CITY OF FORT SASKATCHEWAN

BYLAW C16-10

A BYLAW OF THE CITY OF FORT SASKATCHEWAN IN THE PROVINCE OF ALBERTA TO ADOPT THE MUNICIPAL DEVELOPMENT PLAN 2010-2030

WHEREAS the Municipal Government Act provides that a municipality may adopt a Municipal Development Plan;

NOW THEREFORE, the Council of the City of Fort Saskatchewan, in the Province of Alberta, duly assembled, enacts as follows:

1. This Bylaw may be cited as the City of Fort Saskatchewan Municipal Development Plan 2010-2030.

2. That the text attached as Schedule "A" forms part of this Bylaw.

3. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, the invalid portion must be severed and the remainder of the Bylaw is deemed valid.

4. That Bylaw C12-99, as amended is repealed.

5. That Bylaw C16-10 becomes effective upon third and final reading.

READ a first time in Council this 8th day of June A.D., 2010.

READ a second time in Council this 13th day of July A.D., 2010.

READ a third time in Council this 14th day of September A.D., 2010.

MAYOR

DIRECTOR OF LEGISLATIVE SERVICES

Date Signed: September 15, 2010
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ABBREVIATIONS:

AIHA  Alberta’s Industrial Heartland Association
ARP   Area Redevelopment Plan
ASP   Area Structure Plan
CRB   Capital Region Board
DARP  Downtown Area Redevelopment Plan
MDP   Municipal Development Plan
MGA   Municipal Government Act

MAPS:

Map 1 Alberta’s Capital Region
Map 2 Alberta’s Industrial Heartland Area
Map 3 Future Land Use Plan
GLOSSARY:

**Area Redevelopment Plan (ARP)** – A statutory land use plan (such as the Downtown Area Redevelopment Plan) that is mainly applied to already-developed areas.

**Area Structure Plan (ASP)** – A statutory land use plan (such as the Southfort Area Structure Plan) that is mainly applied to a previously undeveloped (greenfield) area.

**Brownfield** – A site that is available for development but contaminated from previous use. Before redevelopment can occur, site restoration and soil remediation are typically required.

**Capital Region Board** – A governing regional body for the Capital Region that was established in 2008. The Capital Region Board has twenty-five participating member municipalities.

**Density** – The number of dwelling units, square metres of floor space, or people per acre or hectare of land.

**Greenfield** – Previously undeveloped land that is generally located at the edge of the City’s built-up area.

**Infill** – Development in built-up areas, occurring on vacant or underutilized lands, or adjacent to existing buildings.

**Infrastructure (Municipal)** – Local government services and facilities such as roads, transit facilities, water systems, sanitary sewer systems, stormwater systems, and solid waste systems.

**Land Use Bylaw** – A regulatory bylaw that divides the City into land use zones and establishes regulations outlining how each parcel of land may be used and developed.

**Mixed Use** – Development that includes a mixture of land uses such as residential, commercial, or institutional. The term generally refers to development where uses are combined not just on the same site, but also within the buildings themselves (such as a mixed use building with residential apartments located above ground floor retail space).

**Municipal Development Plan (MDP)** – A statutory plan that guides the future growth and development of a municipality.

**Municipal Government Act (MGA)** – The main provincial legislation that sets out the roles of municipal officials and municipalities, including the content of a Municipal Development Plan.

**Pedestrian-Friendly** – An urban or suburban environment that is designed to be walkable, with attractive and convenient opportunities for all of the population to travel by foot.

**Reserve Lands** – Lands that are acquired at time of subdivision for park, school, and/or environmental purposes.

**Statutory Plan** – A Plan that is adopted by a municipality as a bylaw under the provisions that are set out in the Provincial Municipal Government Act.

**Urban Design** – The practice of arranging the physical environment, drawing on the many fields that influence placemaking such as planning, transportation, architecture, economics, landscape design, and engineering. Urban design plays a fundamental role in creating urban and natural environments that support business and industry, help to develop strong communities, and contribute to a high quality of life.

**Xeriscaping** – Landscaping and gardening in ways that reduce or eliminate the need for irrigation. Typically, the use of native plants is emphasized.
1.0 INTRODUCTION

1.1 Role of Plan

The Municipal Development Plan (MDP) is a statutory plan that is adopted pursuant to Alberta’s Municipal Government Act (MGA). As identified in Section 632 of the MGA, the MDP addresses matters such as the future land use within the City, the manner of future development, co-ordination with adjacent municipalities, and provision of transportation and infrastructure systems. Overall, the MDP guides the City in directing future growth and development to ensure that it is consistent with the overall vision for the future of Fort Saskatchewan. This MDP updates the City’s previous MDP, completed in 2000.

The MDP is a policy document that provides the framework for the physical development of Fort Saskatchewan. The MDP is long range in its outlook, and it is intended to guide growth and development in Fort Saskatchewan over a twenty (20) year horizon. From the current 2010 population of about 17,500 people, Fort Saskatchewan is expected to grow by over 12,000 people in the next twenty years, to a population of approximately 30,000 by 2030. This growth is significant, and it is a reflection of the role that Fort Saskatchewan plays in the Capital Region.

The MDP policy directions provide City Council with the means to proactively plan for Fort Saskatchewan’s future. Plan policies direct decisions about future land use. They also provide Council with the guidance required to evaluate development proposals and their ability to help Fort Saskatchewan achieve its long-term vision.

This MDP was developed in conjunction with the Community Sustainability Plan that was adopted in 2009. The MDP builds on the vision and strategic directions that were established in the Community Sustainability Plan. While the Community Sustainability Plan provides an overarching strategy for the social, economic, environmental, and cultural sustainability of the community, the MDP provides detailed policy guidance that focuses more specifically on the physical development of the community. This policy guidance flows from the overall directions that are established in the Community Sustainability Plan.

The MDP is part of an overall set of plans that the City uses to guide the future. These include Area Structure Plans, Area Redevelopment Plans, the Land Use Bylaw, Subdivision and Development Design Standards, Infrastructure Master Plans, Park Plans, and numerous other plans or strategies. The MDP provides the broad, conceptual framework to give direction to these plans, and it should be viewed as a general guide for growth and development. The City’s supporting plans should be informed by the MDP, and they should reinforce the overall direction that is established by the MDP. In turn, the MDP should not be viewed as a static document. As the need arises, it should be reviewed and amended as information comes forth from more in-depth studies and/or future changes to the community.
1.2 Structure of Plan

The MDP is organized into a series of sections that are intended to provide ease of use.

Section 2 provides an overall profile of the City and the challenges that it faces for the future.

Section 3 documents the community vision and guiding principles that were established as part of the Community Sustainability Planning process.

Section 4 outlines the regional context and the role that Fort Saskatchewan plays within the recently established Capital Region Board.

Section 5 highlights strategic policy directions for the MDP, flowing from the directions that were established in the Community Sustainability Plan.

Section 6 introduces Fort Saskatchewan’s Future Land Use Plan and provides policy guidance for specific land use designations.

Section 7 provides policy guidance on overall Community Design.

Section 8 establishes policies related to Mobility.

Section 9 provides policy guidance on Housing.

Section 10 deals with Parks and the Natural Environment.

Section 11 establishes the policy framework for Infrastructure and Resource Management.

Section 12 provides policy direction on matters related to Sense of Community.

Section 13 deals with building a Responsive Local Economy.

Section 14 establishes the policy framework for Intermunicipal Cooperation.

Section 15 highlights policies on Public Engagement and Communication for the City and the development community.

Section 16 provides policies related to Implementation and Monitoring of this MDP.
2.0 COMMUNITY PROFILE

2.1 Fort Saskatchewan’s Setting

Located on the banks of the North Saskatchewan River, approximately 30 km northeast of downtown Edmonton, the City of Fort Saskatchewan is a thriving community of approximately 18,653 (2010 municipal census). Strategically located within Alberta’s Industrial Heartland, Fort Saskatchewan is poised to experience significant new industrial and residential growth in the coming years. The City is identified as a Priority Growth Area by the newly established Capital Region Board (CRB).

Fort Saskatchewan’s regional context is illustrated in Map 1, below. As shown, Fort Saskatchewan is surrounded by the City of Edmonton, Strathcona County, and Sturgeon County.

Map 1 - Alberta’s Capital Region

Source: www.capitalregionboard.ab.ca
2.2 Historical Profile

Over 200 years ago, the local First Nations population used the Fort Saskatchewan area for canoe building, as the area provided ideal raw materials for canoes. Exploration and fur-trading activity occurred in the area throughout the latter half of the eighteenth century. In 1755, Anthony Henday camped in this area to prepare for his trip back to Hudson Bay. Then, in the late 1700s, fur companies began to establish trading posts in the Fort Saskatchewan area. The North-West Company established Fort Augustus in 1795, near the confluence of the North Saskatchewan and the Sturgeon Rivers. Within the same year, the Hudson’s Bay Company established the competing Edmonton House nearby.

In 1872, the District’s first settlers, François and Joseph Lamoureux, arrived, and occupied land on the north side of the North Saskatchewan River. Shortly thereafter, the Northwest Mounted Police established their fort on the north Saskatchewan river thus the name of the community that grew up around the fort, became “Fort Saskatchewan”. choosing this area for an encampment rather than Edmonton because Fort Saskatchewan was considered a better place for a railway crossing of the North Saskatchewan River. Thus, the present day City traces its history back to the establishment of this Northwest Mounted Police fort in 1875.

Fort Saskatchewan was incorporated as a Village in 1899 and as a Town in 1904. In 1905, the Canadian Northern Railway reached Fort Saskatchewan, placing the Town on the transcontinental line and providing a great boost to the area. By 1911, Fort Saskatchewan housed 49 businesses and an $8,000 opera house. In 1914, the Provincial Jail was built in Fort Saskatchewan.

