

Sent via: MSiddons@fortsask.ca

March 3, 2017

City of Fort Saskatchewan
1005 – 102 Street
Fort Saskatchewan, AB T8L 2C5

Attention: Matthew Siddons
Current Planner, Planning & Development

RE: Redistricting Application PLSPA2016-1116 Windsor Pointe Stage 1

Thank you for your circulation dated February 9, 2017 requesting Strathcona County's comments on an application that has been submitted to redistrict lands in W ½ 24-54-23 W4M. The lands are within the Westpark ASP boundary and are proposed to be redistricted from Urban Reserve to low density residential.

Land Development Planning has reviewed the application and it appears that the proposal is consistent with the ASP; therefore Strathcona County has no concerns with the intent of the application.

However, in accordance with the 2010 Boundary Accord Agreement, there are outstanding obligations with respect to requirements for the City of Fort Saskatchewan to upgrade Township Road 543 to approximately 100m west of Pointe Aux Pins Estates access. Be advised that this is to be addressed prior to County's support of any further rezoning applications within the previously annexed lands in SE & SW 24-54-23-W4. Further discussion regarding mutual obligations under the 2010 Boundary Accord Agreement may be beneficial. In this regard, please contact Karolina Haggerty at 780-416-7232.

The realization of development in accordance with the proposed zoning as well as the concurrent subdivision referral PLSUB2016-1117 will require that the existing intersection of Wilshire Boulevard and Township Road 543 be upgraded, which may involve improvements extending within Strathcona County's municipal boundary. Please ensure that arrangements have been made to ensure any upgrades that extend within the Strathcona County's municipal boundary will be completed to the satisfaction of Strathcona County prior to third reading of the bylaw associated with the subject redistricting proposal.

In this regard, Strathcona County would advise that conditioning an approval of the concurrently referred subdivision application as follows will satisfy the above comment:

1. That engineering design for any roadway upgrades resulting from the proposed development that are within or adjacent to Strathcona County's municipal boundary are required to be provided to Strathcona County for review and comment.
2. That engineering design for any and all portions of roadway upgrades resulting from the proposed development that extend within the Strathcona County municipal boundary achieve formal acceptance from Strathcona County prior to subdivision endorsement.
3. That pursuant to Section 655(1)(b) of the Municipal Government Act, R.S.A. 2000, c. M-26, a Development Agreement be entered into between the owner and Strathcona County to address the construction of any infrastructure within the Strathcona County municipal boundary that is required as part of the proposed subdivision. All financial considerations and other relevant obligations must be completed to the satisfaction of Strathcona County. Please contact Jessica Jones, Manager Land Development Engineering, Strathcona County at 780-464-8046.

The above conditions are intended to facilitate coordinated development of current and future roadway infrastructure between the two municipalities along Township Road 543.

Should there be concerns from other departments, they will be forwarded to your attention.

If you have any questions or concerns, please contact me at 780-410-6583.

Yours truly,



Scott Olson, RPP, MCIP
Coordinator, Current Planning
Planning and Development Services
Strathcona County

SO/hk