

Governing Bylaw	Land Use Bylaw (C23-20)		Key Points
Bylaw Section	11.16 DC(A)-13 Direct Control – Urban Character Small Lot Residential District		Unlike conventional land use districts whereby the Development Authority (DA) may grant variances, a Direct Control district requires the DA to adhere to Council’s directions, expressed as development regulations. Thus, the DA does not have the authority to vary conditions of development.
Purpose s. 11.16.1	To accommodate street-oriented single detached dwellings on narrow lots with a side yard building setback of 0.0 metres on one side, and rear lane vehicular access. The use of architectural and urban design standards are intended to achieve variety of design and appearance as a way to enhance the pedestrian-orientated streetscape.		<ul style="list-style-type: none"> • The DA uses the purpose section to interpret regulations and, where permitted, to apply discretion to conditions of development. • The DA carries out the directions of Council by interpreting and applying architectural and urban design standards. • An easement will be registered on the land title defining conditions of development or use.
Site Development Regulations	Interior Site	Corner Site	Builder / owner requirements (unless noted as a recommendation)
a) Front Yard Setback	3.0m minimum 3.7m maximum	Front	3.7m minimum 4.5m maximum
		Flanking	3.0m minimum 4.5m maximum
b) Rear Yard Setback	8.0m minimum		
c) Side Yard Setback	1.5m minimum One side yard setback shall be reduced to 0.0m for principal buildings and detached garages where a 1.5m wide private maintenance easement has been registered on the Title of any property adjacent to the reduced setback that: <ul style="list-style-type: none"> a. Authorizes the eaves of the principal building and accessory buildings to encroach 0.3m into the easement; b. Authorizes the footings for the buildings to encroach 0.60m into the easement; c. Authorizes access to the easement area for maintenance of the property to which the title is registered and the adjacent property where the building setback(s) have been reduced to 0.0m; and 		Nothing to be located within the easement other than groundcover Excluded items not limited to: <ol style="list-style-type: none"> 1. A/C units 2. Accessory uses 3. Accessory buildings 4. General storage

	<p>d. Prohibits locating air conditioners, accessory uses and buildings (including fencing/gates), general storage, or landscaping other than ground covering within the easement.</p> <p>Accessory buildings excluding detached garages must meet the requirements of Section 6.2.5.</p>	<p>5. Landscaping other than ground cover (includes trees, shrubs, etc.)</p>
d) Principal Building	Two and one half (2 ½) storeys not to exceed 10.0m maximum	<p>No Side Yard or Front Yard fences are permitted</p> <p>NOTE: Downspouts - the Community Standards Bylaw requires downspouts be directed to front or rear of property (s.5, Bylaw C1-21)</p> <p>Recommendation: Obtain a Real Property Report (also known as a RPR or a Survey Report) at the footings and foundation stage to ensure that the siting of the building will be compliant and will not encroach onto the adjacent lot. The DA may, at their discretion and as a condition of a development permit, require a RPR at the footing foundation stage.</p>
e) Site Coverage	45% maximum for principal building over one storey, excluding decks	
	53% maximum for principal buildings of one storey, excluding decks	
	53% maximum for all buildings and structures where principal building is over one storey	
	57% maximum for all buildings and structures where the principal building is one storey	

