



**CITY OF FORT SASKATCHEWAN**

**A BYLAW OF THE CITY OF FORT SASKATCHEWAN IN  
THE PROVINCE OF ALBERTA TO AMEND BYLAW C23-20, LAND USE BYLAW**

**BYLAW C30-20**

**WHEREAS** the *Municipal Government Act*, R.S.A., 2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;

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

1. That Bylaw C23-20 be amended as follows:

A) By adding the following under Part 11 – Direct Control Land Use Districts:

**11.14 DC(A) – 14 DIRECT CONTROL – ROSS CREEK CROSSING DISTRICT**

**11.14.1 Purpose**

The purpose of this site-specific direct control district is to provide for high quality residential care, mixed-use, and commercial development. Key attributes of this district include residential care development supplemented by complimentary small scale uses on Lot 2. Commercial development does not include large scale retail developments.

**11.14.2 Area of Application**

This Direct Control District applies to Lots 1-3, Plan 1623438, as shown on Figure 11.14.

**11.14.3 DC(A)-14 Uses**

(a) Fundamental Use Provisions - The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 11.14.3 (b) shall ensure:

- i. That Pet Care Service shall not include any outside enclosures, pens, or exercise areas.

**(b) DC(A) - 14 Allowed Uses to be considered at the discretion of the Development Authority.**

- Apartment
- Assisted Living Facility
- Assisted Living Facility (Limited)
- Business Support Service
- Child Care Facility
- Community Garden
- Commercial School
- Community Service Facility
- Eating and Drinking Establishment
- Entertainment Facility, Indoor

- Government Service
- Health Service
- Home Office
- Hotel
- Parking Facility
- Personal Service
- Pet Care Service
- Place of Worship
- Professional, Financial, and Office Service
- Recreation Facility, Indoor
- Retail Store (Cannabis)
- Retail Store (Convenience)
- Retail Store (General)
- Retail Store (Liquor)
- Sign, Electronic Message
- Sign, Fascia
- Sign, Fascia (Limited)
- Sign, Freestanding
- Sign, Freestanding (Limited)
- Sign, Portable
- Sign, Portable (Limited)
- Sign, Projecting
- Veterinary Clinic
- Accessory development to any use listed in subsection 11.14.3(b)

**11.14.4 DC(A) – 14 Site Subdivision Regulations**

	<b>Interior or Corner Site</b>	
<b>a) Site Area</b>	Minimum	2,000.0m <sup>2</sup>
<b>b) Site Width</b>	Minimum	At the discretion of Development Authority
	Maximum	At the discretion of Development Authority
<b>c) Site Depth</b>	Minimum	At the discretion of Development Authority
	Maximum	At the discretion of Development Authority

**11.14.5 DC(A) – 14 Site Development Regulations**

	<b>Interior or Corner Site</b>	
<b>a) Front Setback</b>	Minimum	3.0m
<b>b) Side Setback</b>	Minimum	3.0m minimum for sites abutting non-residential land Uses.
		6.0m minimum for sites abutting residential land Uses.
<b>c) Rear Setback</b>	Minimum	3.0m minimum for sites abutting non-residential land Uses.
		6.0m minimum for sites abutting residential land Uses.

<b>d) Height</b>	Maximum	Eight storeys not to exceed a 26.0m maximum for residential development.
	Minimum	Two storeys, not less than 8.0m.

#### 11.14.6 On-Site Parking

In Accordance with Part 13- Parking and Loading, Assisted Living Facility and Assisted Living Facility (Limited) off street parking shall be a minimum of:

- (a) 1 stall per 2 units; and
- (b) 20 stalls (10 for staff, 10 for visitors).

#### 11.14.7 Residential Care Amenity Area

- (a) Communal indoor amenity area shall be provided within the building for use by residents to the satisfaction of the Development Authority. Such amenity area shall include but not be limited to library, fitness, games, music, arts and crafts, and meeting rooms.

#### 11.14.8 Landscaping and Outdoor Amenity Area

- (a) The minimum landscaped area shall be 20% of the site and shall be subject to applicable provisions under Section 9.3 – Landscaping Requirements for Institutional Land Uses and Section 5.6- General Landscape Requirements of this Bylaw.
- (b) Landscaping shall consider the seasonal appearance of the site.
- (c) Developments must provide a minimum amenity area of 2.5m<sup>2</sup> per a unit to be developed as outdoor communal amenity area with a total not less than 100m<sup>2</sup> for the benefit of the residents.
- (d) Rooftop gardens shall be considered landscaped area.
- (e) The amenity area may include such elements as street furnishings, hard surfacing, plantings, amenities, art and sculpture, and architectural features to create a strong sense of a communal gathering place, to the approval of the Development Authority.
- (f) The amenity area must also provide for an area of overhead weather protection as a portion of the amenity area.
- (g) Development shall be connected to 86 Avenue via pedestrian walkways to the satisfaction of the Development Authority.

#### 11.14.9 Lighting

- (a) All outdoor lighting will be in accordance with Part 5- General Regulations for All Land Use Districts.
- (b) All outdoor lighting within this District shall be of a design and style that are consistent with the purpose of this District to the satisfaction of the Development Authority.



