



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. C15-25

WHEREAS the *Municipal Government Act*, R.S.A., 2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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" of C23-20 be amended as follows:
 - a. That section 6.25 – Northeast Roseburn Residential Special District be added, as shown in Schedule "A-1" attached hereto.
3. That Bylaw C23-20 Appendix A – Land Use District Map be amended as follows:
 - a. That part of NE-18-54-22-W4M be redistricted from:
 - i. AG-S (Agricultural General South District) to NRRS (Northeast Roseburn Residential Special District);
 - ii. AG-S (Agricultural General South District) to PR (Parks and Recreation District); and
 - iii. AG-S (Agricultural General South District) to PU (Public Utility District).

As shown on the attached Schedule "B-1"

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. That Bylaw C15-25 becomes effective upon third and final reading.

READ a first time this	24th	day of	June	2025
READ a second time this	8th	day of	July	2025
READ a third time this	8th	day of	July	2025

The seal of the City of Fort Saskatchewan is circular with a dashed border. Inside the border, the words "CITY OF FORT" are on the left and "SASKATCHEWAN" is on the right. In the center is a shield featuring a horse and rider, with a crown above the horse's head and a gear-like shape below the rider's feet.

Dele Katchur
DIRECTOR, LEGISLATIVE SERVICES

Date Signed: July 8, 2025

6.25. NORTHEAST ROSEBURN RESIDENTIAL SPECIAL DISTRICT (NRRS)

6.25.1. Purpose

The purpose of this District is to accommodate traditional low-density and street-oriented housing. Unique shallow lot housing with separate upper and lower units shall be permitted on lots with a reduced lot depth. Housing shall be located consistent with **Appendix I & II** of this District.

Traditional low-density and street-oriented and housing includes single detached, semi-detached, and townhouses. Front attached housing shall be located on local roads only, while street-oriented housing will be rear-accessed and may be located on collector and local roads with lane access.

High Density Shallow Lot housing includes duplex and multi-attached housing with self-contained upper and lower units with separate entrances for each unit and may be front-accessed or lane-accessed.

6.25.2. Areas of Application

This district applies to:

- i) A portion of NE-18-54-22-W4M, as shown in **Figure 6.25a** and **Appendix I – Area of Application**.

6.25.3. Northeast Roseburn Residential Uses

- (a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within **6.25.3 (c)** and shall ensure:

- i. High Density Shallow Lot Residential site subdivision regulations in Sections **6.25.5** and **6.25.7** and High Density Shallow Lot site development regulations in Sections **6.25.10** and **6.25.12** shall only apply to areas identified in the Northeast Roseburn NSP and **Appendix I & II** as “High Density Shallow Lot” housing.
- ii. Single Detached Zero Lot Line site subdivision regulations in Sections **6.25.4** and site development regulations in Sections **6.25.9** shall only apply to areas identified in the Northeast Roseburn NSP and **Appendix I & II** as “Zero Lot Line” housing.

(c) Northeast Roseburn Residential Allowed Uses	(c) Northeast Roseburn Residential Allowed Uses to be considered at the discretion of the Development Authority
- Duplex - Home Office - Semi-Detached Housing - Single Detached Housing - Secondary Suite - Multi-Attached Housing	- Home Business - Show Home - Temporary Sales Centre

6.25.4. General Residential Site Subdivision Regulations (Single Detached)

	Interior Site	Corner Site
a) Site Area	245m ² minimum	280m ² minimum
b) Site Width	9.1m minimum front access 8.5m minimum with lane 7.6m minimum and 8.9m maximum where one side setback has been reduced to 0.0m as per section 6.25.16	10.3m minimum front access 9.7m minimum with lane 8.9m minimum with lane where one side setback has been reduced to 0.0m as per section 6.25.16
c) Site Depth	34.0m minimum	

6.25.5. High Density Shallow Lot Residential Site Subdivision Regulations (Duplex)

	Interior Site	Corner Site
a) Site Area	213m ² minimum	211m ² minimum
b) Site Width	9.7m minimum	10.6m minimum
c) Site Depth	22.0m minimum 28.0m maximum	

6.25.6. General Residential Site Subdivision Regulations (Semi-Detached)

	Interior Site	Corner Site
a) Site Area	248m ² minimum	266m ² minimum
b) Site Width	7.3m minimum per side of a semi-detached dwelling	8.5m minimum per corner side of a semi-detached dwelling
c) Site Depth	34.0m minimum	