During the early twentieth century, Fort Saskatchewan saw only modest growth. However, Fort Saskatchewan’s growth accelerated with the 1952 establishment of Sherritt Gordon Mines Limited’s multi-million dollar nickel refinery. Over succeeding years, Fort Saskatchewan experienced steady growth, attracting a number of petrochemical industries. Fort Saskatchewan was incorporated as a City on July 1, 1985 and today it is the major urban centre servicing Alberta’s Industrial Heartland.

2.3 The Challenge Ahead

In recent years, Fort Saskatchewan has experienced significant growth. From 2000 to 2009, the City’s population has grown from 13,300 to 17,500. With this population growth, the City and surroundings have experienced residential development pressures, changes in the nature of commercial services, and continued industrial development.

In recent years, residential development pressures have been most pronounced in Westpark and Southfort, with Area Structure Plans completed for both areas in 2003. Based on projected growth rates, Southfort and Westpark provide enough new land to accommodate new residential development beyond the 2031 horizon of this Municipal Development Plan (MDP). However, by the 2031 plan horizon, it is expected that there will be few new residential greenfield development opportunities within the current City boundary. The recently completed Downtown Area Redevelopment Plan and Design Guidelines (DARP) highlights opportunities for residential intensification in the City Centre area, and it is anticipated that this could alleviate some of the pressures on the City’s declining residential land base.
Historically, Fort Saskatchewan’s Downtown has served as the focal point for commerce and interchange in the City. However, in recent years, the commercial area on the south side of Highway 15/21 has established itself as the major destination for large format retailers and a number of smaller businesses. With the establishment of this new commercial area, there has been some stagnation of new commercial development in the Downtown core. There are a number of sites in need of revitalization, and there is vast potential for the Downtown to accommodate new development and a thriving public realm. Through redevelopment initiatives in the coming years, the City aims to restore the Downtown’s place as the vibrant heart of the City.

Fort Saskatchewan’s growth pressures are in many respects a function of new developments within Alberta’s Industrial Heartland. The Industrial Heartland is a sector of approximately 582 square kilometres, located to the northeast of Edmonton and spread across five municipalities: Strathcona County; Sturgeon County; Lamont County; the City of Edmonton; and, the City of Fort Saskatchewan. The Industrial Heartland Area is illustrated in Map 2.

Given Fort Saskatchewan’s role as the nearest urban centre to the Industrial Heartland, the City is expected to absorb much of the population growth generated by new industrial developments in the area. However, due to the economic climate, projections for Heartland area investment are constantly changing, and it is currently difficult to anticipate which projects are going to move forward, and when.

The City of Fort Saskatchewan is a partner in the Alberta’s Industrial Heartland Association (AIHA), formed in 1998 to help position the Heartland region as a global leader in processing, manufacturing, and eco-industrial development. Since 1999, the AIHA has initiated a number of community-based planning initiatives to complement the overall economic development goals for the Heartland. Within Fort Saskatchewan, the City adopted its Industrial Heartland Area Structure Plan (ASP) in 2001. To increase the amount of available, serviced light and medium industrial lands, the City is also currently undertaking the completion of the Josephburg Road North Industrial ASP for the area to the south of Highway 15 and east of 119 Street.

While upwards of $90 billion in Industrial Heartland projects were announced by 2007, a number of project deferrals or cancellations have dominated headlines in recent years. This is largely due to the dynamic global economic situation, escalating project costs, uncertainty surrounding provincial and federal regulations, and increased competition from existing US refining operations. However, the Heartland also has a number of competitive advantages, and it is positioned to become the world’s first “carbon capture and storage” ready industrial zone. In the coming years it is expected that Industrial Heartland developments will continue to directly influence growth pressures on the City of Fort Saskatchewan.
Map 2 - Alberta’s Industrial Heartland Area

Source: www.industrialheartland.com
3.0 COMMUNITY VISION

The community vision is the foundational element of the Municipal Development Plan. This vision is the desired end-state for the community. Every objective and policy identified within the Plan is intended to support this vision. It is the touchstone for the community. The vision is success.

The community vision was established in conjunction with the Community Sustainability Plan process. The vision was developed through a public process. Through the adoption of the Community Sustainability Plan, Fort Saskatchewan City Council has endorsed this community vision.

The Vision:

The Fort: Engaged People, Thriving Community

Fort Saskatchewan is a welcoming, compassionate City. We are a friendly, multi-generational community and there is a strong sense of pride and ownership in what we have accomplished together. As a community, we are stewards of the environment and are committed to using our resources wisely. We have a deeply rooted respect for our place and celebrate the river valley. The Fort is a leader in eco-industrial development with a flourishing local economy. We support every aspect of life in Fort Saskatchewan from local businesses to social services. We know our history, and have a dynamic vision for our future. Arts, recreation, and culture thrive. Downtown is the heart of the community; it is a vibrant destination for business or play and an attractive place to live. Fort Saskatchewan is home.
The Principles:

During the sustainability planning process, the community also defined sustainability principles. These principles identify what the community values, and they elaborate on the community vision. As with the community vision, these principles were endorsed by City Council as part of the Community Sustainability Plan.

**Principle A: A Welcoming Community**

We commit to being a welcoming community – a place for everyone. We will create a safe community by knowing and respecting one another. Trust and compassion are created through multi-generational and multi-cultural events. We embrace diversity. We will actively reach out to fellow citizens encouraging them to participate in this community. We promote a variety of opportunities for careers and recreation. We ensure social programs, amenities, and services are available to support our community.

**Principle B: A Community with Spirit**

We respect the City’s identity and history while embracing an ever-changing future. Fort Saskatchewan has a proud history. We honour and showcase this history while also moving forward with our dynamic vision. Citizens are the City’s greatest asset. We are a community with spirit, where citizens actively participate in public life and all people are engaged to shape the future. Fort Saskatchewan is a community that encourages volunteerism, active participation in arts, culture, and recreation, and a strong social fabric. The City will provide frequent and meaningful opportunities to celebrate our history and empower community members to demonstrate our spirit.

**Principle C: Stewardship of the Environment**

We are committed to an ethic of environmental stewardship. We recognize that a healthy environment is integral to long-term social and economic interests, and all residents share in the environment’s protection. We are committed to the preservation and enhancement of natural ecosystems. Protection of the North Saskatchewan River valley is paramount. We promote the environment throughout our community through parks, greenways, and integrating nature with our urban environment.

**Principle D: Using Our Resources Wisely**

We understand the need to manage our actions in relation to the available natural, social and financial resources. We wisely use resources to maximize benefits and minimize negative impacts. We explore innovative technologies and practices to make the most of our assets. We focus on such practices as multiple uses for facilities using locally available, renewable energy, and creating new products and services from waste. By viewing our community as an ecosystem, we will enhance our social, ecological and economic interactions.
Principle E: A Responsive Economy

We recognize that a responsive local economy will help sustain the community’s high quality of life. Fort Saskatchewan’s businesses will be leaders in the region through eco-friendly businesses and eco-industrial development. We are a supportive community and, as such, there is an emphasis on buying locally to sustain our businesses. Services and products are available within The Fort with linkages to regional centres. The City offers an attractive business environment promoting economic diversity and embracing employment opportunities.

Principle F: A Complete Community

To promote a high quality of life, we will work to ensure that Fort Saskatchewan has a wide range of housing, employment, education, and leisure opportunities. We will develop mixed use neighbourhoods with a diversity of amenities and services so everyone has a place to call home that is close to essential community services. A complete community will enable everyone to meet their daily needs within the City.

Principle G: A Community Designed for People

We are committed to long-term planning to enhance the overall quality of life in our community. We will create a compact and enjoyable urban community. Our downtown will be our civic centre with bustling shops and public parks. We will be a community of neighbourhoods designed so we can safely move about the City. In the design of transportation systems, there will be many options for travel including public transportation, walking and cycling while removing barriers. The integration of mobility and nature will continue to be an emphasis through the design of parks, trails, and inclusion of street trees in urban areas. In every aspect of community design, we will encourage innovation in eco-design to improve our quality of life.
4.0 REGIONAL GROWTH MANAGEMENT

In 2008, the Government of Alberta established the Capital Region Board (CRB) and directed the CRB to prepare a Capital Region Growth Plan. In April 2009, the CRB submitted the “Capital Region Growth Plan: Growing Forward” to the Minister of Municipal Affairs. The Capital Region Growth Plan covers four main areas:

- land use;
- intermunicipal transit;
- housing; and,
- geographic information systems (GIS).

At the Minister’s request, Growth Plan addendums were prepared and submitted in October 2009 and December 2009. The October 2009 addendum included further work on land use, GIS, and a cost allocation formula for intermunicipal transit. The December 2009 addendum included a review of population and employment growth targets, graphic representation of land uses and designations, the identification of general locations for market and non-market affordable housing, and a number of items requiring ongoing work with the Government of Alberta.

Currently, the Capital Region has a population of approximately 1.12 million people. Over the next 35 years, the Capital Region Growth Plan projects an average annual growth rate of 1.3 percent, resulting in a 2044 population of approximately 1.73 million people. This represents growth of approximately 610,000 people in the region. The largest proportion of total growth is expected to be in Priority Growth Areas, which are projected to absorb more than 570,000 people over the next 35 years.

The City of Fort Saskatchewan is identified as a Priority Growth Area, and its population projections are identified in Table 1, below.

Table 1
Capital Region Board Growth Projections for the City of Fort Saskatchewan

<table>
<thead>
<tr>
<th>Year</th>
<th>2009</th>
<th>2014</th>
<th>2019</th>
<th>2029</th>
<th>2044</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>17,469</td>
<td>21,409</td>
<td>24,362</td>
<td>29,563</td>
<td>38,840</td>
</tr>
</tbody>
</table>

The City of Fort Saskatchewan’s projected growth represents an average annual change of 2.3 percent. In comparison, the full Capital Region has a projected average annual growth rate of 1.3 percent. This comparison highlights the important role that Fort Saskatchewan plays in the region, as a Priority Growth Area. In addition, the Capital Region Board has forecast employment growth of more than 80% over the next 35 years in Fort Saskatchewan. It has been estimated that 9,101 jobs will be added to the current 11,272 jobs.

