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 C8-22

WHEREAS the *Municipal Government Act*, R.S.A.,2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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)- 19 DIRECT CONTRO L – SIENNA RESIDENTIA L DISTRICT

   11.21.1. Purpose

   This District is intended to accommodate street-oriented single detached dwellings on narrow lots with rear lane vehicular access. The use of architectural and urban design standards are intended to achieve variety of design and appearance as a way to enhance the pedestrian-orientated streetscape.

   11.21.2. Areas of Application

   This District applies to a portion of NE1/4-20-54-22-W4M, as shown in Figure 11.21a.

   11.21.3. DC(A)-19 Permitted and Discretionary Uses

   (a) Fundamental Use Provisions

   The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.21.3 (b) and (c) shall ensure:

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

(b) DC(A)-18 Permitted	(c) DC(A)-18 Discretionary
- Single Detached Housing - Secondary Suite - Home Office Accessory development to any use listed in subsection 11.21.3(b)	- Bed and Breakfast - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre Accessory development to any use listed in subsection 11.21.3(c)

11.21.4. DC(A)-19 Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Width	8.5m minimum	10.3m minimum
b) Site Depth	34.0m minimum	

11.21.5. DC(A)-19 Site Development Regulations

	Interior or Corner Site	
a) Front Yard Setback	Front Yard	3.5m minimum
	Flanking Yard	3.0m minimum on a corner site
b) Rear Yard Setback	8.0m minimum	
c) Side Yard Setback	1.2m minimum	

| d) Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m maximum
e) Site Coverage	43% maximum for principal building over one storey, excluding decks
	53% maximum for principal building of one storey, excluding decks
	53% maximum for all building buildings and structures where principal building is over one storey
	57% maximum for all building buildings and structures where principal building is one storey

11.21.1. 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 complementary 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, 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; and

(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.

11.21.7. Additional Development Regulations:

(a) All development and uses within this Land Use District are subject to the applicableprovisions 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 facade that faces a public roadway, or a public open space except for a lane.

Figure 11.21a: Applicable Area DC(A)-19 Sienna Residential District (Sienna Stage 6B)
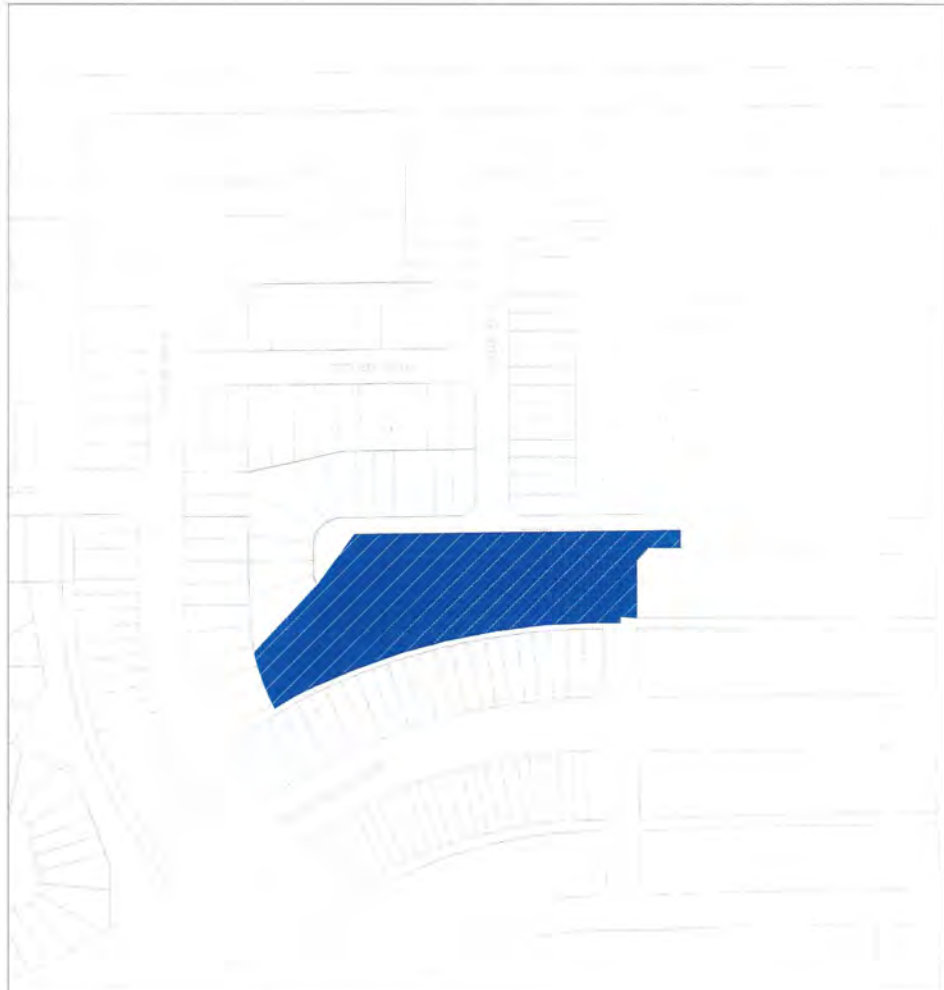
2. That Appendix A, Land Use District Map covering:

    a) Part of NE1/4-20-54-22-W4M be amended to redistrict from R2 (Semi-Detached and Duplex Residential District) and RC (Comprehensively Planned Residential District) to DC(A)-19 (Sienna 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	22nd	day of	February	2022.
READ a second time this	22nd	day of	March	2022.
READ a third time and passed this	22nd	day of	March	2022.

