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November 4, 2015

Our Reference: 14144

**City of Fort Saskatchewan**

10005 - 102 Street  
Fort Saskatchewan, AB T8L 2C5

Attention: Janel Smith-Duguid

Dear Madam:

**Reference: Summary of Consultation Feedback, Fort Saskatchewan Growth Study**

The following is a summary of the consultation activities conducted in support of the City's Growth Study to date, and the themes that emerged as outcomes of those activities. This summary is not intended to be a comprehensive documentation of all comments received during consultation activities, but rather identify common themes that have emerged, and may inform the forthcoming mitigation strategy.

## 1.0 Consultation Activities

### Open houses

Four open houses were held in the afternoons and evenings of September 29 and October 7, 2015 at the Lion's Pride in Dow Centennial Centre. Landowners received invitations to the sessions held in the afternoon of September 29 and the evening of October 7. The open houses held in the evening of September 29 and the afternoon of October 7 were open to the public.

Comments received from participants by the project team were recorded during the sessions, and questionnaires were provided to each of the attendees to complete. A summary of the total number of attendees and questionnaires received is provided below.

	Number of attendees*	Number of submitted questionnaires
<b>Landowners</b>	~ 35	14
<b>Public</b>	~21	7

\* excludes media and councillors

### Key stakeholders

Information sessions were held for key stakeholders on October 14 and 15, 2015. Key stakeholders included developers, wastewater and water commissions, industry representatives and a provincial ministry. Eleven key stakeholders were invited to attend the sessions. Seven of these stakeholders attended, while one submitted feedback by e-mail.

### E-mail submissions

Four emails were received by the City either through the Growth Study website or as a result of receiving invitations to attend the open houses or stakeholder sessions.

## 2.0 Emerging Themes

The summary below documents the emerging themes as outcomes of the consultation activities in six categories. The six categories are:

1. Pointe-Aux-Pins Estates landowners
2. Remaining south expansion area landowners
3. Northeast expansion area landowners
4. Mineral rights owners
5. Key stakeholders
6. Public

### 2.1 Pointe-Aux-Pins Estates landowners

Feedback from residents of Pointe-aux-Pins focused on:

- protecting the status quo with respect to the existing form of development and surrounding undeveloped land uses;
- concern with the form of residential development and impacts on existing properties if the lands east of Pointe-aux-Pins were to develop in the future (e.g. increase traffic, property values); and
- existing and future servicing standards.

### 2.2 Remaining south expansion area landowners

Themes that emerged from the feedback received from the remaining landowners within the south expansion area are presented below.

Theme area	Comments
<b>Galloway Park</b>	Rationale for the subdivision not being included within the expansion area
<b>Future transportation infrastructure</b>	Impacts of possible redevelopment of the existing bridge, new river crossing, west of Highway 21, and improvements to Township Road 542
<b>Tax rates</b>	Changes to tax rates (agricultural, residential and business)
<b>Agricultural land</b>	Loss of productive agricultural land and impacts over the long-term
<b>Land use</b>	Impacts on existing and future development opportunities (e.g. home based businesses, outdoor storage, second dwellings, secondary suites)
<b>Servicing</b>	Changes to level of servicing and servicing requirements
<b>Pipelines</b>	Impacts that pipelines and associated setbacks may have on future development opportunities
<b>Development staging</b>	Timing and staging of future development and the impacts on the property values and long-term planning
<b>Lifestyle</b>	Impacts of growth on country lifestyle (e.g. outdoor storage, recreation)
<b>Study methodology</b>	Desire to understand, as well as noted skepticism, on the assumptions and methodology used to determine future land needs

### 2.3 Northeast expansion area landowners

One landowner (surface and minerals) provided feedback. The landowner is opposed to the proposed expansion as it would result in future planning applications having to be submitted to three municipalities (Sturgeon County, Strathcona County and City of Fort Saskatchewan) as opposed to two. The landowner has larger holdings across the river in Sturgeon County and the smaller parcel in the expansion area would be a means to develop a pipeline connection between future development on the Sturgeon County lands and the Williams Energy adjacent development in Strathcona County.

## **2.4 Mineral rights owners**

The two mineral rights owners who submitted completed questionnaires are not in support of their parcels being included within the proposed expansion areas. Common themes among mineral rights owners included loss of farmland and questions with respect to changes in their leasing rights if jurisdiction.

## **2.5 Key stakeholders**

As key stakeholders represent their own interests and the business sector, common themes across all stakeholders are limited. What is noted though is infrastructure as a general theme, and specifically transportation infrastructure. Stakeholders mentioned the new highway and bridge crossing to the southwest, while one stakeholder asked the status of a Fort Saskatchewan bypass to the southeast.

Stakeholders had questions about the assumptions and methodology for both the Growth Study and Financial Impact Analysis with respect to population projections, growth sequencing and infrastructure financing.

## **2.6 Public**

Two themes emerge from the feedback received from the participants at the public open houses. They focus on the loss of good agricultural land and a desire that future development within the expansion areas should demonstrate efficient use of land (e.g. form of development and increased residential density).

## **3.0 Closing**

Through the review of the feedback received, common themes emerging from the consultations for the Growth Study are loss of agricultural land, servicing, and future transportation infrastructure.

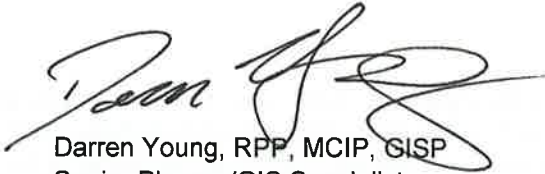
There is a heightened awareness with respect to agricultural land – its consumption to support new development in addition to changes within the sector (e.g. family, hobby and industrial farming). In the absence of regulations or policy from a higher order of government, and due to the classification of the lands surrounding the City, growth will continue to contribute to its loss. The mitigation strategy must address how future development, under the City's jurisdiction, will be efficient with respect to land use and infrastructure.

Changes to servicing and tax rates were communicated at a high level through consultation activities. The mitigation strategy must reinforce the approach the City intends to implement with respect to property and business taxes, as well as provide more clarity with respect to future servicing standards and requirements, and the impacts on landowners.

Transportation infrastructure, specifically the anticipated new river crossing, improvements to Township Road 542, and the redevelopment of the existing bridge was introduced by landowners and key stakeholders. As Alberta Transportation has not finalized plans or timing for any of the above, the impacts on landowners and future development are uncertain. Future consultations with Alberta Transportation and clarity on the role and responsibilities of the City associated with these projects should be emphasized to the public and stakeholders.

If you have any questions with respect to this summary, please feel free to contact me. We look forward to working with you on the next steps of this project.

Sincerely,



Darren Young, RPP, MCIP, GISP  
Senior Planner/GIS Specialist