

Pointe Aux Pins Resident Concerns – Response from Fort Saskatchewan

We would like to thank both Brian Spence and Doug Ellett for acting as representatives for the Pointe Aux Pins (PAP) residents and for meeting with administration on two occasions to share and communicate concerns regarding the proposed annexation. The City endeavors to work with residents during the transition phase if a boundary adjustment is approved by the Province.

A written Memorandum on November 7, 2018 outlining 12 concerns was provided by Brian and Doug and discussed during our first meeting. At the second meeting Doug and Brian asked that the City provide a written response to the concerns raised so that they could communicate the message to the rest of the PAP residents. Below is the City's response to those 12 questions that we would like to share:

1. East/West road (Township Road 543):
 - City will undertake design with Engineering firm including engagement and consultation with PAP residents on the proposed design – Spring/Summer 2019.
 - Council approval of construction dollars for improvements as per annexation agreement terms between City & County – 2019.
 - Construction of Township Road 543 improvements – After annexation decision from Province. Targeting summer of 2020, but may be delayed if annexation decision is delayed.
 - The City will be increasing its Municipal Enforcement presence on this road prior to improvements being constructed.

2. North/South road (east of subdivision – Township Road 543):
 - At this time the City does not know what the future plans are for development. Therefore we cannot at this time determine what this road will look like in the future and whether it remains as is.
 - The City commits that it will undertake a transparent planning process to determine the ultimate decision with the road.

3. Sewer Service:
 - The City is not seeking to force a connection to its system. Should PAP residents desire connection to municipal services, the possibilities can be explored through the planning process.
 - Costs to connect will be borne by the Residents, not by the City. The City can act as a facilitator.

4. Water Service:
 - Provided the water co-op is able to continue to provide safe water in an effective manner, the City is not seeking to force a connection to its system. Should PAP residents desire connection to municipal services, the possibilities can be explored through the planning process.
 - Costs to connect will be borne by the Residents, not by the City. The City can act as a facilitator.

5. Land zoned east of PAP subdivision:
 - At this time the City does not know what the future plans are for development. Therefore we cannot at this time commit to green spaces or size and style of residential housing forms.
 - The City commits that it will undertake a transparent planning process to determine the future land uses prior to any new land development occurring.

6. Land to be developed west of PAP subdivision:
 - Same answer as #5.

7. Pedestrian & Bike Paths:
 - Same answer as #5 and that the ultimate design for pedestrian and cyclist infrastructure investment will occur after the transparent planning processes.

8. Future Fences east of PAP subdivision:
 - The design details for fencing installed by developers has not been determined. There are a number of planning approval processes to occur prior to determining the style and colour design of developer fences.

9. Construction noise & dust etc.
 - The city through the development agreement process outlines how dust, debris and noise is managed when new development commences next to existing development.
 - Also, the City's Municipal Enforcement services has been very diligent in enforcing any construction debris in newly developing areas.

10. Taxation:
 - The City has committed to applying the lower of the tax rates between the County and City until development occurs on the property or December 31, 2049.
 - PAP properties are unique in that parcel is considered developed as estate residential. If you apply to build a deck or a shed etc. the tax protection will be upheld. However, if you tear down your house and build a new one, or you apply to subdivide the parcel(s), then that would remove the tax protection.

11. Parkland between lot 109 & 121:

- This is not public parkland. It is a private land holding that is part of the parcel legally described as Northwest Quarter Section 13, Township 54, Range 23, West of the 4th Meridian which is the parcel of land west of the PAP subdivision.

12. Caveats on existing PAP properties:

- The City is not aware of what the caveats are for. Further investigation will be required to understand if these are caveats that are registered on title were for municipal restrictions or if they are civil caveats that are imposed by the residents themselves. The City could assist with the research with PAP residents.

The City would like to keep an open dialogue with PAP residents during this process. If there are further questions of clarification related to improvements to Township Road 543, please provide your contact details with our office so that when the engagement process for the design begins in the Spring/Summer the Project Team for the City can directly reach out to you on the program.