The Provincial Government approved the Capital Region Growth Plan on March 11, 2010. A Regional Evaluation Framework is in place to facilitate CRB evaluation of new municipal statutory plans and statutory plan amendments. Municipalities will be expected to demonstrate compliance with the overall directions that were established by the CRB through the review process. The Regional Evaluation Framework was approved in April 2010.
5.0 STRATEGIC DIRECTIONS

To ensure that this MDP reflects the Capital Region Growth Plan and the vision and sustainability principles that were established in the Community Sustainability Plan, a number of strategic policy directions were established. These strategic directions were used as a framework for the development of the policies in this MDP. As well, they provide overall plan directions to guide City Council in future decision-making. The strategic policy directions are as follows:

**Land Use**
Increase residential intensity, create neighbourhood units, intensify the downtown, and provide adequate land for industrial growth.

**Community Design**
Design for people with emphasis on human-scaled development, walkable neighbourhoods and the provision of amenities at the neighbourhood level.

**Mobility**
Provide safe and convenient access through the City’s neighbourhoods, with priority given to active modes (i.e. walking, cycling) and public transportation.

**Housing**
Provide a range of housing types to meet the needs of all residents.

**Parks and the Natural Environment**
Embrace the North Saskatchewan River Valley and sensitive ecosystems, and provide a linked network of formal and informal parks and open spaces.

**Infrastructure and Resource Management**
Use infrastructure efficiently and promote conservation of natural resources.

**Sense of Community**
Through community planning, promote safety, inclusivity, and participation, and celebrate Fort Saskatchewan’s rich history.

**Responsive Local Economy**
Promote economic diversity, embrace education and employment opportunities, and support eco-industrial development.

**Intermunicipal Cooperation**
Foster regional cooperation regarding shared resources and promote regional coordination of future development including economic development, infrastructure and services.

**Public Engagement and Communication**
Promote meaningful civic involvement in municipal projects and decisions.

**Implementation and Monitoring**
Ensure conformity of all municipal plans and policies with the MDP and to promote monitoring of key indicators as an essential component of this living plan.
6.0  LAND USE

Strategy Direction

Increase residential intensity, create neighbourhood units, intensify the downtown, and provide adequate land for commercial and industrial growth.

Context

The Future Land Use Plan (Map 3) identifies the overall growth management strategy for the City of Fort Saskatchewan. Through a set of land use designations and supporting policies, the Plan provides a guide for future decisions about land use and density. Map 3 identifies the locations for all land use designations listed below, and described in detail in Section 6.3.

Land Use Designations:

- Downtown (D)
- General Urban Area (GUA)
- Core Residential (CR)
- Residential Mixed Use Centre (RMU)
- Commercial (C)
- Major Institutional (MI)
- Heavy Industrial (HI)
- Light and Medium Industrial (LMI)
- Developing Community Area (DCA)
- Open Space (OS)
- River Valley Green Belt (RVGB)
Map 3 - Future Land Use Plan

LEGEND
- Water Creek
- Commercial (C)
- Employment (E)
- Residential Mixed Use Centre (RMUC)
- Greenway Corridor (GC)
- General Urban Area (GA)
- Core Residential (CR)
- Light and Medium Industrial (LM)
- Heavy Industrial (HI)
- River Valley Green Belt (RVGB)

CITY OF FORT SASKATCHEWAN
FUTURE LAND USE PLAN
MAP 3
6.1 Downtown

The Municipal Development Plan recognizes the Downtown area as the focal point for commerce and community interaction in the City. Historically, the Downtown has provided these functions. However, in recent years, there has been some stagnation of new commercial development in the Downtown core, as a number of businesses have chosen to locate in the commercial area on the south side of Highway 15/21. Over the last few years, the City has undertaken a number of visioning and consultation exercises in an attempt to revitalize the Downtown area. This work culminated in 2009 with the completion of the Downtown Area Redevelopment Plan (DARP) and Design Guidelines. The intent of the DARP is: “To provide direction to ensure that Downtown Fort Saskatchewan is the vibrant heart of the community – the location of choice for business and people, that provides a unique range of residential, commercial, entertainment, cultural, and recreational opportunities, a place where people choose to live, work, and play.”

This MDP reinforces the direction that was set in the DARP, providing the policy framework to guide future development in the Downtown, and setting the stage for the implementation of the DARP, so that the Downtown will once again function as the vibrant heart of the City, and the focal point for new development and community-wide activities.

For the Downtown, the City’s policies are as follows:

6.1.1 Implement the Downtown Area Redevelopment Plan and Design Guidelines document, which sets the main policy direction for the development of the Downtown, and support the ongoing initiatives identified in this Plan.

6.1.2 Promote the Downtown as the centre for commerce and civic life in Fort Saskatchewan.

6.1.3 Establish the Downtown as the primary location within the City for new office developments, to augment the commercial land base.

6.1.4 Establish the Downtown as the City’s most prominent walkable, urban neighbourhood, providing a unique range of residential, commercial, entertainment, cultural, and recreational opportunities.

6.1.5 Encourage initiatives in the Downtown area that support the principles and policies of the City of Fort Saskatchewan Community Sustainability Plan.

6.1.6 Encourage public realm investments in the Downtown, recognizing the role that this area plays as a focal point for the community.
6.2 General Urban Area

The General Urban Area consists of the established residential neighbourhoods in Fort Saskatchewan. While the housing stock predominantly consists of single detached homes, there are a growing proportion of other choices, such as duplexes, townhouses, and apartments. The General Urban Area designation permits the development of a full range of housing types to meet the needs of all residents. In addition, the General Urban Area designation permits conveniently located schools, community facilities, places of worship, parks, and neighbourhood commercial uses. This designation facilitates the development of complete neighbourhood units, with a full range of housing options and supporting uses available within each neighbourhood unit.

For the General Urban Area, the City’s policies are as follows:

6.2.1 Reinforce the development of complete neighbourhood units by encouraging a range of dwelling unit types and densities, along with supporting services, in each residential neighbourhood within the City.

6.2.2 Within each neighbourhood encourage a mix of dwelling unit types, schools, places of worship, recreational opportunities, and neighbourhood commercial uses.

6.2.3 Ensure that all new commercial uses have an orientation towards the surrounding neighbourhood, with emphasis on access by pedestrians, cyclists, and transit. These uses should be of a size and scale that is consistent with the surrounding residential uses.

6.2.4 Encourage commercial and professional uses oriented towards local neighbourhood markets to locate within the General Urban Area.

6.2.5 Consider proposals for sensitive residential infill redevelopment projects that contribute to the livability of existing neighbourhoods.

6.3 Core Residential

The Core Residential designation applies to predominantly residential neighbourhoods that are located directly adjacent to the Downtown. This designation is intended to reinforce the residential character of this area, while providing opportunities for sensitive residential infill redevelopment, given the proximity of this area to the Downtown.

For the Core Residential designation, the City’s policies are as follows:

6.3.1 Recognize the predominantly residential character of the Core Residential area and support projects that reinforce this character. Supported uses will include residential uses, neighbourhood parks, and places of worship.

6.3.2 Support proposals for sensitive residential infill redevelopment projects, recognizing the proximity of this area to the Downtown. Carriage homes (i.e. units above detached garages), duplexes, townhouses (i.e. attached row housing), and low-rise multiple unit buildings may be considered, provided that projects are sensitive to existing surrounding uses.

6.3.3 Review Land Use Bylaw regulations for the Core Residential Area, with special consideration for residential intensification opportunities.
6.4 Developing Community Area

The Developing Community designation is intended for future development areas in both Southfort and Westpark. Within these areas Fort Saskatchewan currently anticipates significant suburban expansion, based on the direction that was established by the Southfort ASP and the Westpark ASP, both adopted in 2003. Upon full build-out of these areas, the City will have essentially developed its full residential land base, and future residential development would require infill projects or annexation of additional lands outside of the current City boundary, beyond the horizon of this MDP.

Since the completion of the Southfort and Westpark ASPs, the Capital Region Board (CRB) has established residential density targets of 25 to 30 units per net hectare for Fort Saskatchewan. However, the existing Southfort and Westpark ASPs achieve residential densities that have met or exceed the CRB targets in the recent past. Administration will work with the development industry to continue to implement the existing plans with the goal of meeting CRB objectives. In support of the CRB density targets, the City supports efforts to amend the Southfort and Westpark ASPs, with the goals of: intensifying the areas while providing high quality development; encouraging the development of more complete neighbourhoods; providing a variety of housing types within each neighbourhood; promoting a walkable suburb, where residents have easy access to local amenities such as parks, schools, and neighbourhood commercial uses; and, increasing the capacity of these lands to accommodate future residential development within the current City boundary.

For the Developing Community Area designation, Council’s polices are as follows:

6.4.1 Encourage amendments to the Southfort and Westpark ASPs that support the Capital Region Board density targets for Fort Saskatchewan and that provide high quality residential neighbourhoods with a variety of housing types and access to numerous local amenities.

6.4.2 In support of the Capital Region Board density targets, intensify the Southfort and Westpark areas by increasing the proportion of multiple family residential developments, and by discouraging vehicle-oriented commercial developments.

6.4.3 Initiate negotiations with landowners to facilitate the required amendments to the Southfort and Westpark ASPs in support of the Capital Region Board density targets for Fort Saskatchewan.

6.4.4 Update infrastructure master plans to ensure the ability to support planned increases in density within Southfort and Westpark.