- (c) Outdoor lighting must be provided for all amenity areas, walkways and parking areas to the satisfaction of the Development Authority.

#### **11.14.10 Pedestrian Connections**

- (a) The Development of Lot 2 shall provide for opportunities for pedestrian circulation throughout the site and between Lots 1 and 3 by connecting walkways between interior roadways, amenity areas, and parking areas while adhering to the principles of Crime Prevention through Environmental Design.

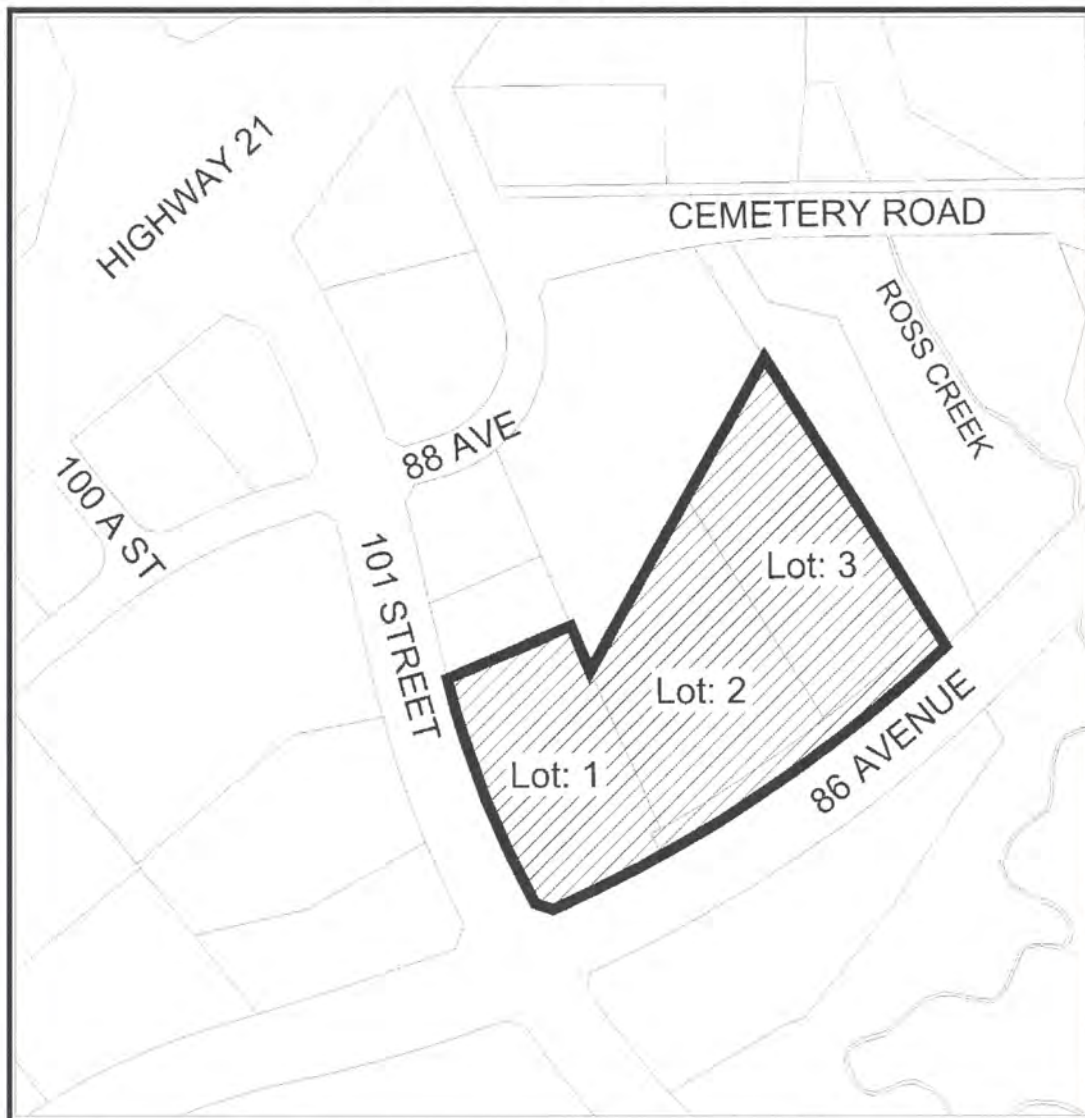
#### **11.14.11 Additional Development Regulations**

- (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, Part 6- General Regulations for Residential Land Use Districts, Sections 7.1 to 7.6 of Part 7 – Commercial Land Use Districts, Part 13 – Parking and Loading, and Part 14 – Signs.
- (b) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites.
- (c) Where at least 50% of the required parking for a use is allocated in a parking garage, an additional one storey or 4.0m may be permitted in addition to the maximum building height.
- (d) Except for off-street parking, loading areas and approved patios, all business activities shall be carried out entirely within completely enclosed buildings or structures.

