



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 C5-21

WHEREAS the *Municipal Government Act*, R.S.A., 2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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 Schedule "A" of Bylaw C23-30 be amended as follows:

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

**11.18. DC(A)-15 DIRECT CONTROL – URBAN CHARACTER MIXED SINGLE
DETACHED RESIDENTIAL DISTRICT**

11.18.1. Purpose

This district accommodates two types of built forms on opposing sides of the street, and optimizes available on-street parking. Key attributes of this district include single detached housing on narrow lots with a side yard setback of 0.0 meters on one side, restrictions on driveway design, and architectural controls to ensure a high-quality and attractive streetscape throughout the district.

11.18.2. Areas of Application

This district applies to:

- i) A portion of Lot: 5, Block: 1, Plan: 1424386, SE ¼-19-54-22-W4M, and Lots 18-19, Block 10, Plan 2022479 as shown in Figure 11.18.

11.18.3. DC(A)-15 Uses

- (a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 11.18.3 (b) shall ensure:
 - i. The maximum number of Show Homes shall be limited to two. Only one Show Home shall be permitted on each side of the road.

(a) DC(A)-15 Allowed Uses

- Single Detached Housing

(b) DC(A)-15 Allowed Uses to be considered at the discretion of the Development Authority

- Home Business
- Home Office
- Show Home
- Temporary Sales Centre

Accessory Development to any use listed in subsection 11.18.3(b)

11.18.4. DC(A)-15A Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Width	8.3m minimum	9.8m minimum
	10.3m maximum	11.8m maximum
b) Site Depth	38.0m minimum	

11.18.5. DC(A)-15A Site Development Regulations

	Interior Site	Corner Site	
a) Front Yard Setback	7.0m minimum	Front	7.0m minimum
	8.0m maximum	Flanking	8.0m minimum
b) Rear Yard Setback	8.0m minimum		
c) Side Yard Setback	<p>1.5m minimum;</p> <p>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:</p> <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 building to encroach 0.6m 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 d. Prohibits locating air conditioners, accessory uses and buildings, general storage, or landscaping other than ground covering within the easement. 		

	Accessory buildings excluding detached garages must meet the requirements of Section 6.2.5.
d) Building Height	Two and one half (2 1/2) storeys not to exceed 10.0m maximum
e) Site Coverage	45% maximum for principle building over one storey, excluding decks
	53% maximum for principle building 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 principal building is one storey

11.18.6. DC(A)-15B Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Width	13.0m minimum	14.8m minimum
	15.4m maximum	16.6m maximum
(i)	For the purposes of this district, site width is to be determined at the front yard setback.	
b) Site Depth	34.0m minimum	

11.18.7. DC(A)-15B Site Development Regulations

	Interior Site	Corner Site	
a) Front Yard Setback	6.0m minimum	Front	6.0m minimum 7.0m maximum
	7.0m maximum	Flanking	3.0m minimum 4.5m maximum
b) Rear Yard Setback	8.0m minimum		
c) Side Yard Setback	1.2m minimum;		
d) Building Height	Two and one half (2 1/2) storeys not to exceed 10.0m maximum		
e) Site Coverage	45% maximum for principle building over one storey, excluding decks		
	50% maximum for principle building of one storey, excluding decks		

	50% maximum for all buildings and structures where principal building is over one storey
	55% maximum for all buildings and structures where principal building is one storey
	15% maximum total lot coverage for all accessory buildings. Sites under 493.0m ² are excluded from maximum coverage of 15%

11.18.8. Architectural and Design Features

- (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;
- (b) The front façade of the building shall incorporate architectural treatments complimentary 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;
- (c) Within DC(A)-15A 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;
- (d) The front façade of a principal building shall provide features such as windows, doors, dormer windows and balconies avoiding extensive blank walls;
- (e) The side façade of a principal building on a corner lot facing a public roadway shall be treated as a front façade;
- (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;
- (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;
- (h) Within DC(A)-15A there shall be a minimum of 1.2m of the first storey of the dwelling that directly faces the road, excluding an attached garage;
- (i) Within DC(A)-15A habitable space shall be provided above the attached garage with windows facing the

road for a two-storey single dwelling. The second storey above the attached garage shall be setback a maximum of 1.83m from the front façade of the front attached garage, or a front attached garage shall not protrude more than 3.05m from the front façade of the dwelling;

- (j) Within DC(A)-15A high-quality design, streetscape, and driveway grouping shall be enforced to conform or exceed street elevation designs provided in Appendix I at the discretion of the Development Authority;
- (k) Within DC(A)-15B driveways shall be grouped and minimum separation provided as per Figure 11.18.a to maximize on-street parking;