6.4.5 Require that new greenfield development follows an efficient and logical pattern of phasing.

6.4.6 Discourage Land Use Bylaw amendments that would result in leapfrog development.

6.4.7 Reinforce the development of complete neighbourhood units by encouraging a range of dwelling unit types and densities, along with supporting services, in each residential neighbourhood within the Developing Community Area.

6.4.8 Review the Land Use Bylaw to ensure that new developments incorporate uses that contribute to neighbourhood completeness and diversity. Such uses may include a mix of dwelling unit types, schools, places of worship, recreational opportunities, and
neighbourhood commercial uses.

6.4.9 Ensure that all new commercial uses have an orientation towards the surrounding neighbourhood, with emphasis on access by pedestrians, cyclists, and transit. These uses should be of a size and scale that is consistent with the surrounding residential uses.

6.4.10 Encourage commercial and professional uses oriented towards local neighbourhood markets to locate within the Developing Community Area, and consider residential land uses as part of these developments.

6.5 Residential Mixed Use Centre

Residential Mixed Use Centres are intended to provide focal points for higher intensity residential and commercial uses, outside the Downtown area. While the General Urban Area designation permits a wide variety of residential uses and neighbourhood commercial uses, Residential Mixed Uses areas are specifically designated for higher density residential developments. Within this designation, the City envisions residential development as the main underlying use; however, mixed use buildings, with commercial uses on the ground floor, are encouraged, and there may also be opportunities for a limited number of commercial-only buildings (e.g. for professional services).

For the Residential Mixed Use Centre designation, the City’s policies are as follows:

6.5.1 Encourage the development of neighbourhood-oriented residential and commercial buildings, or mixed-use buildings with commercial uses on the ground floor.

6.5.2 Ensure that new development is oriented to the street, with active frontages and parking to be located below, behind, or to the side of buildings.

6.5.3 Consider opportunities to reduce parking requirements, similar to the Land Use Bylaw’s Downtown Parking Overlay, if it can be demonstrated that the lack of parking will support alternative modes of transportation and not present a source of inconvenience to the surrounding area.

6.5.4 Encourage the development of Residential Mixed Use areas as major transit nodes within the City.

6.5.5 Initiate the completion of an Area Redevelopment Plan (ARP) for the hospital site and the remainder of the Residential Mixed Use Centre at the corner of 99 Ave and 95 Street.

6.5.6 Support amendments to the Southfort Area Structure Plan (ASP) to facilitate the development of higher density residential and commercial uses in the location generally identified as a Residential Mixed Use Centre in the MDP Future Land Use Plan (Map 2).

6.5.7 Consider additional areas for the Residential Mixed Use Centre designation as market demand warrants it.
6.6 Commercial

Through the past number of years, the commercial area on the south side of Highway 15/21 has established itself as the major destination for large format retailers, as well as a number of smaller businesses. There are also highway-oriented commercial sites at the intersection of Westpark/Southfort Boulevards and Highway 21. All of these sites have typically developed at low intensity, with plenty of surface parking, and there are significant opportunities for future intensification. The City will concentrate future highway commercial development in these areas, while ensuring that General Urban Area lands are preserved for commercial development that has a stronger orientation to surrounding neighbourhoods and residential uses.

For the Commercial designation, the City’s policies are as follows:

6.6.1 Direct all highway commercial and vehicle-oriented commercial uses to those areas designated as Commercial.

6.6.2 Explore future infill opportunities to intensify low-density, vehicle-oriented commercial sites.

6.6.3 Discourage amendments to Area Structure Plans or the Land Use Bylaw to create new vehicle-oriented commercial uses outside of those areas included within the Commercial designation.

6.6.4 Encourage a high quality of building design in commercial areas, with buildings that are adaptable to different users over time.

6.6.5 Review the Land Use Bylaw to ensure that the appropriate range of commercial uses is available in each of the existing commercial Land Use Districts.
6.7 Major Institutional

The City’s Major Institutional lands are recognized as key employment nodes and economic drivers in Fort Saskatchewan. These facilities include both the Fort Saskatchewan Correctional Centre and the new Fort Saskatchewan Community Hospital.

For the Major Institutional designation, the City’s policies are as follows:

6.7.1 Continue to work proactively with senior levels of government to support the facilities located on the City’s Major Institutional lands.

6.7.2 Preserve the Major Institutional land base.

6.7.3 Ensure the compatibility of surrounding land uses with the Fort Saskatchewan Correctional Centre and the Fort Saskatchewan Community Hospital.
6.8 Industrial

The City’s industrial land base is a key element of Fort Saskatchewan’s overall character and economy, dating back to the establishment of the Sherritt plant in the early 1950s. Today, Fort Saskatchewan is a key partner in the Alberta’s Industrial Heartland Association (AIHA), which was formed in 1998. The AIHA is a non-profit cooperative group of five municipalities that are dedicated toward sustainable eco-industrial development. The Heartland includes portions of the City of Fort Saskatchewan, Strathcona County, Sturgeon County, and Lamont County. In 2010, the City of Edmonton became the fifth official municipal partner. The area is one of Canada’s largest processing centres for petroleum, petrochemicals and chemicals, and it provides an important processing link from the Athabasca Oil Sands to market destinations in North America and overseas. The AIHA’s mandate is to help position the Heartland Region as a global leader in processing, manufacturing, and eco-industrial development.

Since 1999, the AIHA has initiated a number of community-based planning initiatives to complement the overall economic development goals for the Heartland. Foremost among these is the completion of the four complementary Industrial Heartland Area Structure Plans (ASPs) from 1998 to 2001, for lands within Strathcona County, Sturgeon County, Lamont County, and the City of Fort Saskatchewan. Through the ASP process, the AIHA identified the potential for world-scale petrochemical industry to be attracted to the area based on the principles of eco-industrial development. An eco-industrial park or cluster is generally characterized by closely cooperating industrial, manufacturing and services businesses that work together to improve their environmental and economic performance by reducing waste and increasing resource efficiency. Over the past decade, the AIHA has worked to advance the concept of eco-industrial development in the Industrial Heartland, and its plans are currently articulated in an Eco-Industrial Master Plan Strategy for the Industrial Heartland.

Fort Saskatchewan’s heavy industrial land base is located on the north side of Highway 15, to the northeast of the Downtown. On the south side of Highway 15, Fort Saskatchewan has a significant inventory of Light and Medium Industrial lands to support existing and emerging local and regional industries in Fort Saskatchewan and the Alberta Industrial Heartland. To augment this inventory, the City is currently completing the Josephburg Road North Industrial Area Structure Plan to provide land for light and medium industrial activities that could support the activities associated with heavy industry.
General Policies for all Industrial Areas

For both the Heavy Industrial and the Light and Medium Industrial designations, the City’s policies are as follows:

6.8.1 Implement the Industrial Heartland Area Structure Plan (ASP) and the Josephburg Road North Industrial ASP, which set the main policy direction for the development of industrial areas.

6.8.2 Continue to participate as a partner in Alberta’s Industrial Heartland Association and support efforts to promote and facilitate the orderly development of one of the largest petrochemical clusters in North America.

6.8.3 Encourage the utilization of eco-industrial planning principles, seeking enhanced environmental and economic performance through collaboration in managing environmental and resource issues, including energy, water, and materials, as outlined in the Industrial Heartland ASP and the Eco-Industrial Master Plan Strategy.

6.8.4 Require, through provisions of the Land Use Bylaw and other municipal bylaws, quality development to be maintained through the application of standards for siting and design of buildings, landscaping, screening of storage and parking areas, and signage.

6.8.5 Co-ordinate with the Province to identify the location of any aggregate resources, to assist in making informed land use planning decisions.

6.8.6 Consult with the Alberta Energy Resources Conservation Board regarding any subdivision and/or development applications that will result in additional permanent overnight accommodation or public facility within the 1.5 km setback of sour gas facilities as per Section 10 of the Subdivision and Development Regulation, as amended.

6.8.7 Permit interim agricultural uses that will not preclude the future use of the land for Industrial uses.

6.8.8 Ensure that developments mitigate visual impacts from public roads.

6.8.9 Ensure the remediation of any brownfield sites upon decommissioning of industrial uses, to avoid creating any orphaned industrial sites.
Heavy Industrial

Within its portion of the Industrial Heartland, the City will continue to provide opportunities for Heavy Industrial development, consistent with the Industrial Heartland Area Structure Plan (ASP). The purpose of the Heavy Industrial designation is to provide an adequate land base for Heavy Industrial uses within Fort Saskatchewan, in a location that has little or no conflict with surrounding uses. Through its partnerships in the AIHA, the City will continue to support the expansion of the petrochemical sector, while working to reduce overall environmental impacts and achieve economic benefits through synergistic, eco-industrial development.

For the Heavy Industrial designation, the City’s policies are as follows:

6.8.10 Encourage active reinvestment in Heavy Industrial development and support efforts to intensify underutilized land within the Heavy Industrial area.

6.8.11 Ensure that Heavy Industrial uses meet current Industrial Risk standards and guidelines.

6.8.12 Ensure that risk assessments are required as integral components of the development review process for Heavy Industrial uses, as defined in the Growth Plan.

6.8.13 Through a risk management approach, provide adequate separation distances between heavy industrial uses or oil and gas facilities and incompatible uses.

6.8.14 Through the development review process, ensure the provision of adequate environmental setbacks from the North Saskatchewan River.

Light and Medium Industrial

Fort Saskatchewan has a significant inventory of Light and Medium Industrial lands to support existing and emerging local and regional industries in Fort Saskatchewan and the Alberta’s Industrial Heartland. To augment this inventory, the City is currently completing the Josephburg Road North Industrial Area Structure Plan to provide land for light and medium industrial activities that could support the activities associated with heavy industry. Throughout the Light and Medium Industrial land base, the City will continue to provide opportunities for Light and Medium Industrial development, consistent with the Industrial Heartland Area Structure Plan (ASP).