<p>Architectural and Design Features s. 11.16.6</p>	<p>(a) To improve the architectural interest of the streetscape, each principal building shall be individually defined through a combination of architectural features that may include, but are not limited to, variations in architectural styles and rooflines, articulation of the façade, building massing, provision of porches, verandas, and balconies, variation in building materials, colours, and other façade enhancing treatments to the satisfaction of the Development Authority;</p> <p>(b) The front façade of the building shall incorporate architectural treatments complementary to the architectural style including features such as open gables, dormer windows, windows with bold trims, shutters or canopies, and accent colours and materials to the satisfaction of the Development Authority;</p> <p>(c) Accent materials such as stone, brick or shingles shall amount to a minimum of 4.65m² of the total area of the front façade of a principal building;</p> <p>(d) The front façade of a principal building shall provide features such as windows, doors, dormer windows and balconies avoiding extensive blank walls;</p> <p>(e) The side façade of a principal building on a corner lot facing a public roadway shall be treated as a front façade;</p> <p>(f) Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the road, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority; and</p> <p>(g) An accessory building shall follow the same exterior finishes as that of a principal building on the same site and shall be complimentary to the principal building in the opinion of the Development Authority.</p>	<p>This is to ensure:</p> <ul style="list-style-type: none"> - the streetscape is architecturally interesting, homes have unique facades, and that there is separation of buildings having similar colours, styles or facades (minimum of two lots separation for buildings having similar finishes or treatments) -there is a minimum coverage of accent materials - the DA reviews and approves the architectural and design features as expressed by Council. <p>NOTE: Downspouts - the Community Standards Bylaw requires downspouts be directed to front or rear of property (s.5, Bylaw C1-21)</p>
<p>Fences s. 11.16.7</p>	<p>(a) Fences shall only be permitted in the Rear Yard of a Lot.</p>	<p>No front fences or fences including gates anywhere within the easement</p>
<p>Additional Development Regulations s. 11.16.8</p>	<p>(a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 – General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 – Residential Land Use Districts, Sections 11.1 to 11.5 of Part 11 – Direct Control Land Use Districts, Part 13 – Parking and Loading, and Part 14 – Signs;</p> <p>(b) Notwithstanding Section 3.4 of the Bylaw, an application for a Development Permit for a Single Detached Housing shall also include the following:</p> <p>(i) Colour elevations for each building facade that faces a public roadway, or a public open space except for a lane.</p>	<p>Council, when approving Zero Lot Lines, added the condition that colour elevations for each building façade shall be included at the application stage.</p> <p>Final construction must match the approved development plan unless otherwise authorized by the Development Authority.</p>

Definitions:

Accessory Development means a building, structure or use that is subordinate to, incidental to and located on the same site as the principal building or use. A structure that is attached to a principal building on a site by a roof, an open or enclosed structure, a floor or foundation, or any structure below grade allowing access between the building and the accessory development shall be considered part of the principal building. This use may include, but is not limited to sheds, detached garages, gazebos, private play structures, pergolas, and decorative ponds.

Building massing; means the overall configuration of the building; the way a building is arranged on its site.

Colour Elevation – a drawing or rendering of the home showing the design and final finishes for the property. The design, colours, materials and textures enable the Development Authority to approve new construction of a diverse architectural nature.



Figure 1 - Sample Colour Elevation

Easement means a documented and registered interest on private or public land, held by a person, government agency or public utility company, which entitles the holder to specific limited use of the land.

Facade means the exterior outward face of a building. Typically, the facade of interest is that surface that serves as the front of that building and faces the primary public roadway, buildings on the corner of two public roadways present two public facades.

Principal Building or Use means a building or use that, in the opinion of the Development Authority: (a) Occupies the major or central portion of the site; (b) Is the chief or main building or use among one or more buildings or uses on a site; and (c) Constitutes, by reason of its use, the primary purpose for which the site is used. There shall be no more than one principal building or use on each site, unless otherwise permitted in this Bylaw.

Setback means the distance that a development shall be set back from a lot line or any other features on a site as specified by this Bylaw. A setback is not a yard. A setback measurement shall be taken from the building foundation.

Site, Corner (Corner Site): means a site located at the intersection of two public roadways, other than a lane.

Site, Interior (Interior Site): means a site that is bounded by only one public roadway, or by one public roadway and a lane.

You will need these permits to build a new home:

- Development Permit
- Building Permit
- Electrical Permits (underground and interior)
- Plumbing Permit (interior)
- Gas Permit (interior)
- Excavation Permit
- If you are building a semi-detached or multi-attached home, you will need a set of permits for each separate unit.

As part of your application you will need to submit all of the items in a PDF format:

- Application forms (Development & Building)
- Plot plan
- Proof of Alberta New Home Warranty & Builder Licensing
- Coloured Elevation drawing(s) of the dwelling
- Engineered drawings including floor & roof layouts, foundation details, pile design, tall walls, etc.
- Energy Code path & calculations
- Architectural drawings including floor plans, elevations and cross sections

[NOTE: DC(A)-13 Direct Control – Urban Character Small Lot Residential Districts developments **must include a Colour Elevation** showing the public facing exterior finishes that comply with 11.16 of the Land Use Bylaw.

City of Fort Saskatchewan's New Home Construction Webpage:
<https://www.fortsask.ca/en/your-city-hall/new-home-construction.aspx>

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