6.25.7. High Density Shallow Lot Residential Site Subdivision Regulations (Multi-Attached Housing)

	Interior Site	Corner Site
a) Site Area	180m ² minimum	177m ² minimum
b) Site Width	8.2m minimum	9.1m minimum
c) Site Depth	22.0m minimum 28.0m maximum	

6.25.8. General Residential Site Subdivision Regulations (Multi-Attached Housing)

	Interior Site	Corner Site
a) Site Area	117m ² minimum	165m ² minimum
b) Site Width	Fronting Collector Street (With Lane) 4.2m minimum 5.5m minimum (end lot) Fronting Local Street (with lane) 5.5m minimum 6.7m minimum (end lot)	Fronting Collector Street (with Lane) 6.7m minimum Fronting Local Street (with lane) 7.9m minimum
c) Site Depth	28.0m minimum	

6.25.9. General Residential Site Development Regulations (Single Detached)

	Interior Site	Corner Site	
a) Front Yard Setback	6.0m minimum and 7.0m maximum (without Lane) 3.0m minimum and 6.0m maximum (with Lane)	Front	6.0m minimum and 7.0m maximum (without Lane) 3.0m minimum and 6.0m maximum (with Lane)
		Flanking	2.4m minimum 4.5m maximum
b) Rear Yard Setback	8.0m minimum		
c) Side Yard Setback	1.2m minimum 1.5m minimum where one side setback has been reduced to 0.0m as per section 6.25.16		
d) Building Height	Two and a half (2.5) storeys not to exceed 10.0m maximum		
e) Site Coverage	60% maximum		
	15% maximum for accessory building		

6.25.10. High Density Shallow Lot Residential Site Development Regulations (Duplex)

	Interior Site	Corner Site	
a) Front Yard Setback	6.0m minimum and 7.0m maximum (without Lane) 3.0m minimum and 6.0m maximum (with Lane)	Front	6.0m minimum and 7.0m maximum (without Lane) 3.0m minimum and 6.0m maximum (with Lane)
		Flanking	2.4m minimum

b) Rear Yard Setback	3.0m minimum (without Lane) 1.0m minimum where rear garage is attached to principal building
c) Side Yard Setback	1.5m minimum
d) Building Height	Two and a half (2.5) storeys not to exceed 10.0m maximum
e) Site Coverage	70% maximum
	5% maximum for accessory building Accessory structures are not permitted on lots where rear garage is attached to principal building

6.25.11. General Residential Site Development Regulations (Semi-Detached)

	Interior Site	Corner Site	
a) Front Yard Setback	6.0m minimum and 7.0m maximum (without Lane) 3.0m minimum and 6.0m maximum (with Lane)	Front	6.0m minimum and 7.0m maximum (without Lane) 3.0m minimum and 6.0m maximum (with Lane)
		Flanking	2.4m minimum
b) Rear Yard Setback	8.0m minimum		
c) Side Yard Setback	1.2m minimum		
d) Building Height	Two and a half (2.5) storeys not to exceed 10.0m maximum		
e) Site Coverage	60% maximum		
	15% maximum for accessory building		

6.25.12. High Density Shallow Lot Residential Site Development Regulations (Multi-Attached Housing)

	Interior Site	Corner Site	
a) Front Yard Setback	6.0m minimum 3.0m minimum with a lane	Front	6.0m minimum 3.0m minimum with a lane
		Flanking	2.4m minimum
b) Rear Yard Setback	3.0m minimum 1.0m minimum where rear garage is attached to principal building		
c) Side Yard Setback	1.5m minimum		

d) Building Height	Two and a half (2.5) storeys not to exceed 10.0m maximum
e) Site Coverage	70% maximum
	5% maximum for accessory building Accessory structures are not permitted on lots where rear garage is attached to principal building

6.25.13 General Residential Site Development Regulations (Multi-Attached Housing)

	Interior Site	Corner Site	
a) Front Yard Setback	6.0m minimum 3.0m minimum with a lane	Front	6.0m minimum 3.0m minimum with a lane
		Flanking	2.4m minimum
b) Rear Yard Setback	6.0m minimum		
c) Side Yard Setback	1.2m minimum		
d) Building Height	Three (3) storeys not to exceed 11.0m maximum Three (3) storeys not to exceed 13.0m maximum when fronting onto collector road		
e) Site Coverage	70% maximum including all accessory structures		