Figure 11.18.a: Grouping of Driveways in District DC(A)-15B

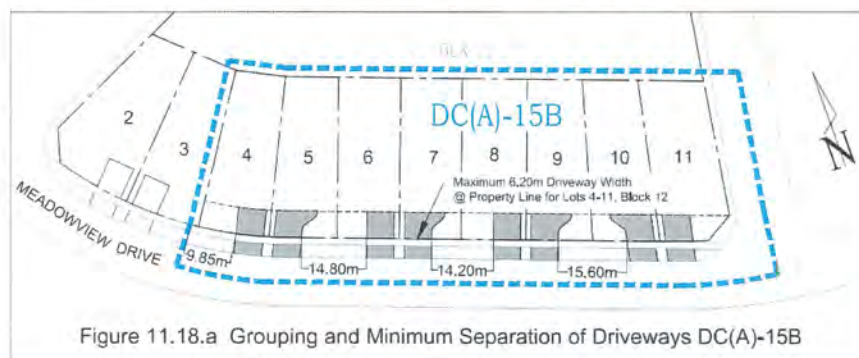


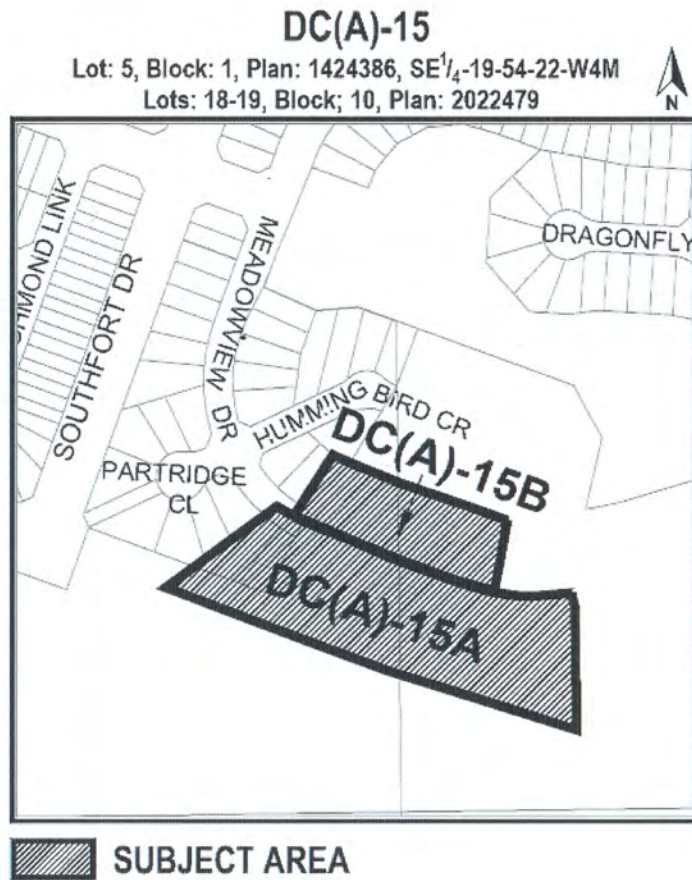
Figure 11.18.a Grouping and Minimum Separation of Driveways DC(A)-15B

- (l) Within District DC(A)-15B, driveways shall be no wider than 6.20m at the property line;
- (m) Driveway width shall not exceed the width of the garage. Variances shall not be granted; and
- (n) Fences shall only be permitted in the Rear Yard of a Lot.

11.18.9. 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, 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;
- (b) Notwithstanding Section 3.4 of the Bylaw, an application for a Development Permit for a Single Detached Housing shall also include the following:
 - i. Colour elevations for each building façade that faces a public roadway, or a public open space except for a lane.

Figure 11.18b: Applicable Area for DC(A)-16- Urban Character Mixed Single Detached Residential District



Appendix I
DC(A)-15A Streetscape View



2. That Appendix A, Land Use District Map covering:
 - a) Part of Lot 5, Block 1, Plan 1424386 be amended to redistrict from UR (Urban Reserve District) to DC(A)-15 (Urban Character Mixed Single Detached Residential District);
 - b) Part of SE^{1/4}-19-54-22-W4M be amended to redistrict from UR (Urban Reserve District) to DC(A)-15 (Urban Character Mixed Single Detached Residential District); and
 - c) Lots 18-19, Block 10, Plan 2022479 be amended to redistrict from RC (Comprehensively Planned Residential District) to DC(A)-15 (Urban Character Mixed Single Detached Residential 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	23 rd	day of	February	2021.
READ a second time this	23 rd	day of	March	2021.
READ a third time and passed this	23 rd	day of	March	2021.

