



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 C9-23

WHEREAS the Municipal Government Act, R.S.A.,2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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

11.24. DC(A)-22 Direct Control – Street Oriented Public Service & Commercial Mixed-Use

11.24.1. Purpose

The purpose of this District is to provide for street-oriented public and quasi-public development that serves the social, physical, mental, cultural, and religious needs of the community, and is intended accommodate street-oriented convenience commercial and services for the day-to-day needs of residents within the surrounding neighbourhood. Street oriented design includes 4.0m minimum building setbacks adjacent to public roadways to support pedestrian access features and additional landscaping along frontage for an attractive, highly permeable, and comfortable activated urban streetscape.

11.24.2. Areas of Application

This district applies to:

- i) A portion of SE19-54-22-W4M, as shown in Figure 11.24a.

11.24.3. DC(A)-22 Uses

- (a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 11.24.3 (c) and shall ensure:
i. That Pet care services shall not include any outside enclosures, pens, or exercise areas.
ii. That any use which include a drive-through service shall be considered a Discretionary Use.

Table with 2 columns: (b) DC(A)-22 Permitted Uses and (c) DC(A)-22 Discretionary Uses. Permitted uses include Apartment, Business Support Services, and Child Care Facility. Discretionary uses include Community Service Facility, Custom Manufacturing, Funeral Home, and Pet Care Service.

<ul style="list-style-type: none"> <li>- Eating and Drinking Establishment</li> <li>- Government Service</li> <li>- Health Service</li> <li>- Multi-attached Housing</li> <li>- Personal Service</li> <li>- Place of Worship</li> <li>- Professional Service</li> <li>- Professional, Financial, and other Service</li> <li>- Retail Store (Convenience)</li> <li>- Service Station (Limited)</li> <li>- Sign, Billboard (Limited)</li> <li>- Sign, Fascia</li> <li>- Sign, Fascia (Limited)</li> <li>- Sign, Freestanding</li> <li>- Sign, Freestanding (Limited)</li> <li>- Sign, Portable</li> <li>- Sign, Portable (Limited)</li> <li>- Sign, Projecting</li> </ul> <p>Accessory development to any use listed in subsection 11.24.3(b)</p>	<ul style="list-style-type: none"> <li>- Recreation Facility (Indoor)</li> <li>- Show Home</li> <li>- Vehicle Wash</li> <li>- Veterinary Clinic</li> </ul> <p>Accessory development to any use listed in subsection 11.24.3(c)</p>
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**11.24.4. DC(A)-22 Site Subdivision Regulations**

	Interior Site	Corner Site
a) Site Area	714m <sup>2</sup> minimum	748m <sup>2</sup> minimum
b) Site Width	21.0m minimum	22.0m minimum
c) Site Depth	34.0m minimum	

**11.24.5. DC(A)-22 Site Development Regulations**

	Interior Site	Corner Site	
a) Front Yard Setback	4.0m minimum (8.0m max.)	Front	4.0m min (8.0m max)
		Flanking	4.0m min (8.0m max)
b) Rear Yard Setback	Minimum of 3.0m or one-half (1/2) the height of the building, whichever is greater.		

c) Side Yard Setback	3.0m minimum
d) Building Height	14.0m maximum for a principal building up to 2 storeys
e) Site Coverage	60% maximum for all buildings, including accessory buildings

#### **11.24.6. On-Site Parking**

- (a) To ensure street-oriented development, parking shall not be permitted within a front yard between a principal building and a public roadway or directly adjacent to a public roadway.
- (b) A minimum total of 121 parking stalls will be provide to service the site. The location of parking shall be provided as per Appendix I – Site Plan Concept.
- (c) Off-peak and Sunday Place of Worship parking is complimentary to business hour parking. Shared parking will be permitted at all times due to low risk of conflict. All parking areas shall be accessible between all lots for pedestrians and automobiles.

#### **11.24.7. Architectural and Design Features**

- (a) All building entrances shall face adjacent public roadways and shall be accessible directly from the street.
- (b) All units are to be completed with exterior materials of high quality and durable materials to the satisfaction of the Development Authority.

#### **11.24.8. Fences**

- (a) Fences shall not be permitted in the Front Yard or Side Yard adjacent to a public roadway.

