



**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 C13-22**

**WHEREAS** the *Municipal Government Act*, R.S.A.,2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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 C23-20 be amended as follows:

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

**11.21. DC(A)-20 - Street-Oriented Small Lot Residential District**

**11.21.1. Purpose**

This District is intended to accommodate street-oriented single detached dwellings on narrow lots with rear lane vehicular access and side yard building setback reduced to 0.0 metres on one side. The use of architectural and design features are intended to achieve a varied streetscape.

**11.21.2. Areas of Application**

A portion of Lot 1, Blk 1 plan 0226974 and a portion of SE-19-54-22-W4M as shown in figure 11.21.

**11.21.3. DC(A)-20 Uses**

(a) Fundamental use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.21.2. (b) and (c) shall ensure:

i. That garages are not attached to single detached dwelling units.

<b>(b) DC(A)-20 Permitted</b>	<b>(c) DC(A)-20 Discretionary</b>
<ul style="list-style-type: none"> <li>- Home Office</li> <li>- Secondary Suite</li> <li>- Single Detached Housing</li> </ul> <p>Accessory development to any use listed in subsection 6.20.3.(b)</p>	<ul style="list-style-type: none"> <li>- Bed and Breakfast</li> <li>- Group Home (Limited)</li> <li>- Home Business</li> <li>- Show Home</li> <li>- Temporary Sales Centre</li> </ul> <p>Accessory development to any use listed in subsection 6.20.3.(c)</p>

**11.21.4. DC(A)-20 Site Subdivision Regulations**

	<b>Interior Site</b>	<b>Corner Site</b>
<b>a) Site Width</b>	7.6m minimum	9.1m minimum
<b>b) Site Depth</b>	34.0m minimum	
<b>c) Subdivision Design</b>	Lots shall abut to a rear lane.	

**11.21.5. DC(A)-20 Site Development Regulations**

	<b>Interior or Corner Site</b>	
<b>a) Front Yard Setback</b>	Front yard	3.5m minimum
	Flanking Yard	3.0m minimum on a corner site
<b>b) Rear Yard Setback</b>	8.0m minimum	
<b>c) Side Yard Setback</b>	<p>1.5 m minimum;</p> <p>One side yard setback shall be reduced to 0.0m for principal buildings and detached garages where a 1.5m wide sideyard wide private maintenance easement has been registered on the Title of any property adjacent to the reduced setback that:</p> <ol style="list-style-type: none"> <li>a. Authorizes the eaves of the principal building and accessory buildings to encroach 0.3m into the easement;</li> <li>b. Authorizes the footings for the buildings to encroach 0.60m into the easement;</li> <li>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,</li> <li>d. Prohibits locating building accesses, air conditioners, accessory uses and buildings, general storage, Front Yard and Side Yard fencing, or landscaping other than ground covering within the easement.</li> <li>e. No roof leader drainage shall be directed to the maintenance easement; and</li> <li>f. All roof leaders from accessory developments are to be directed to drain to an adjacent lane</li> </ol>	
<b>d) Building Height</b>	Two and one half (2 ½) storeys not to exceed 10.0m maximum	

<b>e) Site Coverage</b>	38% maximum for principal building over one storey, excluding decks
	53% maximum for principal buildings of one storey, excluding decks
	48% 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
	There shall be a minimum of 30m <sup>2</sup> permeable surface between the rear of the principle building and the garage or on-site parking.

#### 11.21.6. 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) Accent materials such as stone or brick shall amount to a minimum of 4.65m<sup>2</sup> of the total area of the front façade of a principal building, or to the satisfaction of the Development Authority;
- (d) To ensure design variability the principal building with similar or mirrored front elevations must be separated by a minimum of three lots along the same side of the road;
- (e) The side façade of a principal building on a corner lot facing a public open space or public roadway excluding lanes shall be treated as a front façade; and
- (f) 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 to the satisfaction of the Development Authority

**11.21.7. Additional Development Regulations for DC(A)-20**

- (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, Part 13 – Parking and Loading, and Part 14 – Signs; and
- (b) Attached rear garages shall not be permitted.
- (c) Roof leader connections to underground stormwater systems are not permitted

Figure 11.21a: Applicable Area DC(A)-20 Street Oriented Small Lot Residential District



**Subject Area**

2. That Appendix A, Land Use District Map covering:
  - a) Part of SE1/4-19-54-22-W4M be amended to redistrict from UR (Urban Reserve District) to DC(A)-20 (Street Oriented Small Lot 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	22 <sup>nd</sup>	day of	February	2022.
READ a second time this	22	day of	March	2022.
READ a third time and passed this	22	day of	March	2022.

