



CITY OF FORT SASKATCHEWAN

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

BYLAW NO. C24-25

WHEREAS the *Municipal Government Act*, R.S.A., 2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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

- 1) This Bylaw is cited as "A Bylaw to Amend the Land Use Bylaw C23-20".
- 2) That Schedule "A" to Bylaw C23-20 be deleted in their entirety and replaced with the new Schedule "A" as set out in Schedule "A" of this bylaw.
- 3) All other provisions of Bylaw C23-20, the City of Fort Saskatchewan Land Use Bylaw, shall remain unamended and in full force and effect.
- 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 shall be in full force and effect upon third and final reading.

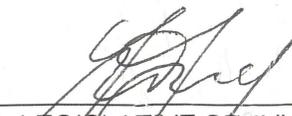
READ a first time this 9th day of **December** , 2025

READ a second time this **27** day of **January** , 2026

READ a third time this **27** day of **January** , 2026



MAYOR

Acting 

DIRECTOR, LEGISLATIVE SERVICES
Date Signed: **January 27, 2026**

SCHEDULE "A" TO BYLAW C24-25

7.8. C2 - COMMERCIAL RETAIL AND SERVICE DISTRICT

7.8.1. Purpose

The purpose of this District is to provide for high quality commercial development along major roadways which serve as entrances and through routes for the City.

7.8.2. C2 Permitted and Discretionary Uses:

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 7.8.2 (b) and (c) shall ensure:

- i. That Pet Care Service shall not include any outside enclosures, pens, or exercise areas.
- ii. That Kennel shall not include any outside enclosures, pens, or exercise areas.
- iii. That Eating and Drinking Establishment shall be considered a Discretionary Use when the Site is Adjacent to a Residential Land Use District.
- iv. That an Apartment shall only be considered as a Discretionary Use on the developable land legally described Plan 2420345; Block 18; Lot 186 as shown in Figure 7.8(a).

(b) C2 Permitted	
<ul style="list-style-type: none"> - Business Support Service - Child Care Facility - Commercial School - Community Service Facility - Eating and Drinking Establishment - Emergency Response Service - Entertainment Facility, Indoor - Entertainment Facility, Outdoor - Government Service - Health Service - Parking Facility - Pawn Shop - Personal Service - Pet Care Service - Professional, Financial, and Office Service 	<ul style="list-style-type: none"> - Retail Store (Convenience) - Retail Store (General) - Seasonal Garden Centre - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding - Sign, Freestanding (Limited) - Sign, Inflatable - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Sign, Roof - Veterinary Clinic <p style="text-align: center;">Accessory development to any use listed in subsection 7.8.2(b)</p>

(c) C2 Discretionary

<ul style="list-style-type: none"> - Apartment - Breweries, Wineries, and Distilleries - Casino - Custom Manufacturing Establishment - Funeral Home - Greenhouse - Hotel - Kennel - Late Night Club - Motel - Place of Worship - Recreation Facility, Indoor - Recreation Facility, Outdoor - Recycling Drop-off - Retail Store (Cannabis) - Retail Store (Liquor) 	<ul style="list-style-type: none"> - Service Station - Service Station (Limited) - Sign, Electronic Message - Vehicle Repair Facility - Vehicle Repair Facility (Limited) - Vehicle Sales, leasing, and rental facility - Vehicle Sales, leasing, and rental facility (Limited) - Vehicle Wash - Warehouse Sales <p>Accessory development to any use listed in subsection 7.8.2(c)</p>
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7.8.3. C2 Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	2,000m ² minimum
(b) Site Width	At the Discretion of the Subdivision Authority
(c) Site Depth	At the Discretion of the Subdivision Authority

7.8.4. C2 Site Development Regulations

	Interior or Corner Site
(a) Front Yard Setback	7.5m minimum
(b) Rear Yard Setback	3.0m minimum for sites abutting a non-Residential Land Use District 6.0m minimum for sites abutting a Residential Land Use District. The minimum rear yard setback may be reduced to 3.0m for sites abutting Residential Land Use District when the use is an apartment building.
(c) Side Yard Setback	3.0m minimum for site abutting a non-Residential Land Use District. 6.0m minimum for sites abutting a Residential Land Use District.

(d) Building Height	14.0m maximum
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7.8.5. Additional Development Regulations for C2:

- (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 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. The form and character of buildings shall complement adjacent residential character of the neighbourhood;
- (c) Where at least 50% of the required parking for a C2 - Commercial Retail and Service District 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;
- (e) The required side yard shall be increased by 1.0m in depth for each storey above the first storey (over 4.0m), when adjacent to residential; and
- (f) The required rear yard shall be increased by 1.0m in depth for each storey above the first storey (over 4.0m), when adjacent to residential.

