



**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 C6-21**

**WHEREAS** the *Municipal Government Act*, R.S.A., 2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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

**11.19. DC(A)-16 DIRECT CONTROL – INNOVATIVE STREET ORIENTED MEDIUM DENSITY HOUSING**

**11.19.1. Purpose**

The purpose of this District is to accommodate street-oriented medium density housing with attached rear garages on lots with significantly reduced rear yard setbacks. Dwellings provide an outdoor amenity area facing the street to support social interaction, and to activate the street. Site design with a maintenance-reduced front yard provides an appropriate transition area to the street.

**11.19.2. Areas of Application**

This district applies to:

- i) A portion of SE19-54-22-W4M, as shown in Figure 11.19a.

**11.19.3. DC(A)-16 Uses**

- (a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 11.19.3 (b) and shall ensure:
  - i. A maximum of one Show Home shall be permitted within this district.

**(a) DC(A)-16 Allowed Uses**

- Semi-Detached Housing

**(b) DC(A)-16 Allowed Uses to be considered at the discretion of the Development Authority**

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

**11.19.4. DC(A1)-16 Site Subdivision Regulations**

	Interior Site	Corner Site
a) Site Width	7.9m minimum per side of semi-detached dwelling	9.1m minimum per side of semi-detached dwelling
b) Site Depth	22.0m minimum	

**11.19.5. DC(A)-16 Site Development Regulations**

	Interior Site	Corner Site	
a) Front Yard Setback	3.0m minimum with a lane	Front	3.0m minimum with a lane
	4.0m maximum with a lane	Flanking	2.4m minimum with a lane
b) Rear Yard Setback	1.0m minimum		
c) Side Yard Setback	1.2m minimum		
d) Building Height	Two (2) storeys not to exceed 10.0m maximum		
e) Site Coverage	70% maximum for principal building, excluding decks		
	Accessory structures shall not be permitted in this district.		

**11.19.6. Architectural and Design Features**

- (a) Each dwelling is required to have a front porch (minimum size 3.0m x 3.0m) to provide outdoor amenity space on private property;
- (b) If the front porch amenity space is not covered, additional front exterior detailing shall be required such as a hip roof, or a projecting detail with an accent material (ie: stucco, hardie, stone, longboard) to break up any large areas of siding. To the satisfaction of the Development Authority.
- (c) Each residential lot shall provide a minimum of 2 trees and 10 shrubs within the private property of each front yard to ensure a high-quality open space experience for sidewalk users;
- (d) Front and side yards to be finished with xeriscape treatments to the satisfaction of the Development Authority;

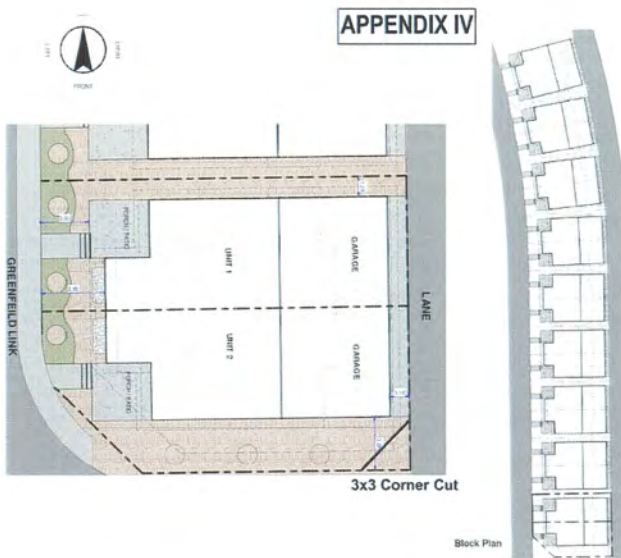
- (e) Each dwelling unit is to be completed with high quality and durable exterior materials. The front façade of each dwelling unit must have a minimum 7.0m<sup>2</sup> of brick/stone accent. Additional enhancements to the main floor front elevation include but not limited to: hard-style horizontal siding (such as hardie board) of a complimentary colour, premium soffits for roof overhang, dark framed windows, vibrant coloured front entry doorways, enhanced railing detailing on front porch. Design and materials shall be enforced to conform or exceed the street elevation designs provided in Appendices I-V at the discretion of the Development Authority; and
- (f) The applicant shall physically delineate the edge of the property to the satisfaction of the Development Authority. Examples may include decorative fencing no higher than 0.61m.