Thank you,

Dean McCartney
Manager, Development Planning
City of Fort Saskatchewan
780-992-6234

Pointe aux Pins Resident Concerns re Annexation

DRAFT as of November 7, 2018

- DWY ELLETT call 780 702-5357
HINK 780 992-8232

Memorandum

From: Pointe aux Pins Residents

Subject: Fort Saskatchewan Annexation – Concerns of Pointe aux Pins Residents

The purpose of this document is to summarize the concerns of the residents of the Pointe aux Pins subdivision with the proposed annexation of land by the City of Fort Saskatchewan ("the City") which would include our property. The intent is that document will be adjusted from time to time as new concerns arise and existing concerns are satisfied.

The current summary of concerns is as follows:

1. East/west road that is North of Pointe aux Pins subdivision - in general, there is a concern over the safety of pedestrians using the road, due to the large amount of traffic from Dow Centennial Field and the dog park. Potential improvements include:
 - Lighting for the road.
 - Adjust the grade of the road to be more gradual, particularly near the intersection with the north/south road that runs in front (east) of the subdivision.
 - Trail for bikes and pedestrians beside the road.
 - Fix the tight intersection where the east/west road joins with Wilshire Boulevard. A potential temporary fix would be a 3 way stop at that intersection to slow the speed of traffic on Wilshire Boulevard.
 - As a sign of good faith, perhaps these road fixes could be made in advance of the annexation being finalized. Earlier in the year, there seemed to be stakes by the road, which suggested it was being improved, but those stakes have now been removed.

2. North/south road in front (east) of the subdivision
 - Will that road become a through road or a main road? Or, will it remain a dead-end road? The latter is preferred to minimize traffic.
 - Will that road remain a country road with ditches or will it become a city road with curbs?

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3. Sewer service – currently, residents use septic tanks and fields for dealing with sewer. When does the City intend to connect the Pointe aux Pins residents with City sewer? What will the financial and other terms look like for that service?
4. Water service – currently, most of the subdivision residents are part of a Water Co-op that purchases water from the County of Strathcona, then distributes it to residents using a trickle system.
 - When does the City intend to connect the Pointe aux Pins residents with a full pressure water system?
 - What will the financial and other terms look like for that service?
 - Until a full pressure system is in place, what rate will the City charge to residents for the water purchased by the Water Co-op.
5. How will the land be zoned that is next to (east of) the Pointe aux Pins subdivision? Within this general category, there are many concerns, as follows:
 - Will there be a green space between the new City residents and the existing Pointe aux Pins subdivision? By green space, we do not mean baseball and soccer fields.
 - For the residents that are closest to Pointe aux Pins, we prefer larger lots with single family homes. We also prefer that the back of those properties face the front of the Pointe aux Pins properties, with a berm separating the Pointe aux Pins subdivision from the new development.
 - Retain the wetlands that currently exist east of the approximate middle of the Pointe aux Pins subdivision. Alternatively, these wetlands could be increased in size to attract more birds.
 - We would prefer that the land east of the Pointe aux Pins subdivision be left undeveloped for as long as possible.
6. Is there any intention to develop the land to the west of the subdivision?
7. We do not want to have pedestrian and bike paths that cut through our subdivision down to Pointe aux Pins Creek or to the North Saskatchewan River?

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8. When the land to the East of Pointe aux Pins subdivision is developed, is it possible to minimize the use of the green wood fences that are in place for many other subdivisions?
9. Does the City have any plans for dealing with construction noise, dust and debris that will result when development of the land east of the subdivision commences?
10. How will the annexation affect our property tax rates?
11. Does the City intend to do anything with the parkland currently set aside in the Pointe aux Pins subdivision (between 109 and 121)?
12. Currently, the Pointe aux Pins subdivision has certain restrictions on activities of the residents and caveats on the use of the property. Will any of those restrictions or caveats change after annexation?