7.8.6. Additional Development Regulations for Apartment Housing

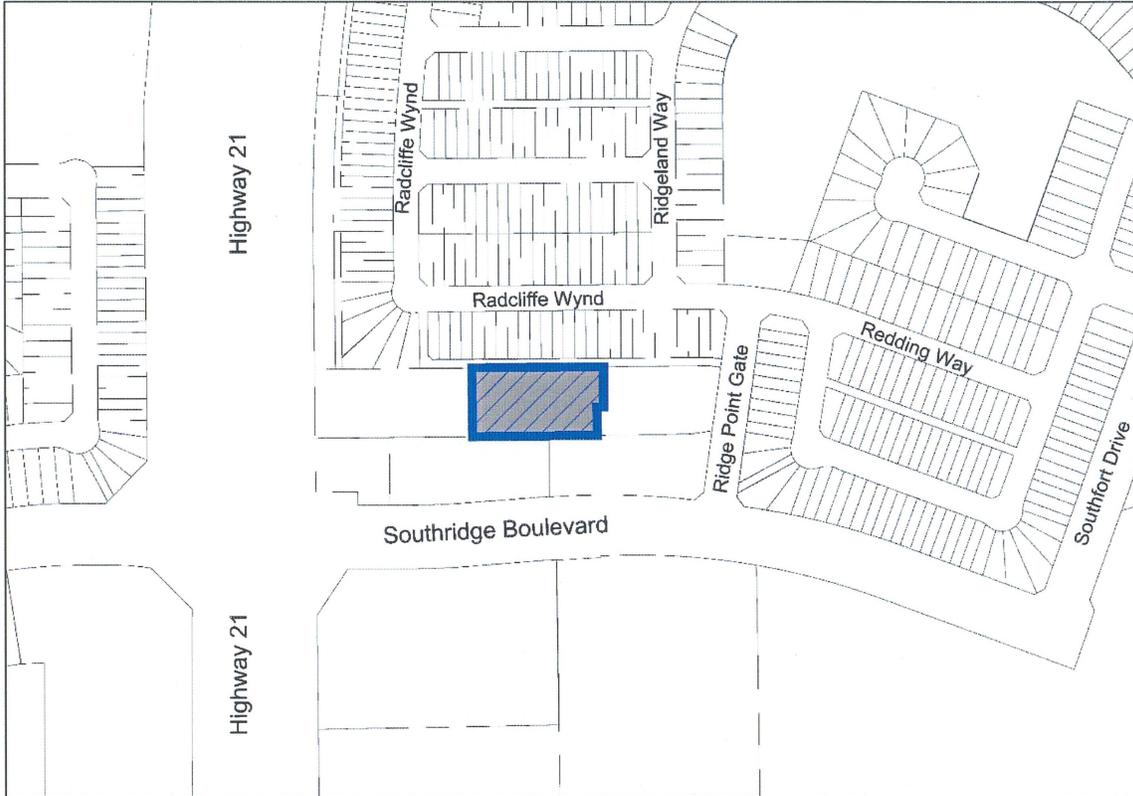
- (a) Area of Application for 7.8.6 shall be Plan 2420345; Block 18; Lot 186 as shown on figure (7.8(a)).
- (b) The size, location, design, character, and appearance of the building shall be acceptable to the Development Authority having due regard to:
 - i. The policies and objectives contained within the municipality's statutory plans;
 - ii. Other City plans, standards, and guidelines; and
 - iii. Other factors, such as daylight, sunlight, and privacy.
- (c) To ensure architectural interest, the development shall incorporate a minimum of three of the following design elements on the building facade to the satisfaction of the Development Authority:
 - i. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies, and lighting fixtures

- ii. Use of bold window trims, soffits, or muntin bars
 - iii. Use of building features such as clearly defined entryways, dormer windows, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest
 - iv. Use of exterior materials of high quality and durable materials. Each building in addition to a primary treatment, must have a minimum of 20% high quality accent material on all public fronting facades, such as, but not limited to stone, brick or decorative shingles.
 - v. Use of accent colour and/or contrast in finishing materials
 - vi. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- (d) Balconies facing existing low density residential districts or developments shall not extend beyond 1.5 m from the building facade.
- (e) A minimum of 20% of the total site area shall be landscaped, including all areas not occupied by building, parking areas or vehicular access areas. One tree for each 35.0m² and one shrub for each 15.0m² of landscape area shall be provided.
- (f) Notwithstanding 7.8.5.(c), where at least 40% of the required parking for a C2 - Commercial Retail and Service District use is allocated in the parking garage, an additional one storey or 4.0m may be permitted in addition to the maximum building height if:
- i. the Use is an Apartment; and
 - ii. a minimum of four of the architectural design elements are incorporated, as outlined in section 7.8.6.(c) to the satisfaction of the Development Authority.

Figure 7.8(a): Applicable Area for C2 - Apartment Housing

C2 District - Apartment Housing

Lot 186; Block 18; Plan 2420345



SUBJECT AREA