#### **11.19.8. 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 Semi-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.
- (c) To ensure the tenets of street-orientated housing is achieved, the Development Authority may exercise discretion to ensure among other things, appropriate transitions between private and public space, and an inviting streetscape and pedestrian experience.
- (d) The development shall be generally in accordance with Appendices I-V to the satisfaction of the Development Authority.

Figure 11.19a: Applicable Area DC(A)-16- Innovative Street Oriented Medium Density Housing





**APPENDIX IV**

Parcel Coverage Area			Parcel Coverage Area		
Name	Imperial	Metric	Name	Imperial	Metric
<b>Unit 1</b>					
Site			<b>Unit 2</b>		
Lot	1925 ft <sup>2</sup>	176.67 m <sup>2</sup>	Site	2215 ft <sup>2</sup>	205.62 m <sup>2</sup>
Total Parcel	1925 ft <sup>2</sup>	176.67 m <sup>2</sup>	Lot	2215 ft <sup>2</sup>	205.62 m <sup>2</sup>
Building			Total Parcel	2215 ft <sup>2</sup>	205.62 m <sup>2</sup>
House	1151 ft <sup>2</sup>	106.68 m <sup>2</sup>	Building	1151 ft <sup>2</sup>	106.68 m <sup>2</sup>
Footprint	1151 ft <sup>2</sup>	106.68 m <sup>2</sup>	House	1151 ft <sup>2</sup>	106.68 m <sup>2</sup>
			Footprint	1151 ft <sup>2</sup>	106.68 m <sup>2</sup>
Courtyard	115 ft <sup>2</sup>	10.68 m <sup>2</sup>	Courtyard	115 ft <sup>2</sup>	10.68 m <sup>2</sup>
Amenity	115 ft <sup>2</sup>	10.68 m <sup>2</sup>	Amenity	115 ft <sup>2</sup>	10.68 m <sup>2</sup>

Unit Areas			Unit Areas		
Name	Imperial	Metric	Name	Imperial	Metric
<b>Unit 1</b>					
First	667 ft <sup>2</sup>	61.95 m <sup>2</sup>	<b>Unit 2</b>		
Second	649 ft <sup>2</sup>	60.30 m <sup>2</sup>	First	667 ft <sup>2</sup>	61.95 m <sup>2</sup>
Above Grade	1307 ft <sup>2</sup>	121.44 m <sup>2</sup>	Second	641 ft <sup>2</sup>	59.82 m <sup>2</sup>
Courtyard	115 ft <sup>2</sup>	10.68 m <sup>2</sup>	Above Grade	1307 ft <sup>2</sup>	121.47 m <sup>2</sup>
Amenity	115 ft <sup>2</sup>	10.68 m <sup>2</sup>	Courtyard	115 ft <sup>2</sup>	10.68 m <sup>2</sup>
Garage	484 ft <sup>2</sup>	44.97 m <sup>2</sup>	Amenity	115 ft <sup>2</sup>	10.68 m <sup>2</sup>
Other	484 ft <sup>2</sup>	44.97 m <sup>2</sup>	Garage	484 ft <sup>2</sup>	44.97 m <sup>2</sup>
	1906 ft <sup>2</sup>	177.06 m <sup>2</sup>	Other	484 ft <sup>2</sup>	44.97 m <sup>2</sup>
				1906 ft <sup>2</sup>	177.09 m <sup>2</sup>



Appendix V



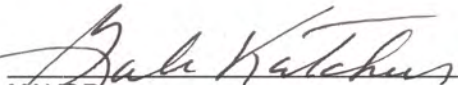
2. That Appendix A, Land Use District Map covering:
  - a) Part of SE<sup>1</sup>/<sub>4</sub>-19-54-22-W4M be amended to redistrict from UR (Urban Reserve) to DC(A)-16 (Innovative Street Oriented Medium Density Housing District);  
  
as shown on the attached Schedule "A".
3. This Bylaw is cited as 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<sup>rd</sup>                    day of                    February                    2021.

READ a second time this                23<sup>rd</sup>                    day of                    March                    2021.