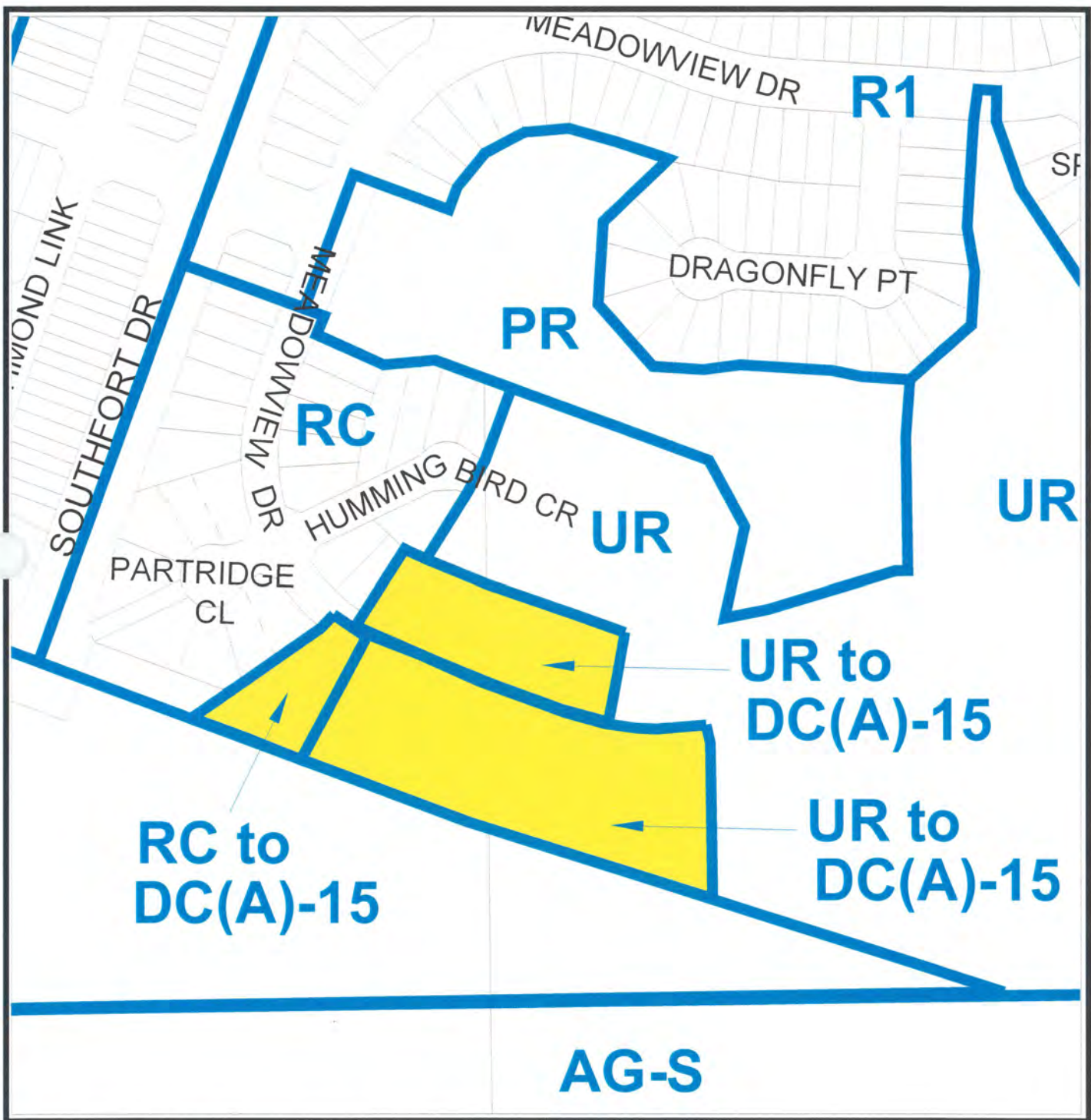


Paul Katchur
MAYOR

[Signature]
DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: March 23, 2021

Bylaw C5-21 Schedule "A"



Part of Lot: 5, Block: 1, Plan: 1424386

Part of SE¹/₄-19 54-22-W4M, Lots: 18-19, Block: 10, Plan: 2022479



UR to DC(A)-15, RC to DC(A)-15