Figure 11.14

# DC(A)-14

Lots: 1,2,3, Plan: 1623438



 **SUBJECT AREA**

2. That Appendix A, Land Use Map covering:
  - a) Lots: 1, 2, 3, Plan: 1623438 be amended from C2 (Commercial Retail and Service District) to DC(A)-14 (Direct Control- Ross Creek Crossing District);  
as shown on the attached Schedule "A".

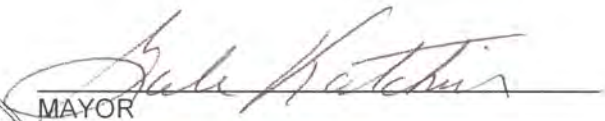
3. This Bylaw is cited as the Amendment to Land Use Bylaw C23-20, as amended, repealed and/or replaced from time to time.
4. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, the invalid portion must be severed and the remainder of the Bylaw is deemed valid.
5. This Bylaw becomes effective upon third and final reading.

READ a first time this                      22<sup>nd</sup>                      day of                      September                      2020.

READ a second time this                      13<sup>th</sup>                      day of                      October                      2020.

READ a third time and passed this                      13<sup>th</sup>                      day of                      October                      2020.



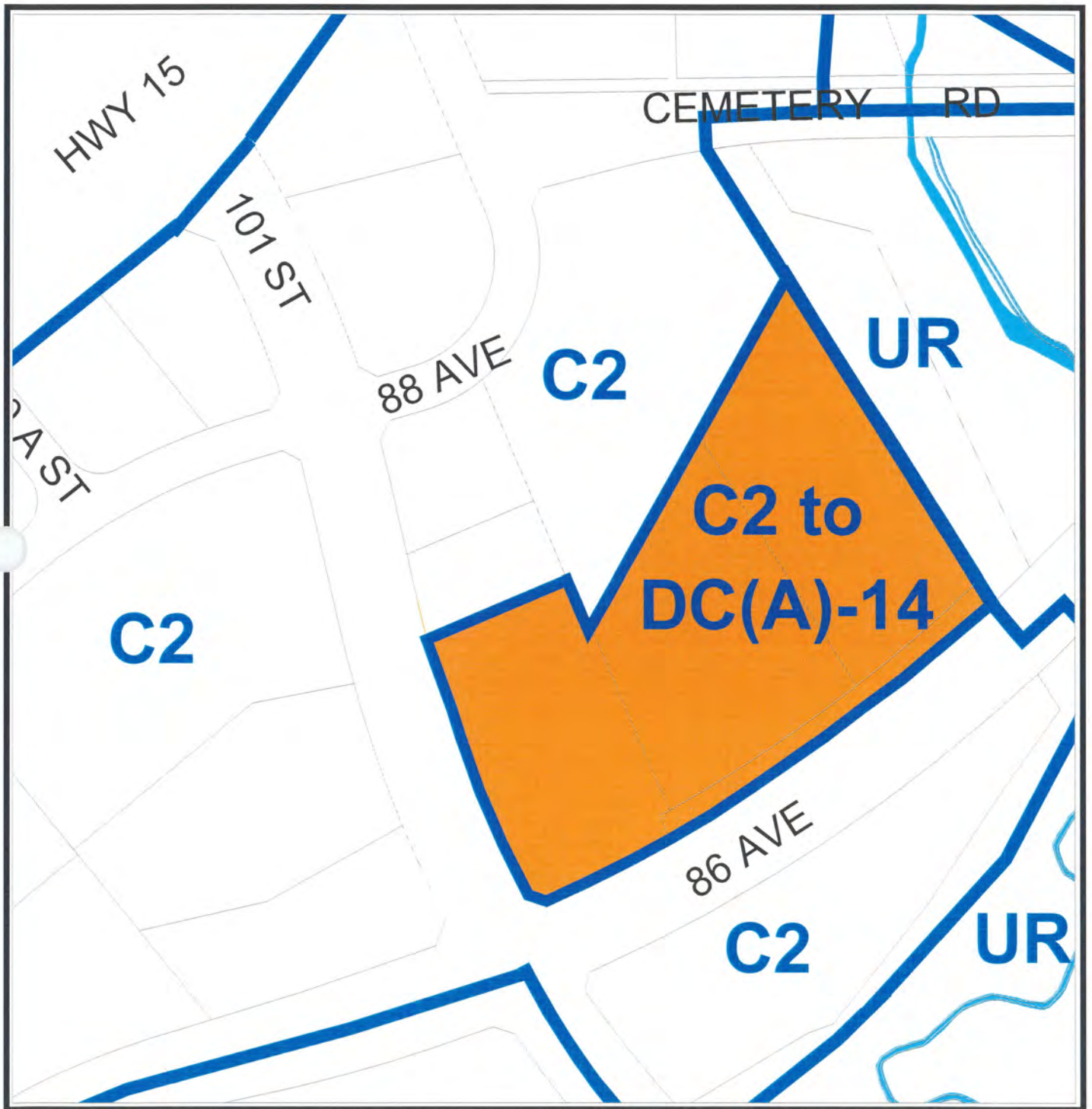
  
MAYOR

  
ACTING DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: October 14, 2020

# Bylaw C30-20

## Schedule "A"



**SUBJECT AREA**

**LOTS: 1,2,3 PLAN: 1623438**