6.25.14. Architectural and Design Features - General

- To improve the architectural interest of the streetscape, each principal building shall be individually defined through a combination of architectural features that may include, and are not limited to, a distinct architectural style and a roofline, articulation of the façade, and building massing, provision of porches, verandas, and balconies, variation in building materials, colours and other façade enhancing elements to the satisfaction of the Development Authority.
- Front façades of a principal building shall incorporate architectural treatments complementary to the architectural style including features such as open gables, dormer windows, clearly defined entryways, windows with bold trim, shutters or canopies, and accent colours and materials to the satisfaction of the Development Authority.
- A Building shall have the same materials, colours, and architectural details on all facades exposed to public streets (excluding lane), and parks and open spaces.
- Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the street and must not directly or diagonally front each other, unless the finishing materials, colours, architectural styles and treatments are substantially different in the opinion of the Development Authority.
- Notwithstanding (d), townhouse and shallow lot development may have identical elevations throughout a complete block to achieve an intentional uniform streetscape design

- f) Abutting front attached garages and driveways for Duplexes or Townhouse must be paired together to maximize separation between driveways to allow for on street parking and operational requirements. Front attached garages and driveways shall not be permitted off Collector and Arterial streets as shown in the Roseburn NSP.
- g) Driveway width on front-attached single family housing products will not exceed 6.1m at the property line but are permitted to exceed 6.1m within private property to match garage width.
- h) For semi-detached lots less than 7.9m wide, no more than 80% of front façade length shall be covered by front garage.

6.25.15. Architectural and Design Features – Shallow Lot High Density Residential

- a) Upper and lower suites for Shallow Lot High Density Residential will feature separate entrances.
- b) For rear-attached Shallow Lot High Density Residential housing:
 - I. in lieu of a traditional backyard, each rear-attached garage unit will be required to have a porch (minimum width/length of 2.0m; with minimum total area of 9.0m²) to provide outdoor amenity space on private property.
 - II. Rear attached garages shall only be permitted on lots with access to a rear lane.
- c) All drainage is to be maintained within each property with no cross-lot drainage.
- d) Fences shall not be permitted in the Front Yard or shared areas of Side Yard between buildings.
- e) Shared access agreements to provide unencumbered access to shared side yards and exterior entrances shall be registered on title.
- f) Front/Side Yards to be finished with xeriscape treatments providing a reduced maintenance property to the satisfaction of the Development Authority.
- g) All units are to be completed with exterior materials of high quality and durable materials. Each unit must incorporate accent finishes for the front elevation, which may include (but are not limited to): brick/stone accent, horizontal siding of a complimentary color, premium soffits for roof overhang, dark framed windows, vibrant colored front entry doorways, enhance railing detailing on front patio. Design shall be enforced to reasonably conform with the street elevation designs provided in **Appendices III & IV**.
- h) In accordance with **Part 13.2.3 – Parking and Loading**
 - I. Duplex and Multi-Attached lane-accessed housing off-street parking within the Shallow Lot High Density Residential policy area shall be a minimum:
 - 1 stall per dwelling unit

6.25.16. Detached Dwelling with Reduced Setbacks (Zero Lot Line)

- a) Detached Dwelling development with reduced and / or no sideyard on one side shall adhere to the following regulations:
 - i) All roof drainage from Principal and Accessory buildings is directed towards a Street, Alley, or private drainage system, and no roof leader discharge is directed to the easement area
 - ii) Fences and gates are not permitted in the Front Yard
 - iii) The owners of impact Lots register on title a minimum 1.5m private easement along the entire distance of the shared Lot line. The easement shall ensure:
 - 1. Construction of a drainage swale and an unobstructed drainage path with a minimum width of 0.3 m to be free and clear of all objects;

2. Protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots;
3. A 0.3 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves of a building on an Abutting Lot;
4. A 0.6 m footing encroachment easement;
5. Permission to access the easement area for maintenance of the properties;
6. Adequate access for utility maintenance, where applicable; and
7. That an Accessory building must not encroach on the easement

6.25.17. Additional Development Regulations

- a) Except where defined in this district, 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 6.25.17(a), parking and driveways shall be allowed within the front yard setback of Shallow Lot High Density Multi-Attached housing.
- c) Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.
- d) Front-accessed narrow lot housing on Lots 9.1m or less, shall only be located opposite from lane accessed housing 6.1m in width or more, a flanking yard, or Parks and Natural Areas to ensure street parking and snow storage is available on at least one side of every street containing narrow lot housing.
- e) Front-accessed housing on sites 9.1m to 11.0m in width shall be across from lane housing, other front accessed housing with sites greater than 9.1m in width, a flanking yard, or Parks and Natural Areas.