For the Light and Medium Industrial designation, the City’s policies are as follows:

6.8.15 Complete and implement the Josephburg Road North Industrial Area Structure Plan (ASP).

6.8.16 Ensure compatibility between the Light and Medium Industrial designation and surrounding urban development by directing only Light Industrial uses to those lands within proximity of the General Urban Area.

6.8.17 Proactively work to ensure a supply of fully serviced Light and Medium Industrial lands.

6.8.18 Ensure that Light and Medium Industrial uses meet current Industrial Risk standards and guidelines.

6.8.19 Use a risk management approach based on principles of: risk reduction at the source; risk reductions through land use controls and prescribed mitigation measures; emergency preparedness; emergency response; and, risk communication.
6.9 Open Space

The Open Space designation applies to those lands located between the Downtown and Core Residential areas, and the Heavy Industrial area. This space is intended to protect Ross Creek and provide a separation between Heavy Industrial uses and the City’s urban areas.

For the Open Space designation, Council’s policies are as follows:

6.9.1 Maintain an open space area between the City’s urban areas and Heavy Industrial lands, as indicated on the Future Land Use Plan (Map 2).
6.9.2 Do not permit any new industrial development within the Open Space area.

6.10 River Valley Greenbelt

The River Valley Greenbelt designation applies to those lands directly adjacent to the North Saskatchewan River. The river is a very important feature of the City aesthetically, historically, ecologically, and culturally. Within the Greenbelt area, the City aims to maintain high quality habitat with safe public access and recreational opportunities. Supporting these aims, a number of relevant plans are in place. These include: A Plan of Action for the Capital Region River Valley Park (2007), prepared for the River Valley Alliance; the City of Fort Saskatchewan River Valley Recreational Study Development Master Plan Report (1997); the River’s Edge Recreation Area Development Master Plan Update (2006); and, the West River’s Edge Recreation Area Access and Servicing Study Final Report (2007).

In areas adjacent to the City’s Industrial land base, the River Valley Greenbelt designation identifies a conceptual area to be protected as a natural area. Through further study, the City will identify appropriate environmental setbacks from the river’s edge. In the interim, as development applications occur on adjacent lands, environmental considerations will be reviewed to ensure the provision of adequate setbacks from the river’s edge.

For the River Valley Greenbelt designation, Council’s policies are as follows:

6.10.1 Maintain the River Valley Greenbelt as a natural space and recreation area for the enjoyment of all citizens.
6.10.2 Work with neighbouring jurisdictions to provide linkages to regional river valley trail networks.
6.10.3 Provide opportunities for safe public access to the river.
6.10.4 Implement the directions set in the Plan of Action for the Capital Region River Valley Park (2007); the City of Fort Saskatchewan River Valley Recreational Study Development Master Plan Report (1997); the River’s Edge Recreation Area Development Master Plan Update (2006); and, the West River’s Edge Recreation Area Access and Servicing Study Final Report (2007).
6.10.5 Maintain high quality riverfront habitat adjacent to the Heavy Industrial land base, ensuring the implementation of appropriate environmental setbacks between new industrial development and the river’s edge.
7.0 COMMUNITY DESIGN

Strategy Direction

Design for people with emphasis on human-scaled development, walkable neighbourhoods and the provision of amenities at the neighbourhood level.

Context

Community design is an important tool in ensuring a high quality, liveable environment for residents. Community design focuses primarily on the urban structure, with particular attention to the interface between the public realm (i.e. streets, parks, open spaces) and the private realm (i.e. homes, buildings, and yards). As a discipline, community design draws together many strands of place-making (e.g. economics, environmental and landscape design, engineering, architecture) in the development of places with a distinct identity. As Fort Saskatchewan grows and increases in density, attention to community design will be an important consideration in the development of high quality places that both residents and visitors can enjoy.

7.1 Urban Structure and Placemaking Policies

7.1.1 Encourage the development of the Downtown and Mixed Use Centres as primarily walkable precincts, with special attention given to the public realm and facilities for pedestrians.

7.1.2 Provide public realm improvements such as street furniture, public art, street trees, and other landscape features in urban areas, with special attention given to the Downtown and Mixed Use Centres.

7.1.3 Through implementation of area structure plans, encourage multiple connections to the existing street network and create a permeable network of internal streets.

7.1.4 Recognizing the role that streets and parks play as a key feature of the public realm, encourage building and housing development that face public streets and parks, rather than turning its back on the public realm.

7.1.5 Encourage a variety of land uses in the Downtown, Mixed Use Centres, and the General Urban Area, to promote integrated, complete neighbourhoods where residents can carry out most of their day-to-day activities.

7.1.6 Maintain the water tower, historic rail station, Warden’s House, and other features as historic landmarks that help to shape and preserve community identity.

7.1.7 In undeveloped portions of Westpark and Southfort, promote small block sizes, encouraging the development of 60 to 100 metre block widths in order to encourage walking and cycling.

7.1.8 In undeveloped portions of Westpark and Southfort, encourage the use of block shapes that can facilitate changes in future land uses.

7.1.9 For new developments, ensure that site layout and building design considers micro-climate and other physical conditions to create neighbourhoods that are sensitive to their site context and that reduce resource needs. Encourage the use of passive design strategies.

7.1.10 Develop guidelines to locate parking behind, under, above, or to the side of buildings where appropriate.
7.2 Sustainable Design Policies

7.2.1 Pursue a minimum LEED® Silver, Green Globes, or equivalent standard for all new or redeveloping civic facilities.

7.2.2 Explore opportunities to achieve LEED® for Neighbourhood Development standards on City redevelopment or private neighbourhood development projects.

7.2.3 Work with the development community to provide incentives for the development of buildings and developments that meet green building standards.

7.2.4 Throughout the City, ensure the remediation of any brownfield sites to avoid creating any orphaned sites.
8.0 MOBILITY

Strategy Direction

Provide safe and convenient access through the City’s neighbourhoods, with priority given to active modes (i.e. walking, cycling) and public transportation.

Context

The mobility framework plays an important role in establishing the City’s urban structure. The road network defines blocks, public transportation has the potential to influence choices around density and parking, and the quality of the pedestrian and bicycle network has an influence on the ability of residents to carry out non-vehicular local trips. As well, a robust transportation network provides for the efficient movement of people and goods. In planning the City, it is important to ensure that there is a balance between recognizing the implications that the transportation network has on urban form, and vice versa. As neighbourhoods and districts develop, coordinated land use and transportation planning is required to ensure that this balance can be met.

In terms of planning for mobility, it is important to think about all these various modes. Fort Saskatchewan currently has a well developed road network. However, future planning initiatives will also require a renewed emphasis on public transportation, and active transportation (e.g. pedestrian and cyclist networks). In the coming years, these alternative modes will become critical in transporting workers, supporting the goals of the Downtown Area Redevelopment Plan, and providing a robust transportation network for an intensifying City. As well, a focus on these alternative modes provides an opportunity for the City to reduce its transportation-related greenhouse gas emissions. For these reasons, increased priority will be placed on planning for pedestrians, cyclists, and transit users.

8.1 General Policies

8.1.1 Promote active transportation and public transportation as a priority over motorized modes. Evaluate infrastructure investments and development proposals based on their ability to support (in priority order):

- Walking;
- Cycling;
- Transit;
- Goods movement; and finally,
- Private vehicles.

8.1.2 Update the Transportation Master Plan to provide detailed plans, standards, and proposals for the pedestrian, cyclist, and public transportation networks, and use the Master Transportation Plan to guide transportation investments for all modes.

8.1.3 Develop and implement a Transportation Demand Management Plan with measures to reduce the overall percentage of trips taken by single occupant vehicles.

8.1.4 When undertaking transportation planning, ensure that streets are designed for all users, with adequate facilities for pedestrians, cyclists, and users of public transit, as well as consideration for the effective operation of Public Works and Emergency Services.
8.2 Pedestrians and Cyclists

8.2.1 Ensure the delivery of pedestrian and bicycle facilities throughout the City as an integral part of the transportation system for both recreational and commuting use.

8.2.2 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.

8.2.3 Continue to extend the multi-use trail network, including additional connections to the River Valley Greenbelt.

8.3 Public Transportation

8.3.1 Plan for public transportation as part of implementation of statutory plans, major development and redevelopment proposals.

8.3.2 Establish the Downtown area as the central hub for transit routing and connections to surrounding communities.

8.3.3 Undertake a study to establish the most practical location for a park and ride facility.

8.3.4 Work with the transit service provider to identify key transit corridors and potential additional routes within Fort Saskatchewan.

8.3.5 Work with the transit service provider on social marketing tools to increase transit ridership within the City.

8.3.6 Maintain frequent, rapid transit service between the Downtown and Edmonton’s Light Rail Transit system.

8.3.7 Continue active membership on select Capital Region Board Transit sub-committees to ensure Fort Saskatchewan transportation matters are reflected in the regional context and vice-versa.

8.4 Roadways

8.4.1 Use the Transportation Master Plan as a reference to ensure that adequate rights-of-way are preserved and incorporated into future development areas.

8.4.2 Limit vehicular accesses along Highways 15 and 21 to provide an expressway standard.

8.4.3 Ensure that Transportation Impact Studies are prepared to evaluate the impacts of major development on the safe and efficient movement of pedestrians, cyclists, public transit, and vehicles.

8.4.4 Review road standards to ensure that all roads are pedestrian-friendly with features such as parking lanes, street trees, boulevards, and landscaping to enhance the quality of the pedestrian environment and to buffer pedestrians from motorized traffic.

8.4.5 Work to reduce pedestrian barriers and to increase opportunities for safe crossings of major roads and expressways.