#### **11.24.9. Additional Development Regulations**

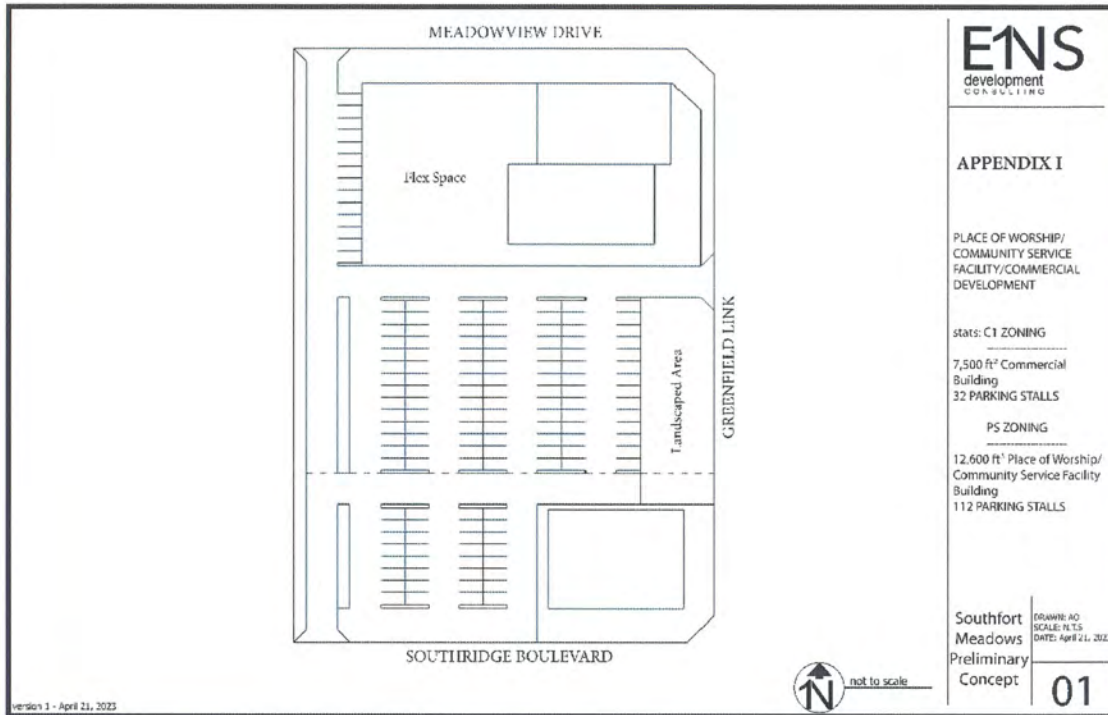
- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 – General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 – Residential Land Use Districts, Sections 7.1-7.6 of Part 7 – Commercial Land Use Districts, Sections 11.1 to 11.5 of Part 11 – Direct Control Land Use Districts, Part 13 – Parking and Loading, and Part 14 – Signs;
- (b) The development site layout shall be generally in accordance with Appendix I – Site Plan to the satisfaction of the Development Authority.
- (c) The development architectural treatments shall be generally in accordance with Appendix II – Church Concept to the satisfaction of the Development Authority.
- (d) 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.



- (e) For sites that are adjacent to residential uses and where uses that may in the opinion of the Development Authority, generate negative impacts such as noise, light or odors which may be noticeable on adjacent properties, the Development Authority may exercise discretion to require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including berming or screening, which may exceed the landscaping requirements of this Bylaw; noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Authority may deem appropriate. The Development Authority may exercise minor variance powers if, in the opinion of the Development Authority, the Development is consistent with the purpose, spirit, and intent of this District and the variance is due to a practical difficulty peculiar to the Use, character, or situation of land or building, which are not generally common to other land in this District.

**Figure 11.24a: Applicable Area for DC(A)-22 – Street Oriented Public Service & Commercial Mixed-Use**





2. The Appendix A, Land Use District Map covering part of SE ¼ 19-54-22-W4M be redistricted from RMM (Medium Density Multiple Residential District) to DC(A)-22 Street Oriented Public Service & Commercial Mixed Use 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 10 day of October 2023.