READ a third time and passed this    23<sup>rd</sup>                    day of                    March                    2021.

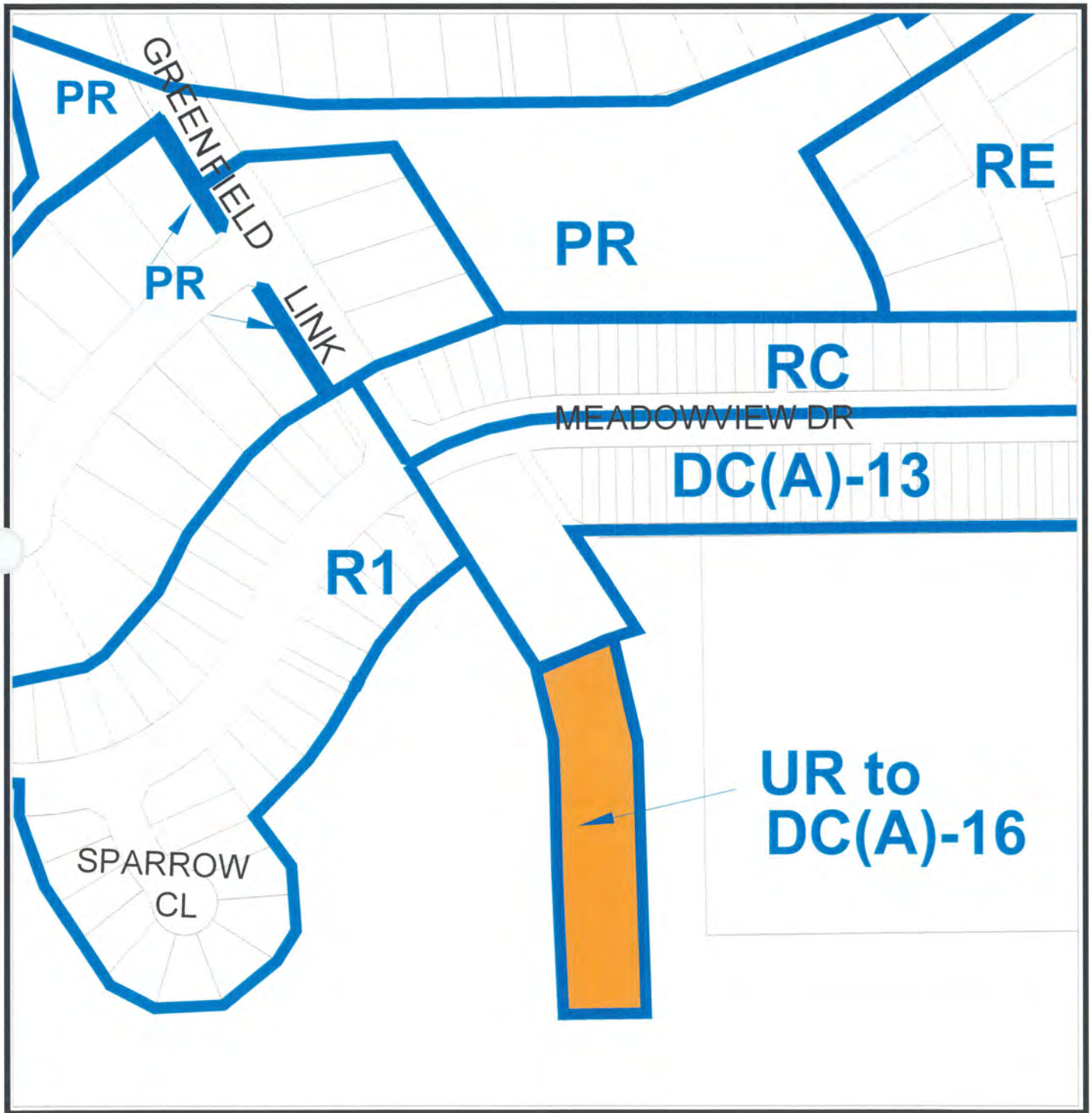


  
MAYOR

  
DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: March 23, 2021

# Bylaw C6-21 Schedule "A"



Part of SE<sup>1</sup>/<sub>4</sub>-19-54-22-W4M

 UR to DC(A)-16