8.4.6 Through the Alberta’s Industrial Heartland Association, continue to explore the feasibility for the development of a bypass highway south of Fort Saskatchewan.
8.5 Parking

8.5.1 Review the Land Use Bylaw to implement reduced parking requirements in all areas, such as the Downtown and Mixed Use Centres, that have access to frequent transit and neighbourhood amenities, or where other strategies can be employed to effectively manage parking demand.

8.5.2 Investigate the use of parking controls (i.e. maximum requirements) to limit demand for parking.

8.5.3 Investigate opportunities to provide preferred parking or dedicated parking stalls for share cars, carpool users, and/or low emission vehicles.
9.0 HOUSING

Strategy Direction

Provide a range of housing types to meet the needs of all residents.

Context

Providing a diversity of housing options is a key priority identified in the Community Sustainability Plan. Currently, single detached housing predominates within the City. Nevertheless, the variety of housing options has increased in recent years (Table 2). Housing options are limited in many areas of the City and one of the desired outcomes identified in the Community Sustainability Plan was to ensure a diverse mix of housing options throughout the neighbourhoods. Availability of affordable housing is a concern as vacancy rates are typically low and stock is limited. In Fort Saskatchewan, housing affordability is particularly a concern for seniors; single person and single parent family households at or below the median renter income; and, larger households of five plus persons at or below the median renter income. Furthermore, neither transition nor shelter housing options are available in the City.

Table 2

Number of Dwelling Units

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<th>Dwelling Type</th>
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<th></th>
<th>1993 %</th>
<th></th>
<th>2008 N</th>
<th></th>
<th>2008 %</th>
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There are a number of current initiatives underway to address housing. On a regional basis, the Capital Region Housing Plan includes recommendations as to the general location of non-market and market-affordable housing, and options to increase the supply of both non-market and market-affordable housing. In Fort Saskatchewan, an affordable housing strategy has been adopted and implementation is underway, and this strategy will tie into the directions established in the Capital Region Housing Plan.
9.1  Diverse Housing Options

9.1.1 Encourage a range of housing types within all areas of Fort Saskatchewan, with close access to neighbourhood services and amenities.

9.1.2 Increase the overall density of housing in existing urban areas to reduce the requirement for additional infrastructure servicing and to meet the density targets established in the Capital Region Plan.

9.1.3 Increase the overall planned densities in the Southfort and Westpark ASP areas to bring these plans into conformance with the density targets for Fort Saskatchewan in the Capital Region Growth Plan.

9.1.4 Support sensitive infill and redevelopment in the Downtown, Residential Mixed Use Centres, General Urban Area, and Core Residential land use districts.

9.1.5 Prepare a secondary suite policy and implementation strategy that will result in an amendment to the Land Use Bylaw to enable more opportunities for secondary suites.

9.1.6 Develop incentives to support higher density housing and affordable housing. Explore the options available for density bonusing and reduction of the Off-Site Levy fees for affordable housing.

9.1.7 Create new regulatory frameworks that promote innovative housing forms, such as co-housing.

9.2  Affordable Housing

9.2.1 Implement the Affordable Housing Strategy to encourage the availability of affordable housing options through policies, regulations and incentives.

9.2.3 Achieve neighbourhood targets of 20% of new housing units to be developed as affordable or attainable housing.

9.2.4 Redevelop large City-owned infill sites with the goal of exceeding the neighbourhood targets for affordable and/or attainable housing.

9.2.5 Explore the potential to create a Community Land Trust to ensure affordable housing remains affordable in perpetuity.

9.3  Seniors’ and Supportive Housing

9.3.1 Support development opportunities that encourage aging in place. Such opportunities include the provision of smaller units throughout the City, and supportive housing.

9.3.2 Engage in partnerships to promote both market and non-market affordable housing to be developed for a variety of housing situations including seniors, people with special needs, and people experiencing transitional and emergency housing needs.
10.0 PARKS AND THE NATURAL ENVIRONMENT

Strategy Direction

Embrace the North Saskatchewan River Valley and sensitive ecosystems, and provide a linked network of formal and informal parks and open spaces.

Context

Fort Saskatchewan enjoys a large, integrated park system. With over 160 hectares of land dedicated to parks and open space, the City’s parks system is a highly valued amenity. There are three main purposes for the parks and open space system: to protect and enhance the natural environment, to provide recreation opportunities and to promote alternative transportation options. The City’s pathway network enables residents to use the system for both recreational and commuting purposes. While the City has many parks overall, the commercial and industrial areas have limited access to existing parks.

In 2008, the City finalized the Recreation, Culture and Parks Master Plan. This plan provides recommendations for future facilities, parks and open spaces. The Plan also outlines planning guidelines, management tools and a classification system to assist in the ongoing planning efforts for these community amenities.

As mentioned earlier, the North Saskatchewan River is of tremendous value to the City. As such, much of the existing open space and trail system is adjacent to the river valley providing access opportunities for recreation and habitat for wildlife. The City has been involved in a variety of planning initiatives to promote the river valley open space system including:

- River’s Edge Recreation Area Development Master Plan Update (2006)
- West River’s Edge Recreation Area Access and Servicing Study Final Report (2007)
- A Plan of Action for the Capital Region River Valley Park (2007)
- Recreation, Culture and Parks Master Plan (2008)
10.1 General Policies

10.1.1 Provide all neighbourhoods with access to passive and active recreational opportunities.

10.1.2 Review the Recreation, Culture and Parks Master Plan to ensure it is in keeping with the Community Sustainability Plan and the MDP, and then implement the plan’s goals.

10.1.3 Provide a full range of appropriate major recreational facilities to meet the needs of the community.

10.1.4 Explore the feasibility of relocating the Dow Centennial Ball Fields.

10.1.5 Promote public space programming to encourage residents to use the open space that is available within the City and to encourage civic pride.

10.1.6 Investigate opportunities to utilize conservation tools (i.e., transfer of development credits, conservation easements, and land trusts) made available through the Provincial Land Use Strategy and other provincial policies to develop and enhance the open space and trails network.

10.1.7 Create a natural areas policy to promote open space opportunities focused on protecting ecologically significant areas and wildlife habitat.

10.1.8 Establish and provide resources for the Natural Environment taskforce to implement the goals of the Community Sustainability Plan. The taskforce is intended to be comprised of members of Council, staff and the public.

10.2 Municipal, School and Environmental Reserves

10.2.1 Require municipal and school reserves dedication equal to 10% of the land remaining after any environmental reserve has been dedicated as part of a new subdivision process as per Sections 666-670 of the MGA, as amended. Reserve lands should be the primary option with cash-in lieu taken only when land would not integrate with the Recreation, Culture and Parks Master Plan’s Pathway and Parks Network Plan.

10.2.2 Require environmental reserve dedication as per Section 664 of the MGA, as amended. Environmental reserve lands shall remain as natural areas or may be used for trails as long as a trail will not unduly impact the natural environment.

10.2.3 Require that environmental reserve, municipal and school reserves be identified through the ASP and ARP processes, to the satisfaction of the Municipality.

10.2.4 Ensure that industrial ASP and ARP processes consider preservation of land for parkland, and that municipal reserves are established for this purpose.

10.2.5 Collaboration with the school authorities should occur to identify the necessary requirements and locations for parks and school grounds.

10.2.6 Encourage joint use of municipal reserve lands for recreational, park and school purposes.
10.3 Waterbodies

10.3.1 No development shall occur within the 1:100 year flood fringe area of the North Saskatchewan River, Ross Creek or other waterbodies or natural features, with the exception of permitted and discretionary uses listed in the PR – Parks and Recreation Land Use District, in accordance with the Land Use Bylaw, as amended.

10.3.2 Preserve the river valley as open space, recreation areas, and wildlife habitat for the enjoyment of the whole community. Only development for the purposes of conservation, recreation and utility servicing shall be allowed within the river valley. Native vegetation along the river and creek lands should be preserved.

10.3.3 The City should continue to participate in the North Saskatchewan River Valley Alliance.

10.3.4 Work to implement the direction set in the City of Fort Saskatchewan River Valley Recreational Study Development Master Plan Report (1997); the River’s Edge Recreation Area Development Master Plan Update (2006); the West River’s Edge Recreation Area Access and Servicing Study Final Report (2007); and, the Plan of Action for the Capital Region River Valley Park (2007).

10.3.5 Explore and implement additional opportunities for public access to the North Saskatchewan River.

10.3.6 New development near steep slopes shall be setback from the Top of Bank in accordance with the Land Use Bylaw, as amended.

10.3.7 Design of subdivisions shall incorporate natural water courses and waterbodies as community amenities and critical elements of the ecosystem function.

10.4 Pathways and Trails

10.4.1 Facilitate the continued development of community and regional trail systems that provide connectivity for both leisure and commuting purposes.

10.4.2 In support to the Recreation, Culture and Parks Master Plan, develop a Trails Master Plan to ensure continued trail system connectivity throughout the City.

10.5 Maintenance

10.5.1 Commit to high standards of maintenance for the park system to ensure that residents feel safe using the parks.

10.5.2 Consider naturalization and xeriscaping for parks, where possible, to reduce water, energy and labour requirements.

10.5.3 Promote the development of an urban forest by establishing a tree management policy that will address tree cutting, retention and replacement for public and private lands.
11.0 INFRASTRUCTURE AND RESOURCE MANAGEMENT

Strategy Direction

Use infrastructure efficiently and promote conservation of natural resources.

Context

The City’s infrastructure systems include the water system, the sanitary sewer system, the stormwater management system, the solid waste management system, and additional utilities (electricity, gas, cable, telecommunications) that are provided by others. While the City is directly responsible for some infrastructure systems (such as the stormwater system and the water and sanitary sewer distribution systems), others are managed on a regional basis. The water supply comes from the North Saskatchewan River and is piped to the City from a treatment facility in Edmonton. Sanitary sewage is treated at a Regional Secondary Treatment Plant. Solid waste is managed at a regional landfill facility.