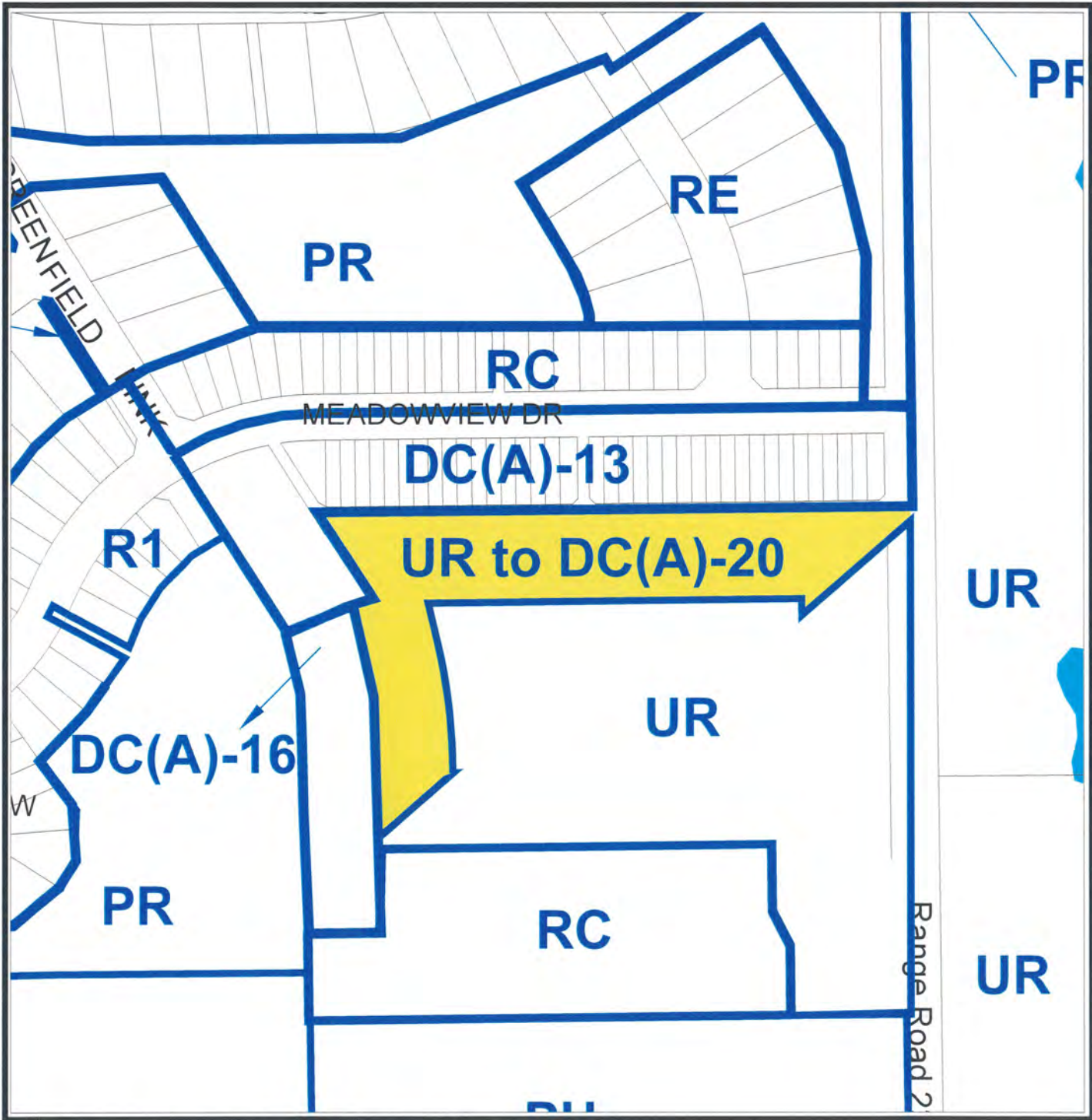


  
MAYOR

  
DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: March 22, 2022

# Bylaw C13-22 Schedule "A"



Part of SE1/4-19-54-22-W4M



**DC(A)-20 Street Oriented Small Lot  
Residential District**