compatibility with adjacent areas. The ASP envisions the Pointe Aux Pins area as a new residential neighborhood within the city, designed to accommodate a growing population with a variety of housing types and tenures that cater to diverse demographics. The neighbourhood will feature pockets of commercial mixed-use development, parks, trails, open and natural spaces, as well as a future school site. Pointe Aux Pins will be well-connected to the city, particularly to the adjacent Westpark Neighbourhood, through roadway and active transportation connections. Upon full build-out, the ASP is expected to accommodate approximately 3,900 residents with approximately 1,600 dwelling units.

The ASP can be found as Schedule "A" within Bylaw C18-24 (Appendix B).

A Technical Report has been prepared by Administration to outline the planning justification for supporting the proposed application. This report articulates the rationale behind the proposed plan, demonstrates its alignment with broader planning policies and community goals, and outlines the ASP consistency with previously adopted policy frameworks.

The Technical Report can be found as Appendix A.

### Public Engagement

The applicant was responsible for providing opportunities for input throughout the ASP preparation. A public engagement plan was prepared in accordance with City's Public Engagement Policy [GOV-006-C](#), the City's [Public Engagement Framework](#), and in consultation with Administration. Five engagement sessions were held with landowners, including one session with each School Board (Elk Island Public School Board, Elk Island Catholic School Board, and Francophone School Board) to gather input. The engagement sessions included:

- A Community Information Session on April 20, 2023. The session was hosted for impacted landowners, including residents of the Plan area and Pointe Aux Pins Estates.

- School Board specific engagement sessions in June and July of 2023. The sessions shared the draft initial concept plan, the land use statistics, and projected student populations.
- A Landowners Session and Public Open House on December 6, 2023. The draft ASP concepts were presented at this event. To accommodate those who could not attend the session in person, an online presentation of the Public Open House materials was made available.
- A Public Open House on May 30, 2024. The final draft of the ASP concepts were presented at the event.

Following this, the City posted the final ASP online in July 2024, to allow the public to review the document.

Details regarding the Engagement Sessions can be found within the Pointe Aux Pins ASP.

### **Financial Implications:**

The ASP itself does not have financial implications. However, the future development of the ASP area would result in additional revenue and expenses for the City. A Financial Impact Assessment will be required with the Neighbourhood Structure Plan.

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

The ASP application was circulated to internal City departments for review and comment. The concerns raised by Administration have been addressed.

The application was also circulated to external agencies. No concerns were identified.

The applicant also engaged in discussions with landowners within the plan area. There was discussion and debate regarding the width of the buffer between the existing Pointe Aux Pins residents and the proposed development area. These matters have been considered and addressed by the applicant.

### **Diversity Impacts:**

Maintaining available developable land promotes competition amongst developers, which can support housing affordability. Providing housing options can help support the lifestyle preferences of a diverse population, accommodate all members of the community, create interest in the streetscape, improve walkability, and support market affordability.

### **Risk Analysis:**

Landrex is one of four major residential developers in the city and one of two developers in the Westpark Neighbourhood. Much of the remaining lands governed by existing ASPs are predominantly owned by a single development group. As the lands within Westpark and Southfort are absorbed, potential home buyers will have less options. Reduced competition among developers, in addition to limited development ready land, could negatively impact housing affordability.

If the new ASP is approved, future property owners could consider the Future Urban Areas as more desirable than the existing developing area, because of the subject area's high visibility and

easy access from Highway 21. This could delay the full buildout of Southfort, which includes plans for future school sites and the connection of 94 Street to Southridge Boulevard.

**Plans/Standards/Legislation:**

Section 633 of the *Municipal Government Act (MGA)* states for the purpose of providing a framework for subsequent subdivisions and development of an area of land, a Council may adopt an ASP. An ASP must describe:

- The sequence of development proposed for the area;
- The land uses proposed for the area, either generally or with respect to specific parts of the area;
- The density of population proposed for the area either generally or with respect to specific parts of the area; and
- May contain any other matters, including matters relating to reserves, as the Council considers necessary.

As per the MGA, an ASP must be consistent with the MDP. The MDP designates the area in the ASP boundary as Future Urban Area. According to the MDP, a Future Urban Area comprises of lands that currently accommodate agricultural uses and residential acreages and that have been identified for future urban development.

New Area Structure Plans are required to go through the [Regional Evaluation Framework \(REF\)](#) approval process. The REF is the EMRB's primary tool for implementing the [Regional Growth Plan](#). This process includes a third-party review to ensure new and amended statutory plans are consistent with the Growth Plan. The review is circulated to members, along with EMRB Administration's recommendation, and is followed by an appeal period. A Public Hearing will be held following first reading to ensure the public's perspective is heard prior to submitting the REF application. Any changes made during second or third reading would require a subsequent REF application.

**City's Strategic Plan:**

Goal - Well-Planned Community and Resilient Economy (strategically plan, prepare, and manage responsible and sustainable growth for our residents and businesses).

Goal - Strategically Managed Infrastructure (maximize our existing infrastructure and plan for long-term efficiency, cost and resiliency when considering new infrastructure).

Goal - Welcoming, Compassionate and Active Community (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 a notice of Public Hearing in the Fort Saskatchewan Record for two consecutive weeks before the Public Hearing date. Notices were mailed to all property owners within the ASP area. Notice was also provided through the City's website and social media accounts.

**Alternatives:**

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1. Council may reject the proposed Pointe Aux Pins Area Structure Plan by defeating the recommended motion.
2. Council may direct Administration to work with the applicant to further refine the proposed Area Structure Plan.
3. Council may refer this item back to Administration to obtain more information for \_\_\_\_\_.

**Administrative Recommendation:**

That Council give first reading to Bylaw C18-24 to adopt the Pointe Aux Pins Area Structure Plan.

**Attachments:**

1. Bylaw C18-24 including Schedule “A” - Pointe Aux Pins Area Structure Plan
2. Appendix A – Technical Report

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Manager, Current & Long-Range Planning, Planning & Development

Approved by: Craig Thomas Date: September 6, 2024  
Director, Planning & Development

Approved by: Janel Smith-Duguid Date: September 9, 2024  
Deputy City Manager, Infrastructure & Planning Services

Approved by: Troy Fleming Date: September 10, 2024  
City Manager