All of the City’s infrastructure services are essential for the day-to-day health and well-being of Fort Saskatchewan residents. There are a number of key concerns in the management of City and regional infrastructure. These include:

- Conservation and protection of the water supply;
- Safe disposal and treatment of sanitary sewer;
- Ensuring a high quality of stormwater effluent;
- Reducing waste and providing options for recycling; and,
- Conserving and generating energy.

Going forward, there are a number of opportunities to explore integrated resource management strategies to create more efficient systems. At the City level, examples could include providing local renewable, low emission energy sources; using integrated approaches to stormwater management to reduce overall water consumption; or developing water and energy conservation strategies. Beyond the City’s infrastructure systems, there are also a number of tools available to the City to encourage the protection of natural resources.

11.1 General Policies

11.1.1 Ensure that infrastructure capacity constraints, including water, wastewater, and stormwater, are considered as part of the review process for development projects.

11.1.2 Explore the use of community-based social marketing programs to encourage energy, water conservation, and solid waste management.

11.1.3 Regularly update long-range infrastructure master plans for water, sanitary sewer, and stormwater.
11.2 Water

11.2.1 Support regional efforts to ensure the reliability of the North Saskatchewan River water supply.

11.2.2 Employ landscape standards to require the provision of drought resistant landscaping as part of any new developments.

11.2.3 Preserve downstream watershed quality by monitoring the quality of storm and creek waters that feed into the North Saskatchewan River from the City, and by minimizing the impacts of development on the overall watershed.

11.2.4 Develop a leak detection plan to minimize losses in the water distribution system.

11.2.5 Implement the use of low-flow water fixtures in municipal facilities and promote the installation of low-flow water fixtures in private buildings.

11.2.6 Optimize the use of existing system capacity by encouraging infill and redevelopment.

11.2.7 Develop a water conservation strategy to meet the targets established in the Community Sustainability Plan.

11.3 Sanitary Sewer

11.3.1 Optimize the use of existing system capacity by encouraging infill and redevelopment.

11.3.2 Discourage the use of new private sewage disposal systems.

11.3.3 Collaborate with regional partners to develop an efficiency plan for the sanitary sewer system and to explore opportunities for sewer heat recovery.

11.3.4 Complete the necessary system modeling and analysis to ensure the increased residential density in Developing areas can be economically supported by current design.

11.4 Stormwater Management

11.4.1 Review development regulations to encourage the use of low impact development techniques for stormwater.

11.4.2 Maximize retention of stormwater or require enhancement to natural wetlands where possible to ensure a high quality of stormwater effluent.

11.4.3 Minimize effective impervious area for all new development to reduce development related stormwater run-off.
11.5 Energy

11.5.1 Ensure the efficient use of energy within City operations.
11.5.2 Promote the efficient use of energy by City of Fort Saskatchewan businesses and residents.
11.5.2 Explore opportunities to provide local renewable, low emission energy sources such as solar or wind.
11.5.3 Explore opportunities to implement district heating systems.
11.5.4 Encourage innovative techniques to conserve energy as part of eco-industrial developments in Alberta’s Industrial Heartland.
11.5.5 Continue to support no idling policies for civic vehicles and promote community-wide anti-idling strategies.
11.5.6 Develop an energy conservation strategy to meet the targets established in the Community Sustainability Plan.

11.6 Solid Waste

11.6.1 Continue to offer recycling and compost services, as well as annual specialized recycling opportunities such as toxic materials, large items and Christmas trees.
11.6.2 Promote increased diversion of solid waste from the landfill.
11.6.3 Explore opportunities for community-based social marketing programs to increase usage of recycling and compost services.
11.6.4 Promote the principles of reducing, reusing, recycling, and recover in City operations.

11.7 Air Quality

11.7.1 Work with industry, senior levels of government, and the Fort Air Partnership to maintain good air quality.
12.0 SENSE OF COMMUNITY

Strategy Direction

Through community planning, promote safety, inclusivity, and participation, and celebrate Fort Saskatchewan’s rich history.

Context

Sense of community is one of the most important factors for residents of the City. In developing the Community Sustainability Plan and the Municipal Development Plan, it was apparent that residents think many aspects of the Municipal Development Plan are essential to city life, but that a sense of community brings the city to life.

The citizens of Fort Saskatchewan want the City to grow and become vibrant, but they do not wish to lose the small town feel and friendly attitudes. Public support is strong for municipal leadership and promotion of community-building initiatives. Currently, citizens enjoy a wide variety of social and cultural services and amenities that are offered within the city boundaries.

Recreation and leisure options are abundant and the 2009 Citizen Satisfaction Survey reported that a significant majority of residents (78%) are very satisfied with the recreational facilities and programs available in the city.

In addition to these aspects of community life, residents strongly support developing a community that is highly inclusive. To accomplish this, the community needs to promote opportunities to celebrate multiculturalism and find opportunities for people of all ages, and interests.

12.1 General Policies

12.1.1 Promote land use patterns and mobility connections that foster community interactions.

12.1.2 Implement the Recreation, Culture and Parks Master Plan, as amended from time to time.

12.1.3 Establish and provide resources for the Compassionate Communities and Sense of Community taskforce to implement the goals of the Community Sustainability Plan. The taskforce is intended to be comprised of members of Council, staff and the public.

12.1.4 Develop Quality of Life indicators through the work of the Community Sustainability Plan taskforces, establish baselines for these indicators, and continuously monitor and communicate the outcomes to the public.

12.2 Social

12.2.1 Implement the Social Action Plan, as amended.

12.2.2 Collaborate with potential partners to provide a high level of health care within the City through appropriate facilities and attracting/retaining health care providers.

12.2.3 Collaborate with regional educational partners, businesses and local school authorities to encourage the provision of a wide diversity of educational opportunities within the City.
12.2.4 Continue to explore opportunities for post-secondary education institutions within the City.

12.2.5 Continue to provide support to the local library.

12.2.6 Encourage civic involvement by seniors and ensure seniors’ needs are addressed within the Social Action Plan.

12.3 Youth

12.3.1 Promote youth participation in civic life by encouraging youth programming and leadership opportunities.

12.3.2 Create a youth strategy to provide recreation, leisure and skills training opportunities for the City’s youth.

12.3.3 Encourage the creation of childcare facilities within neighbourhoods.

12.4 Safety

12.4.1 Ensure residents and businesses are protected by supporting a high quality of protective services. The City shall implement the Protective Services Master Plan, as amended from time to time.

12.4.2 Endorse Crime Prevention Through Environmental Design (CPTED) principles for city design with the exception of areas dedicated to wildlife habitat.

12.4.3 Ensure the City continuously updates the Emergency Response Plan and provides necessary resources to implement it, as necessary.

12.5 Recreation and Culture

12.5.1 Recognize outstanding volunteers and generally promote volunteerism in the community.

12.5.2 Continue to collaborate with business partners to develop and/or maintain high quality recreation and leisure facilities.

12.5.3 Promote joint use of recreational facilities to enable all community members to use these facilities.

12.5.4 Integrate culture and the arts into public space planning and design.

12.5.5 Support the local arts community by involving local artists in beautification, revitalization and public space projects.

12.5.6 Promote civic programming of public spaces to celebrate the City’s history and contemporary culture.

12.5.7 Develop a heritage resources management plan including an inventory of all buildings, structures, landscapes, and archaeological resources, and policies to promote the conservation and reuse of heritage resources.
13.0 RESPONSIVE LOCAL ECONOMY

Strategy Direction

Promote economic diversity, embrace education and employment opportunities, and support eco-industrial development.

Context

The City’s economy is primarily driven by industrial businesses. The City is in partnership with Alberta’s Industrial Heartland Association to promote eco-industrial cluster development in both new development areas and older, redeveloping industrial areas. The City has land available for medium and light industry, and there are opportunities to intensify the use of heavy industrial lands within the City’s boundaries. As a result of the predominance of industrial business, particularly related to the petroleum industry, the City has identified the need to diversify the economy to mitigate long-term changes in this industry. The City has also identified a need to provide local educational opportunities related to surrounding eco-industrial development.

The business community and the City are actively involved in many partnerships including:

- An active Chamber of Commerce;
- The Economic Development board, supported by appropriate staff resources, which is charged with developing economic development strategies to promote City strategic direction;
- Alberta’s Industrial Heartland Association; and
- Business support for local cultural and recreational amenities.

The commercial land base is concentrated in the Downtown and along Highways 15 and 21. Within this land base, there are significant opportunities available to the City for redevelopment. Both the old hospital site and the underutilized mall site encompass significant tracts of land that could bring new life to these areas in a significant way. Furthermore, implementation of the Downtown Area Redevelopment Plan and Design Guidelines will transform the City Centre into an attractive place to conduct business.

13.1 General Policies

13.1.1 Continue to partner with Alberta’s Industrial Heartland Association and support their initiative to develop eco-industrial chemical clusters in the region.

13.1.2 Establish and provide resources for the Supporting Businesses taskforce to implement the goals of the Community Sustainability Plan. The taskforce is intended to be comprised of members of Council, staff and the public.

13.1.3 Support the efforts of Fort Saskatchewan business owners to achieve a strengthened local economy with a specific emphasis on the Downtown.
13.2 Redevelopment

13.2.1 Continue to encourage redevelopment of the mall and old hospital sites.
13.2.2 Promote downtown revitalization by implementing the Downtown Area Redevelopment Plan and Design Guidelines.

13.3 Economic Diversification

13.3.1 Support economic diversification by ensuring there are sufficient commercial and industrial lands available to suit a variety of business opportunities.
13.3.2 Establishing an economic development strategy that places emphasis on economic diversification, marketing and includes a business and industry location strategy that aims to create a variety of business and employment opportunities in the downtown, industrial areas and throughout the neighbourhoods.
13.3.3 Collaborate with local business associations and industry to support the continued development of existing businesses and attract new businesses and industries to meet the needs of the local population.
14.0 INTERMUNICIPAL COOPERATION

Strategy Direction

Foster regional cooperation regarding shared resources and promote regional coordination of future development including economic development, infrastructure and services.