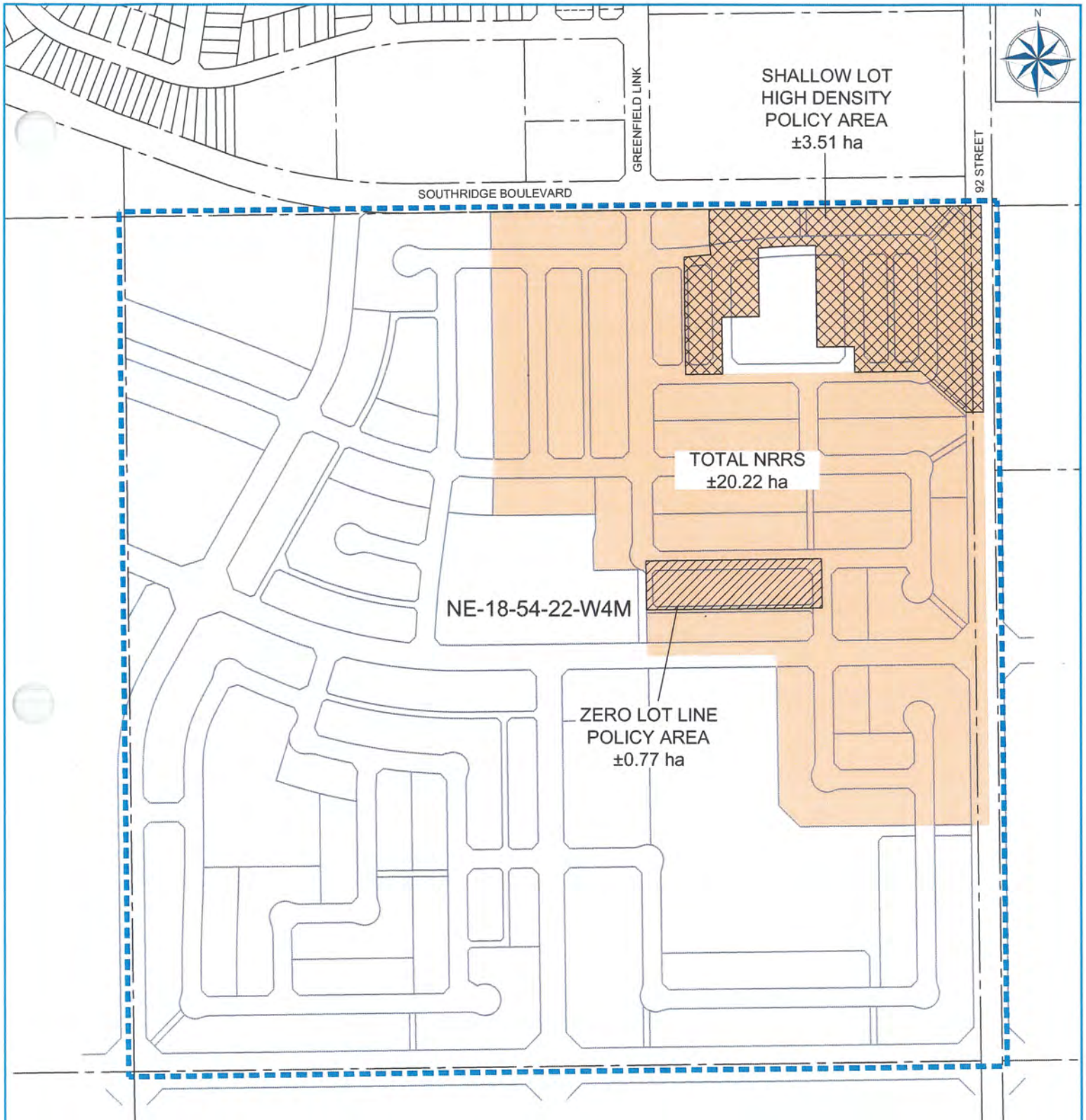
Appendices:

Appendix I – Area of Application

Appendix II – Housing Types

Appendix III – High Density Shallow Lot Rear-Loaded Elevation Concept

Appendix IV – High Density Shallow Lot Front-Loaded Elevation Concept



Legend



Northeast Roseburn NSP Boundary
Existing Property Lines
Future Property Lines (Conceptual)



NRRS (Northeast Roseburn Residential Special District)
NRRS Shallow Lot High Density Residential Policy Area
NRRS Zero Lot Line Policy Area

Scale 1:5,000
June 17, 2025

Note: All information, boundaries, and areas shown shall be confirmed by means of legal survey and are subject to verification and adjustment through the subdivision process.