MAYOR

DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: March 22, 2022

Bylaw C8-22
Schedule "A"

N

PR

87 AVE

R1

UR

CANYON RD

R1

SEQUOIA BEND

PR

UR

R2 to DC(A)-19

R2

RC to DC(A)-19

RC

SIENNA BLVD

DC(A)-13

RC

DC(A)-05
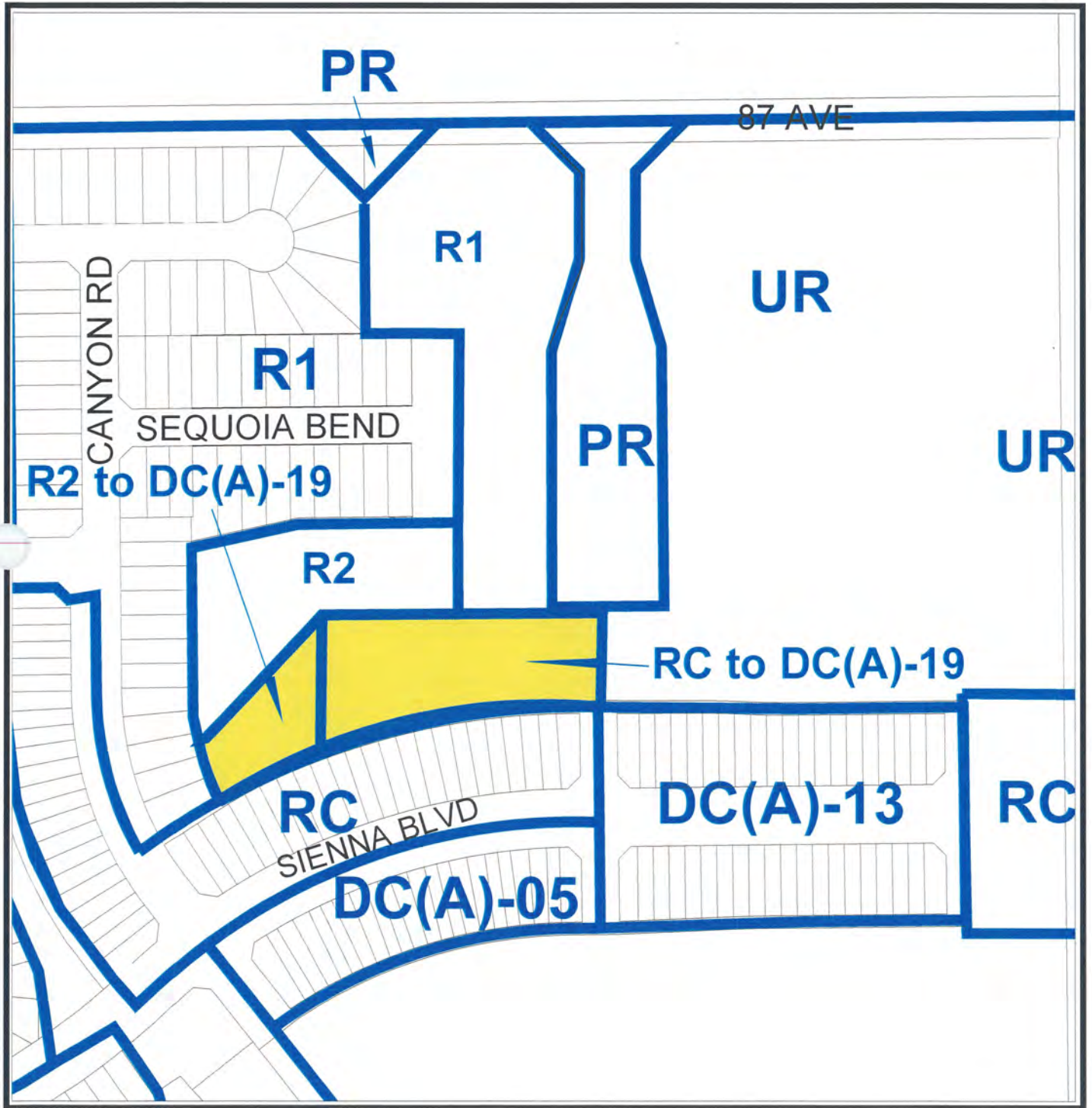
Part of NE1/4-20-54-22-W4M

R2 and RC to DC(A)-19