

## RELATED POLICIES- BYLAW C16-16

## CITY OF FORT SASKATCHEWAN STRATEGIC PLAN (2014-2017)

<b>1 – Goal One: Position for Growth</b>	
<b>1.3</b>	Incorporate future growth requirements in planning and development of commercial and residential areas, and of new and enhanced facilities, programs and services.
<b>2 – Goal Two: Strong, Diverse Economy</b>	
<b>2.1</b>	Expand development of our general, medium and heavy industrial parks, and commercial and retail land.
<b>3 – Goal Three: Vibrant and Thriving Community</b>	
<b>3.3</b>	Promote sustainability through infill development.

## COMMUNITY SUSTAINABILITY PLAN

<b>UR – Urban Resources</b>	
<b>UR12</b>	Promote infill sites for development prior to greenfield sites.

## MUNICIPAL DEVELOPMENT PLAN – BYLAW C16-10

<b>6.6 Commercial</b>	
<b>6.6.4</b>	Encourage a high quality of building design in commercial areas, with buildings that are adaptable to different users over time.
<b>7.1 Urban Structure and Placemaking Policies</b>	
<b>7.1.10</b>	Develop guidelines to locate parking behind, under, above, or to the side of buildings where appropriate.
<b>8.2 Pedestrians and Cyclists</b>	
<b>8.2.1</b>	Plan for pedestrian and cyclist facilities as part of development and redevelopment proposals, ensuring the provision of adequate walking and cycling paths and lanes, and adequate cycle facilities such as secure storage, changing rooms, and showers where appropriate/feasible.
<b>13.3 Economic Diversification</b>	
<b>13.2.1</b>	Support economic diversification by ensuring there are sufficient commercial and industrial lands available to suit a variety of business opportunities.

## SOUTHFORT AREA STRCUTURE PLAN – BYLAW C7-13

### Southfort Area Structure Plan- Land Use Concept

The site (Lot: 15, Plan: Fortsas) is outside of the Southfort Area Structure Plan. The Southfort ASP includes an “Optional Collector” connecting the site to Southfort Drive. This is identified as a potential intersection on Highway 21.

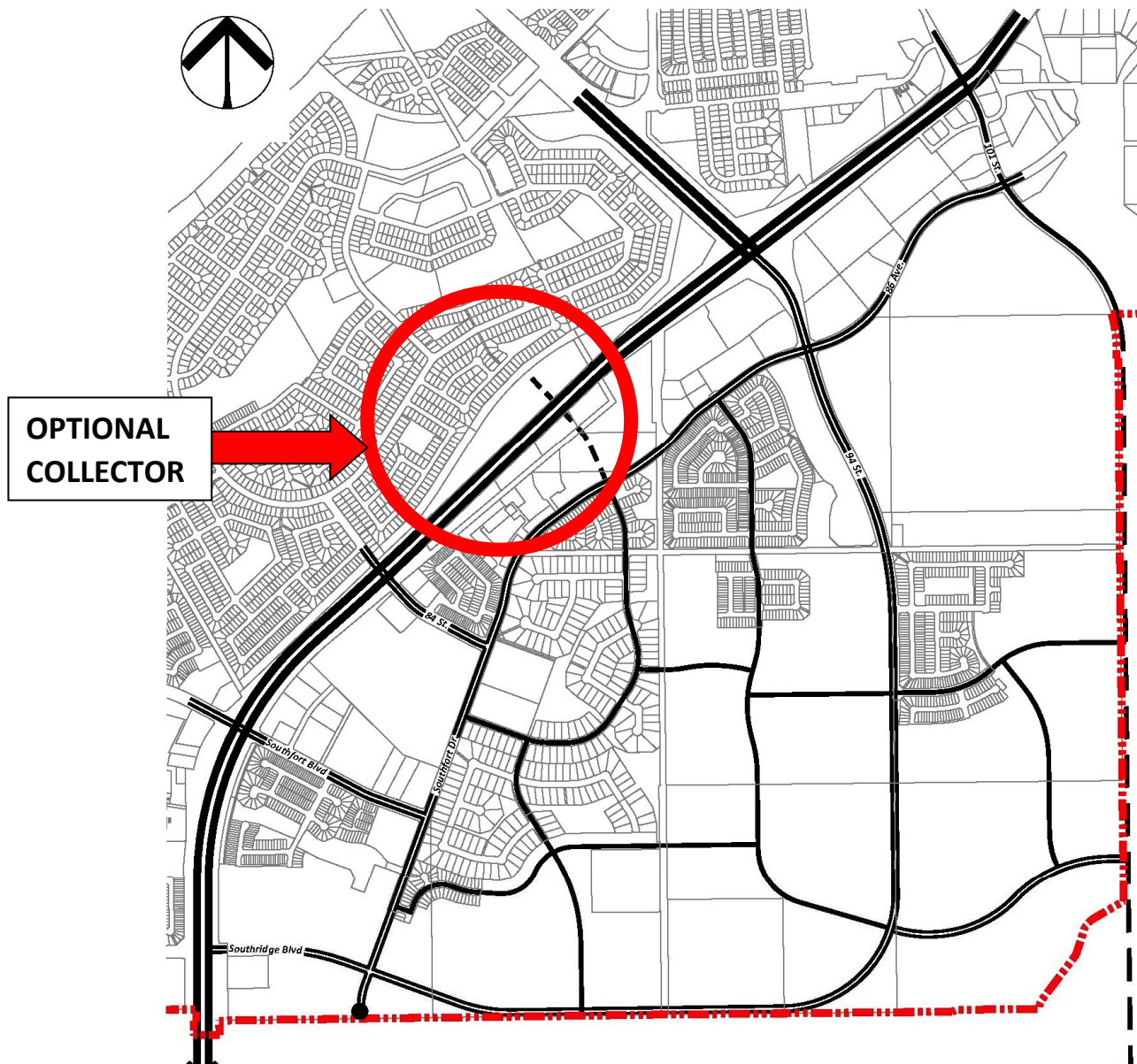


Figure 9.0 - Transportation Plan

**City of Fort Saskatchewan**

**Southfort Area Structure Plan**

--- City Boundary

Note: All size, locations, and areas depicted are conceptual. Actual location & size will be determined through the outline plan and subdivision approval process. The number, size, and location of future school sites may change in response to student demographics. Building of new schools and other institutional uses is dependant upon provincial funding.

- Highway
- Arterial
- Collector
- Optional Collector