Context

Intermunicipal cooperation is an important element of planning for communities because often there are opportunities to gain efficiencies and additional benefit from coordinated regional efforts related to economic development, infrastructure, transportation, social programs, major recreation, and stewardship of the natural environment. The Province of Alberta has recently initiated a Provincial Land Use Strategy that includes a requirement for regional plans related to land use and transportation. It is expected that the North Saskatchewan Regional Plan will be completed in 2010. The City will work to collaborate during the creation of this plan, and subsequently to understand and act in accordance with the plan’s framework.

At a sub-regional level, the City is currently a member of the Capital Region Board, whose mandate is to develop a regional plan that will address land supply, development densities, regional infrastructure, intermunicipal transit systems, information services and affordable housing specific to the Capital Region.

At the local level, the City currently has a boundary agreement in place with Strathcona County, but does not have such an agreement with Sturgeon County or the City of Edmonton. The City recognizes the need to coordinate efforts at all scales of the region, and the strategic direction is to promote regional cooperation in a variety of arenas.

14.1 General Policies

14.1.1 Work with the Capital Region Board to accomplish regional planning goals.

14.1.2 Establish working relationships with the agencies responsible for implementing the Provincial Land Use Framework and the North Saskatchewan Regional Plan.

14.1.3 Partner with neighbouring municipalities, and stakeholders to assess, monitor and plan for appropriate human impacts within the North Saskatchewan River watershed. The City should make all efforts to understand potential downstream impacts of development and city activities and take precautions to reduce or mitigate negative impacts.

14.1.4 Continue to promote partnerships for regional infrastructure, transportation, transit, protective and emergency services, social services, and any other service that may gain efficiency from a regional approach.

14.1.5 Continue to work in partnership with Alberta’s Industrial Heartland Association to promote regional economic development.
14.2 Intermunicipal Planning

14.2.1 Participate in any joint planning exercises for Priority Growth Areas adjacent to Fort Saskatchewan, as influenced by the Capital Region Growth Plan.

14.2.2 Continue to adhere to the Boundary Accord that is in place with Strathcona County until such time that the Accord expires or joint planning with Strathcona County necessitates any amendments to the Accord.

14.2.3 Upon receiving application for the following amendments to bylaws and statutory plans the City will request official comment from affected municipalities, following the schedule below:

<table>
<thead>
<tr>
<th>Type of Application</th>
<th>Referred to</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Land Use Bylaw Amendments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• New LUB</td>
<td>All</td>
<td>28 days</td>
</tr>
<tr>
<td>• Single Detached Residential</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>• Medium Density Residential</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>• High Density Residential</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>• Downtown Commercial</td>
<td>None</td>
<td></td>
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<tr>
<td>• Highway Commercial</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>• Neighbourhood Commercial</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>• Light/Medium Commercial (within 1.6km)</td>
<td>Strathcona</td>
<td>28 days</td>
</tr>
<tr>
<td>• Heavy Industrial (within 1.6km)</td>
<td>Strathcona/Sturgeon</td>
<td>28 days</td>
</tr>
<tr>
<td><strong>2. Area Structure Plan</strong></td>
<td></td>
<td></td>
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<tr>
<td>• New ASP/ARP (within 1.6km)</td>
<td>Affected/Adjacent</td>
<td>28 days</td>
</tr>
<tr>
<td>• Amendments (within 1.6km)</td>
<td>Any Affected</td>
<td>21 days</td>
</tr>
<tr>
<td><strong>3. Municipal Development Plan</strong></td>
<td></td>
<td></td>
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<tr>
<td>• New MDP</td>
<td>All</td>
<td>28 days</td>
</tr>
<tr>
<td>• Amendments</td>
<td>All</td>
<td>28 days</td>
</tr>
<tr>
<td><strong>4. Road Closures</strong></td>
<td>Any Affected</td>
<td>14 days</td>
</tr>
<tr>
<td><strong>5. Heavy Industrial Proposals</strong></td>
<td>Strathcona/Sturgeon</td>
<td>28 days</td>
</tr>
<tr>
<td>(within 3.2km)</td>
<td></td>
<td></td>
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</tbody>
</table>
14.2.4 Cooperate with Strathcona County in reviewing and updating the Intermunicipal Development Plan.

14.2.5 Through the Intermunicipal Relations Committee with Strathcona County, take measures to rationalize the west City boundary to encompass land identified in the Westpark Area Structure Plan.

14.2.6 Be an active participant on regional boards and committees and provide leadership in the formation of a regional economic development agency (see also policy 4.4).

14.2.7 Seek partnerships with neighbouring municipalities, public and private interest in providing services to ratepayers in the most cost-effective and efficient manner possible.

14.2.8 Seek to resolve issues and concerns to the mutual benefit of affected parties through the use of alternative dispute resolution mechanisms if and as required.

14.3 Development Applications

14.3.1 Consult with City of Edmonton, Sturgeon County, and Strathcona County by circulating redesignation, subdivision and development applications that may result in impacts to these adjacent municipalities.

14.3.2 Encourage the City of Edmonton, Sturgeon County, and Strathcona County to consult with the City by circulating redesignation, subdivision and development applications that may result in impacts to the City and its residents.
15.0 PUBLIC ENGAGEMENT AND COMMUNICATION

Strategy Direction

Promote meaningful civic involvement in municipal projects and decisions.

Context

The City recognizes that meaningful public involvement in municipal projects results in invaluable information. The City currently engages with the public on a wide variety of projects including Council’s strategic planning process and development policies. The City also hosts a number of boards and committees that have members of the public as key participants. The City encourages civic involvement in municipal decisions, and is continuously improving its process to ensure the public has the opportunity to participate meaningfully in civic decisions.

15.1 General Policies

15.1.1 Develop a public participation framework to ensure that consideration for public involvement is consistent for all municipal projects.

15.1.2 Within the public participation framework, promote creative participation techniques and recognize the need to reach out to all groups within the City.

15.1.3 Actively encourage the public to be involved in municipal decision-making and the implementation of the Community Sustainability Plan and Municipal Development Plan vision.

15.1.4 Be proactive in providing transparent communication to the public regarding opportunities for involvement and upcoming municipal decisions.

15.1.5 Establish standards regarding the type and quality of public engagement for all development proposals. Ensure that all development applications meet the public engagement standards before being considered for approvals.

15.1.6 Require municipal initiatives and development proposal applications to communicate how the proposal contributes to the Community Sustainability Plan’s vision and goals.
16.0 IMPLEMENTATION AND MONITORING

Strategy Direction

Ensure conformity of all municipal plans and policies with the MDP and to promote monitoring of key indicators as an essential component of this living plan.

Context

A plan’s success does not occur through its adoption. Rather, a plan succeeds when it results in tangible “on the ground” impacts. Decisions throughout the development process must conform to the MDP policies, and as such, some plans developed previously may require amendments to implement the community’s vision successfully.

Once implementation has begun, monitoring is an essential part of the planning process. Planning is an iterative process in which monitoring provides data reflecting the progress being made. This allows the City to understand the actual impacts of the Plan’s policies. Monitoring of key indicators provides information on whether the policies and implementation are resulting in the desired outcome. Annual review of these indicators can provide information on trends which can then be used to reassess policies and priorities to align better with the intended outcomes.

16.1 Conformity

16.1.1 All statutory plans and documents, including revisions, shall conform to the MDP. The City shall review all existing statutory and non-statutory plans to ensure that they are consistent and where necessary, prepare amendments.

16.1.2 Subdivision and development plans shall conform to this Plan, applicable statutory plans, and the Land Use Bylaw.

16.2 Review and Amendments

16.2.1 Council may consider possible amendments to this Plan from time to time to respond appropriately to changing or unforeseen circumstances.

16.2.2 Undertake a comprehensive review of the MDP approximately five years after adoption, and amend the MDP as necessary.
16.3 Implementation

16.3.1 Where appropriate, in redevelopment areas where neighbourhood character has the potential to change significantly, Area Redevelopment Plans may be required at the discretion of Council. Area Redevelopment Plans shall be prepared in accordance with Sections 634-635 of the Municipal Government Act, as amended.

16.3.2 Conduct a comprehensive review and update the Off-Site Levy Bylaw at minimum every five years.

16.3.3 Develop a detailed implementation plan that identifies timelines, staff and financial resources required to accomplish the goals of the MDP.

16.3.4 Annually review the MDP implementation plan and make adjustments as necessary. The annual review should include public engagement to continue to provide insights into municipal priorities.

16.3.5 Develop a triple bottom line assessment framework, in conjunction with a Fiscal Impacts Model, to be used to understand potential implications and benefits of municipal initiatives and proposed development applications. City staff should provide the assessment as part of their Council reports to enable Council to review the assessments as part of the decision-making process and to ensure transparency to the public.

16.4 Monitoring

16.4.1 Establish a community-based monitoring plan that will assess the impacts of the Municipal Development Plan and the Community Sustainability Plan.

16.4.2 Engage the public through the Community Sustainability Plan taskforces to participate in developing a final set of monitoring indicators and the monitoring plan. The current Community Sustainability Plan provides recommendations for indicators that could be used.

16.4.3 Prepare an annual monitoring report to publicly communicate the progress made in the previous year and make recommendations for improvements that could be undertaken to improve the effectiveness of the Plan’s implementation.
Municipal Development Plan

Prepared by:

Urban Systems Ltd.
Suite 200, 10345 - 105 Street NW
Edmonton, AB T5J 1E8
Canada

T: 780.430.4041
F: 780.435.3538
www.urban-systems.com