

What We Heard Report

New Land Use Bylaw:

Draft Downtown Core District,
Downtown Gateway District,
Mixed Use Corridor District,
Industrial Districts , and
Parking, and Signage Review

Workshop:

November 7, 2024: 2:00 PM - 5:00 PM and 6:00 PM – 9:00 PM



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Executive Summary

The City of Fort Saskatchewan is developing a new Land Use Bylaw (LUB). The process includes drafting new, place-based Districts, including the Downtown Core District (DTD), Downtown Gateway District (DGD), Mixed Use Corridor District (MUCD), and Industrial districts (heavy, medium, and light). As part of this effort, the City engaged with the business owners and non-residential developers. This What We Heard Report summarizes the feedback received from participants.

Engagement sessions were promoted through mailouts/ and or emails to businesses, and developers. Promotional emails were sent to 217 businesses located within the Downtown area, 13 developers and the Chamber of Commerce.

Two engagement sessions were held. Each session included a presentation and one-on-one discussions between facilitators and attendees. Attendees had the opportunity to discuss the overall changes, ask any specific questions, log concerns, and submit feedback forms. Eleven invitees attended the sessions. Three feedback forms were received.

The feedback collected in-person and/or electronically is summarized in this report. This input will be used to inform updates to the draft districts listed above.

Project Introduction

The City of Fort Saskatchewan is creating a new Land Use Bylaw (LUB). The LUB is one of the most important Bylaws for a municipality. Most planning documents provide goals and objectives to be achieved, thus they plan for the future. The LUB is different in that it is a regulatory document. It regulates the use and development of land as it happens.

This What We Heard Report provides a summary of engagement sessions where the initial draft of the Downtown Gateway District, Downtown Core District, Mixed Use Corridor District, and the Industrial Districts were discussed. Draft General, Parking and Signage regulations were also shared with the attendees.

Administration hosted two engagement sessions for businesses and interested parties. These engagement sessions were for the business owners, commercial developers, and industrial developers who will be most impacted by proposed regulations within the above-mentioned sections of the Bylaw. The sessions were held at the Dow Centennial Centre's Lion's Pride room. At these engagement sessions, the Project Team was available to answer any questions about the draft districts and explain the Land Use Bylaw process.

Our Approach

Methodology

Data Collection

Two closed engagement sessions were held at the Dow Centennial Centre's Lion's Pride room. Both sessions were on November 7, 2024, with the first session being from 2:00 p.m. to 5:00 p.m. and the second session being from 6:00 p.m. to 9:00 p.m. The sessions included a presentation of the proposed drafts and an informal conversational opportunity for participants to clarify changes, ask questions, indicate their preferences, and provide additional feedback through feedback forms. A total of 11 participants attended between the two sessions. Three feedback forms were received in-person from the sessions, and one emailed response was received after the engagement sessions.

Data Analysis

Input received through feedback forms was quantified and categorized by themes to identify common concerns, preferences, and suggestions. The summary analysis of comments was based on feedback from written and electronic submissions.

Promotional Activities

The workshops were promoted through:

- 217 Businesses and stakeholders within the affected areas were mailed and emailed invitations.
- 13 Industrial commercial developers were emailed invitations.

Key Takeaways:

- 33% of submissions (1 out of 3 feedback forms) provided comments about signage. This was specifically on buildings including types of lighting, size, and font.
- 1 recorded response focused on flexibility of uses and reduction in paved area in medium industrial district.
- All three feedback forms indicated appreciation for the format of the workshop.

Comments Summary

Feedback Forms – Comments

A total of **3 of the 11 attendees** (27% of attendees) submitted feedback forms. The comments have been categorized as they relate to the dominant themes: Parking and Loading Regulations, Light Industrial District, Medium Industrial District, and Signage. The entirety of the feedback comments and recorded responses can be found in Appendix A.

Theme	Feedback
Parking and Loading Regulations	• Compacted gravel parking should be allowed instead of hard surface in light and medium industrial zones. (1) • Shared parking maximum should be increased in light and medium industrial zones. (1) • Reducing hard surface depth requirements for light and medium industrial zones. (1)
Light Industrial District	• Activities could use clarity regarding how they will be transferable across uses. (1) • Aquaponics could be added as an activity available to the light industrial district. (1) • More definitions are required for prohibited activities. (1)
Medium Industrial District	• A wider breadth of activities allowed under the medium industrial district is required. (1) • Outdoor Storage should be a primary use. (1) • Overall, the listed activities and uses are too restrictive and more should be moved to permitted. (1)
Signage	• Signage on buildings should consider the lighting, size, and fonts. (1)