



**A BYLAW OF THE CITY OF FORT SASKATCHEWAN, IN THE PROVINCE OF ALBERTA,
TO AMEND THE JOSEPHBURG ROAD NORTH INDUSTRIAL AREA STRUCTURE PLAN,
BYLAW C9-15**

BYLAW NO. C27-21

WHEREAS the *Municipal Government Act*, R.S.A.,2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality may adopt an Area Structure Plan;

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

1. That “Josephburg Road North Industrial Area Structure Plan”, attached as Schedule “A-1”, and forming part of Bylaw C27-21, is hereby adopted.
2. This Bylaw is cited as the “Amending the Josephburg Road North Industrial Area Structure Plan Bylaw C9-15”.
3. That Schedule “A” of Bylaw C9-15 is replaced with Schedule “A-1” attached hereto, with amendments to the following sections:
 - a. Add to Section 4.5 - Environmental Management:

4.5.5 Site Specific Municipal Reserve Dedication	4.5.5 Two municipal reserve parcels, approximately 2.95 ha in total size, are located in the southwest Plan area, north of Secondary Road 550 and southwest of 90 Avenue.	4.5.5 Extra topsoil from the surrounding development will be placed within these MR parcels. The site will accommodate tree plantings that will serve as a tree stand and carbon sink. The site is not intended for public recreational use.
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- b. Add to Section 4.5 - Environmental Management:

Two Municipal Reserve parcels are located in the southwest Plan area which will provide a carbon sink and future tree stand which is not intended for public recreational activities. The site will accommodate a stockpile from surrounding development and tree plantings so that little to no maintenance is required by the City. Native tree species will be provided throughout this MR parcel which will densify the area throughout the years.

c. Amend Figure 1:

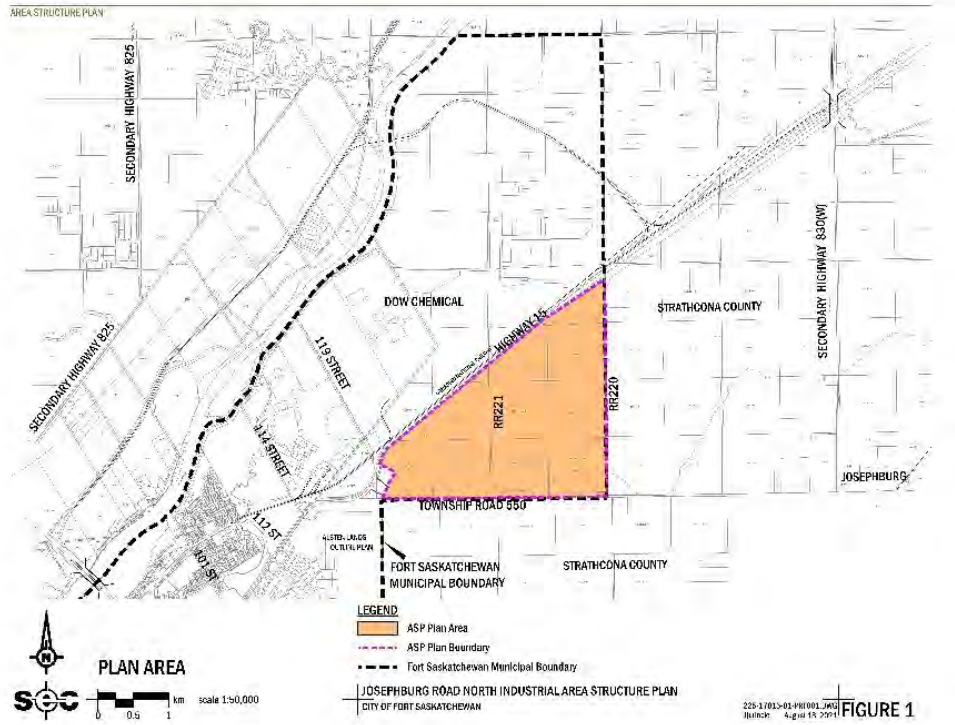


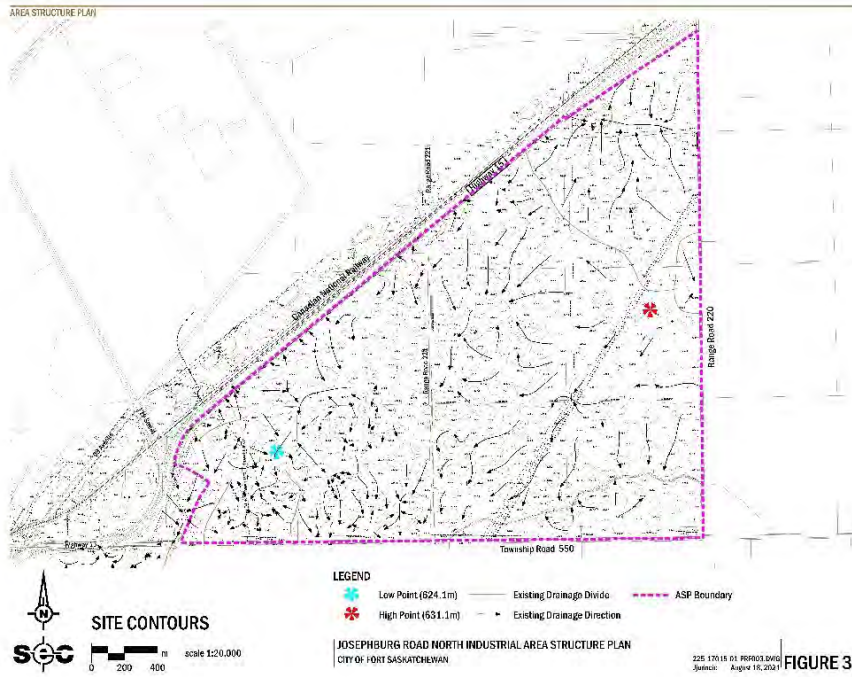
FIGURE 1

d. Amend Figure 2:

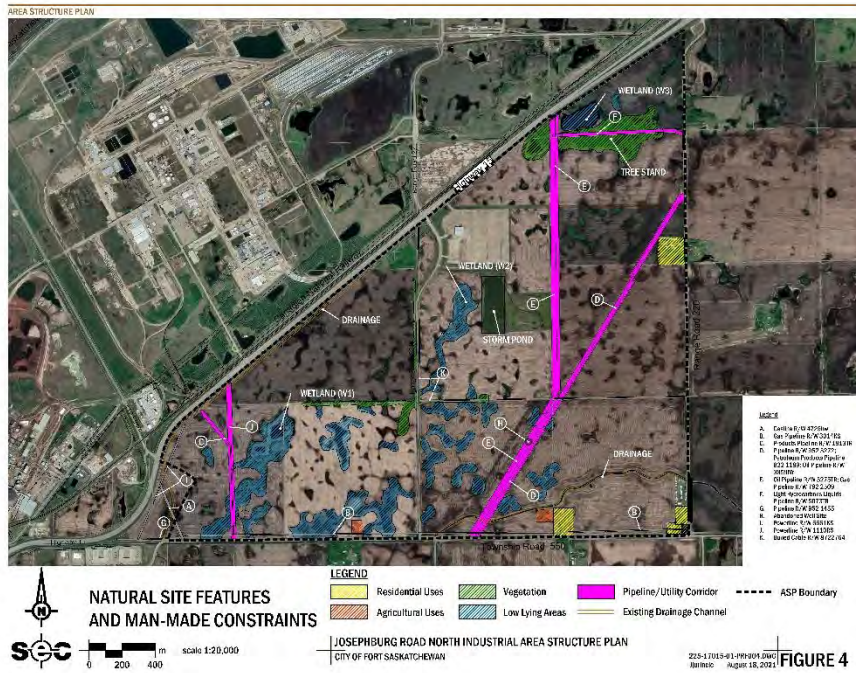


FIGURE 2

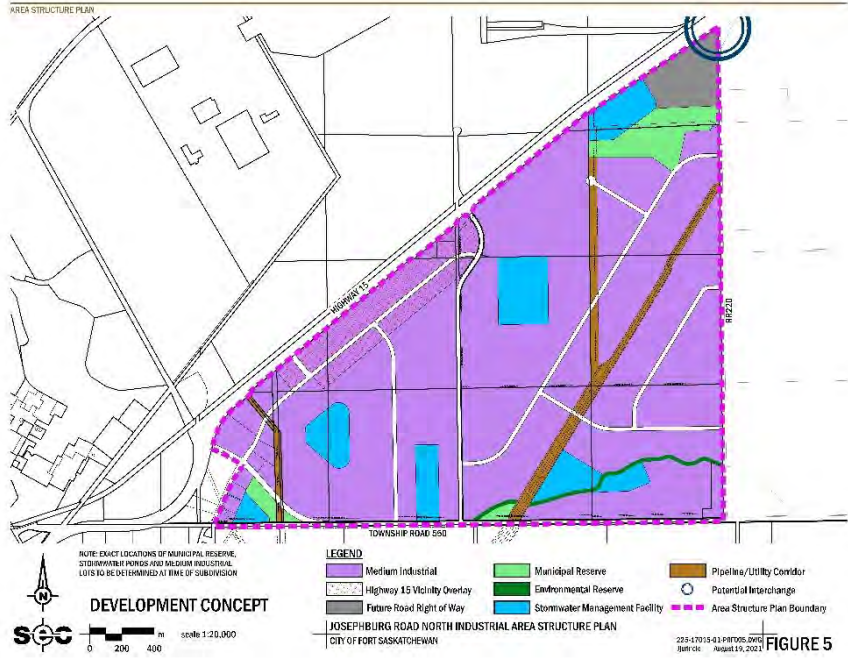
e. Amend Figure 3:



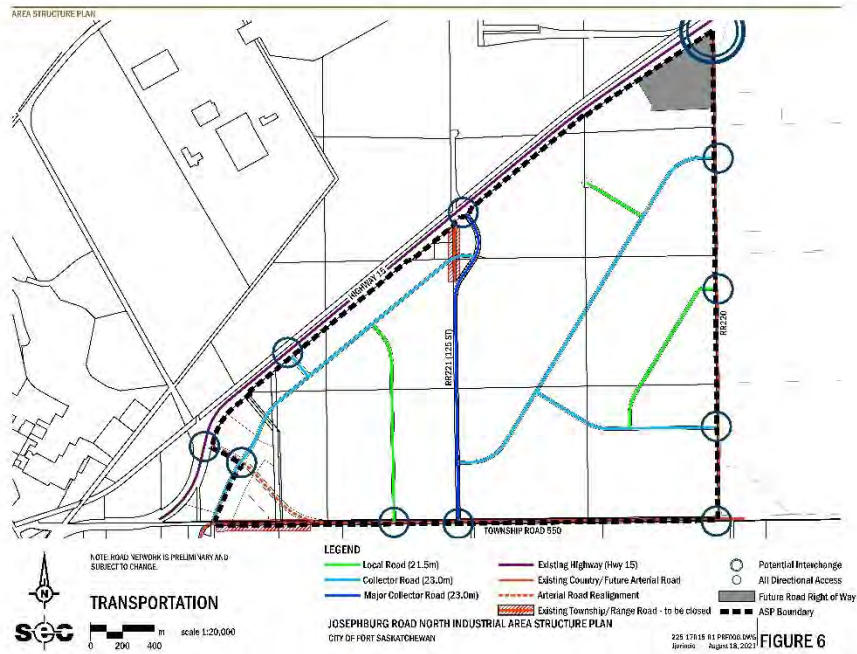
f. Amend Figure 4:



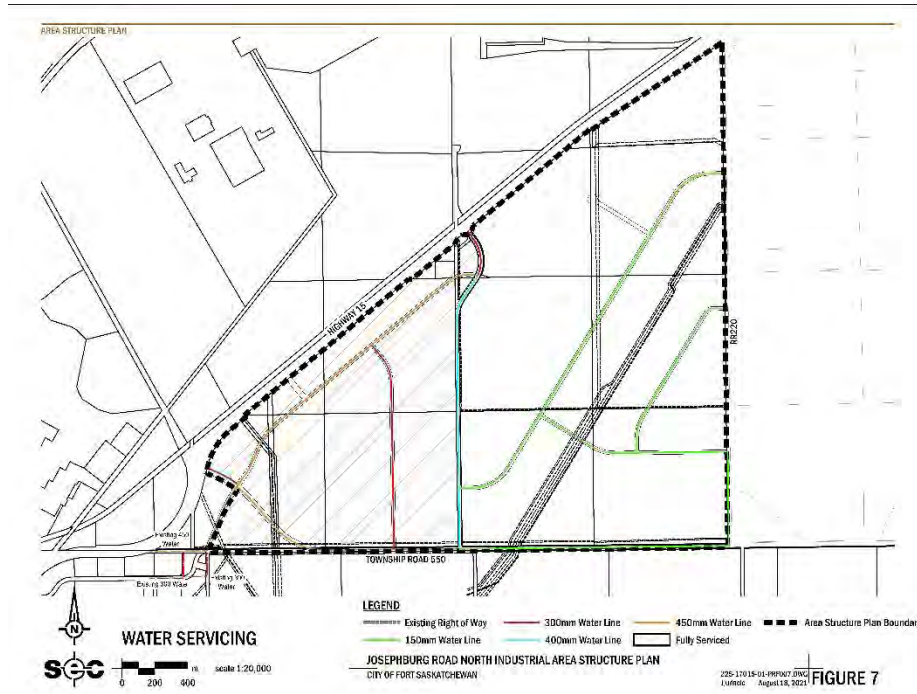
g. Amend Figure 5:



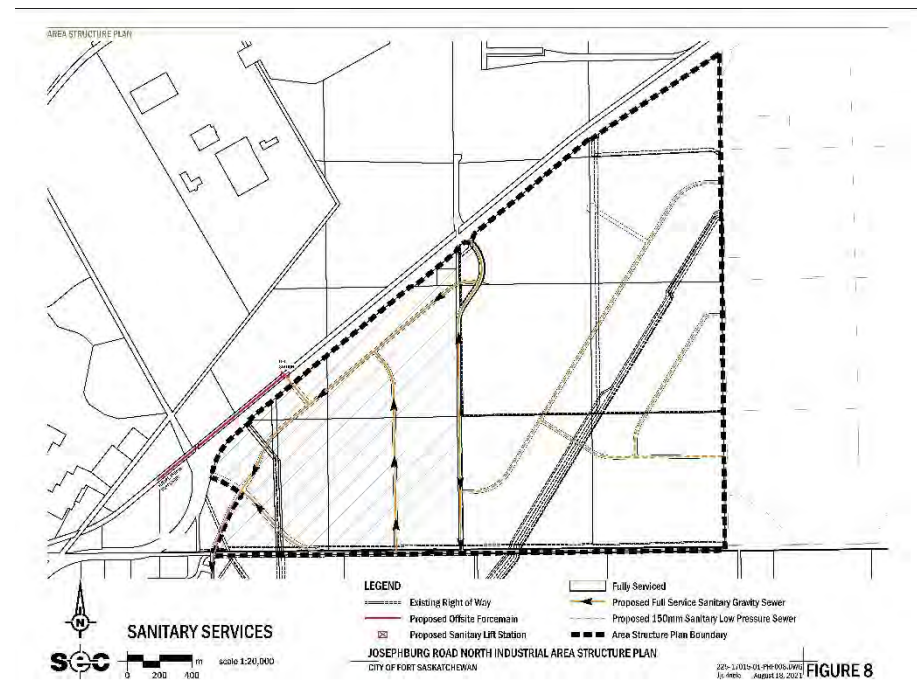
h. Amend Figure 6:



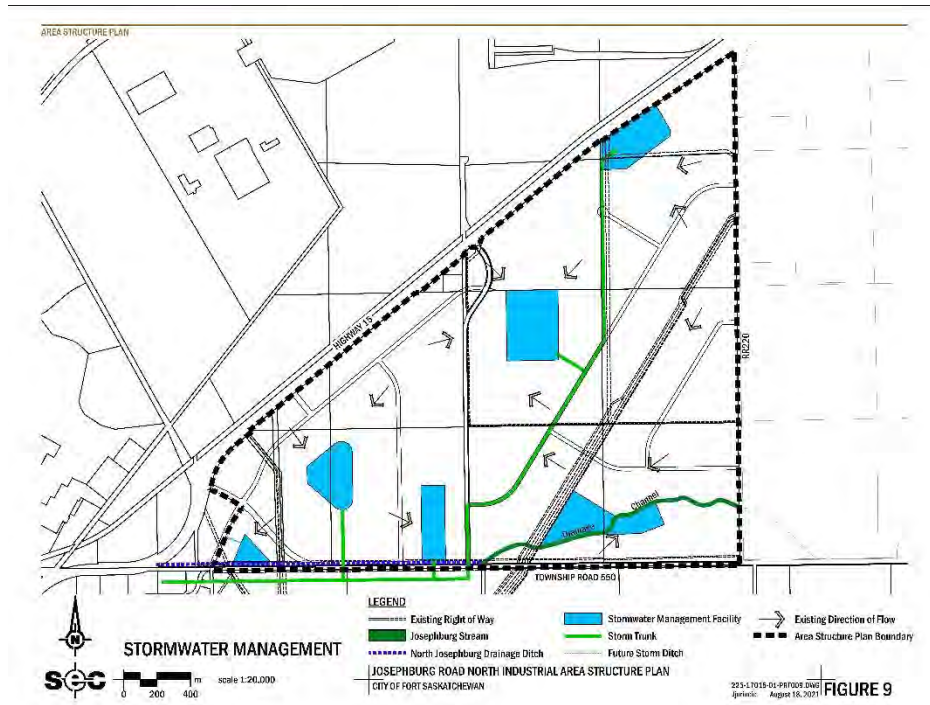
i. Amend Figure 7:



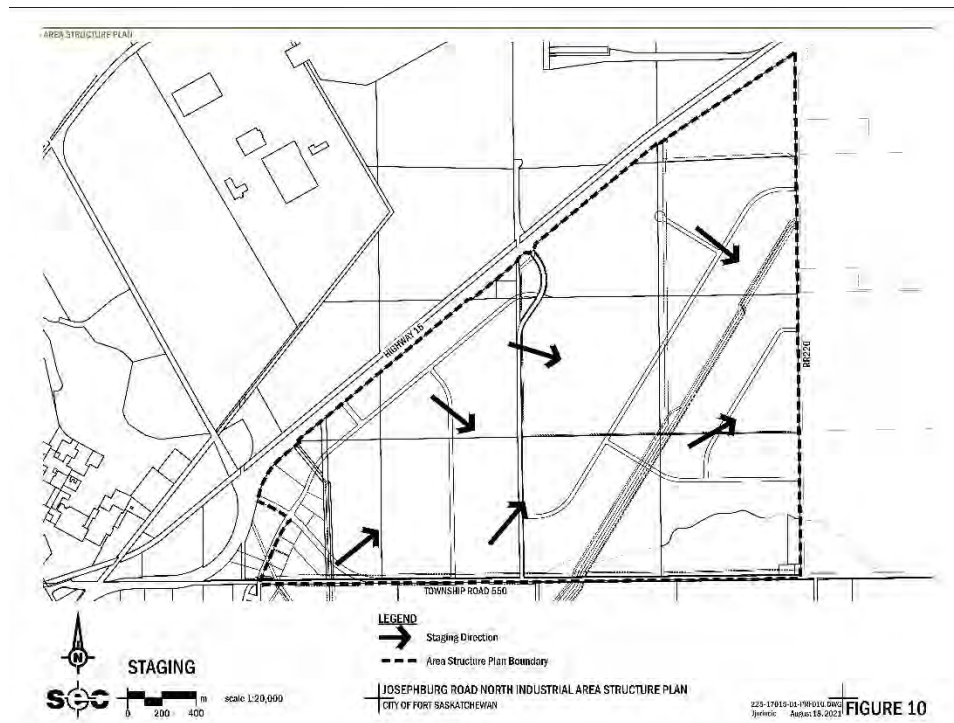
j. Amend Figure 8:



k. Amend Figure 9:



l. Amend Figure 10:



m. Amend Appendix 2 - Land Use Statistic:

JOSEPHBURG ROAD NORTH INDUSTRIAL AREA STRUCTURE PLAN LAND USE STATISTICS

	Area (ha)	% of GDA
GROSS AREA	596.4	
*Highway 15/Range Road 220 Interchange Right-of-Way	15.2	
Pipeline & Utility Rights-of-Way	23.0	
Environmental Reserve (Public Utility Lot/Drainage Channel)	3.8	
Sub-total	42.0	
GROSS DEVELOPABLE AREA	554.4	100.0%
Stormwater Management Facility	49.7	9.0%
Industrial Roadways	35.7	6.4%
Municipal Reserve	20.4	3.7%
Sub-total	105.8	
NET DEVELOPABLE AREA	448.6	80.9%
Medium Industrial	413.6	74.6%
Medium Industrial – Highway 15 Vicinity Overlay	35.0	6.3%
	448.6	80.9%

*Area is approximate. Exact area and extent of land required for the interchange to be determined in conjunction with Alberta Transportation, Strathcona County, and the City of Fort Saskatchewan prior to the approval of an Outline Plan for the adjacent lands.

** Exact MR area to be confirmed at time of detailed Outline Plan submission. Balance of MR owing to be provided as cash-in lieu, unless the City determines through the Outline Plan stages that smaller park areas are required.

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

5. That Bylaw C27-21 becomes effective upon third and final reading.

READ a first time this	day of	2021
READ a second time this	day of	2021
READ a third time this	day of	2021

MAYOR

DIRECTOR, LEGISLATIVE SERVICES

Date Signed: _____