READ a second time this 24 day of October 2023.

READ a third time and passed this 24 day of October 2023.

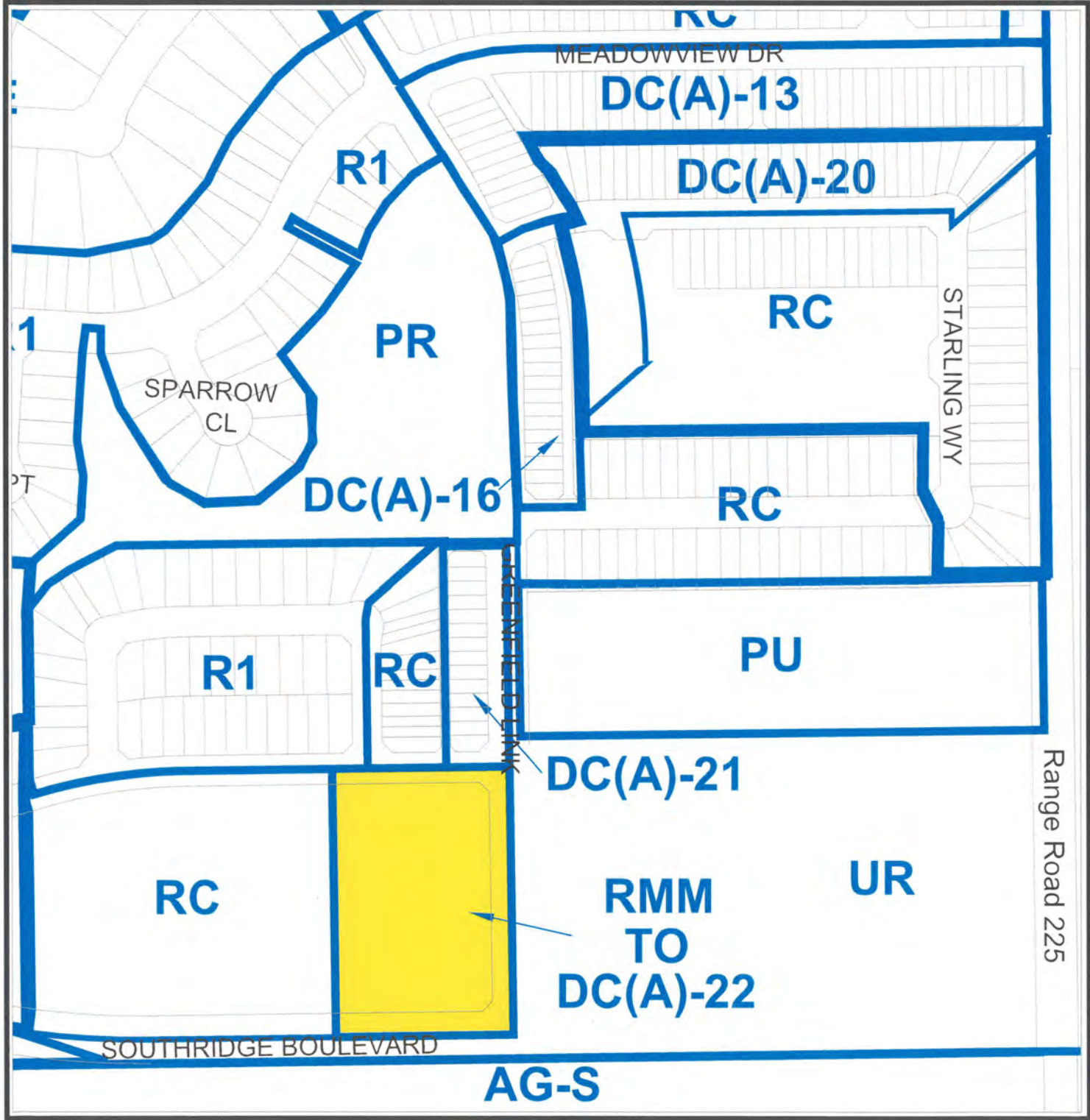
  
MAYOR

  
DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: October 25, 2023



# Bylaw C9-23 Schedule "A"



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

 RMM to DC(A)-22