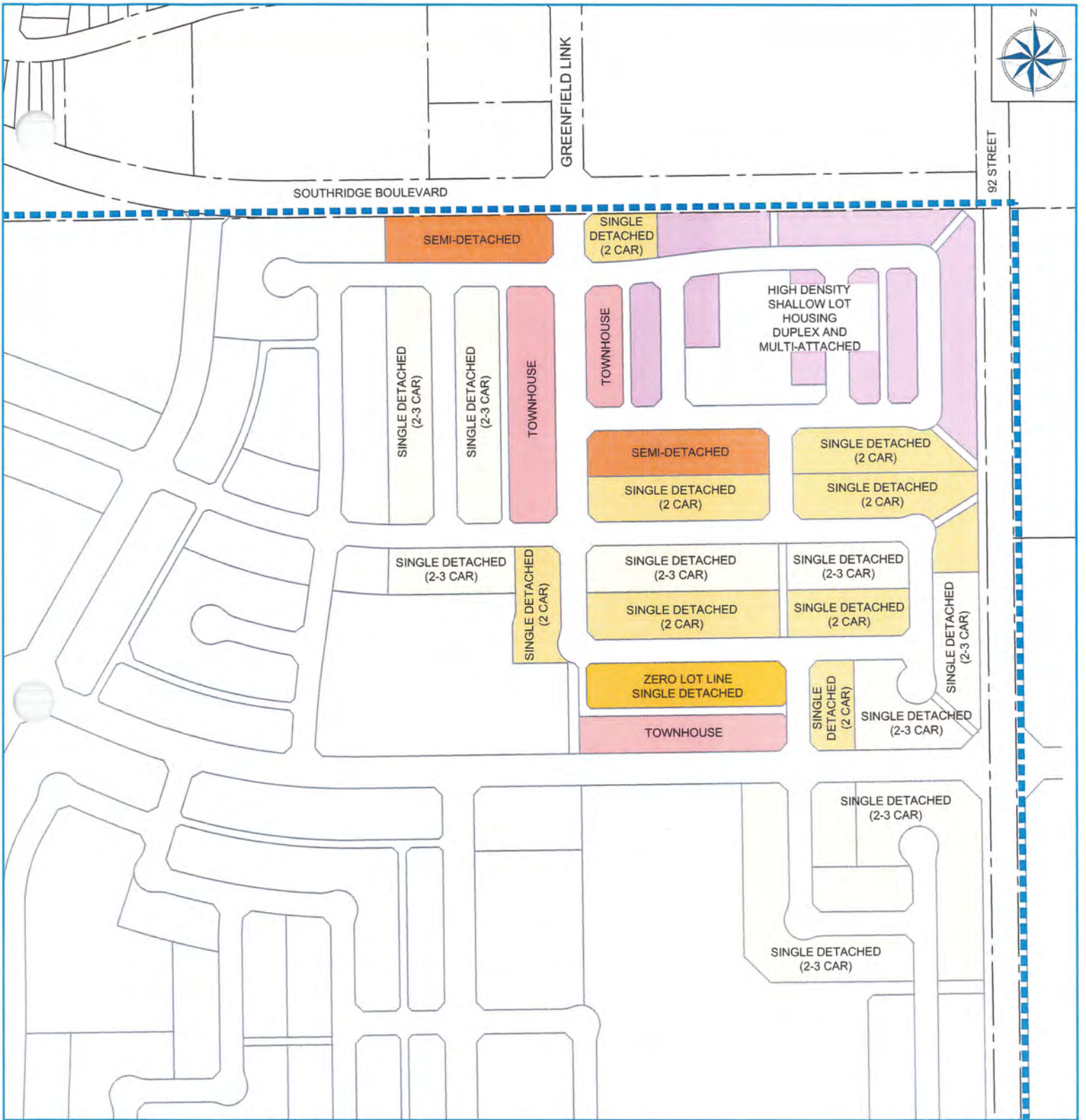
NORTHEAST ROSEBURN RESIDENTIAL SPECIAL DISTRICT (NRRS)

Figure

APPENDIX I

Title

AREA OF APPLICATION



- Legend**
- Northeast Roseburn NSP Boundary
 - Existing Property Lines
 - Future Property Lines (Conceptual)
 - Single Detached (2-3 Car)
 - Single Detached (2 Car)
 - Single Detached (Zero Lot Line)
 - Semi-Detached
 - Townhouse
 - High Density Shallow Lot Duplex and Multi-Attached

Scale 1:4,000
June 17, 2025

Note: All information, boundaries, and areas shown shall be confirmed by means of legal survey and are subject to verification and adjustment through the subdivision process.

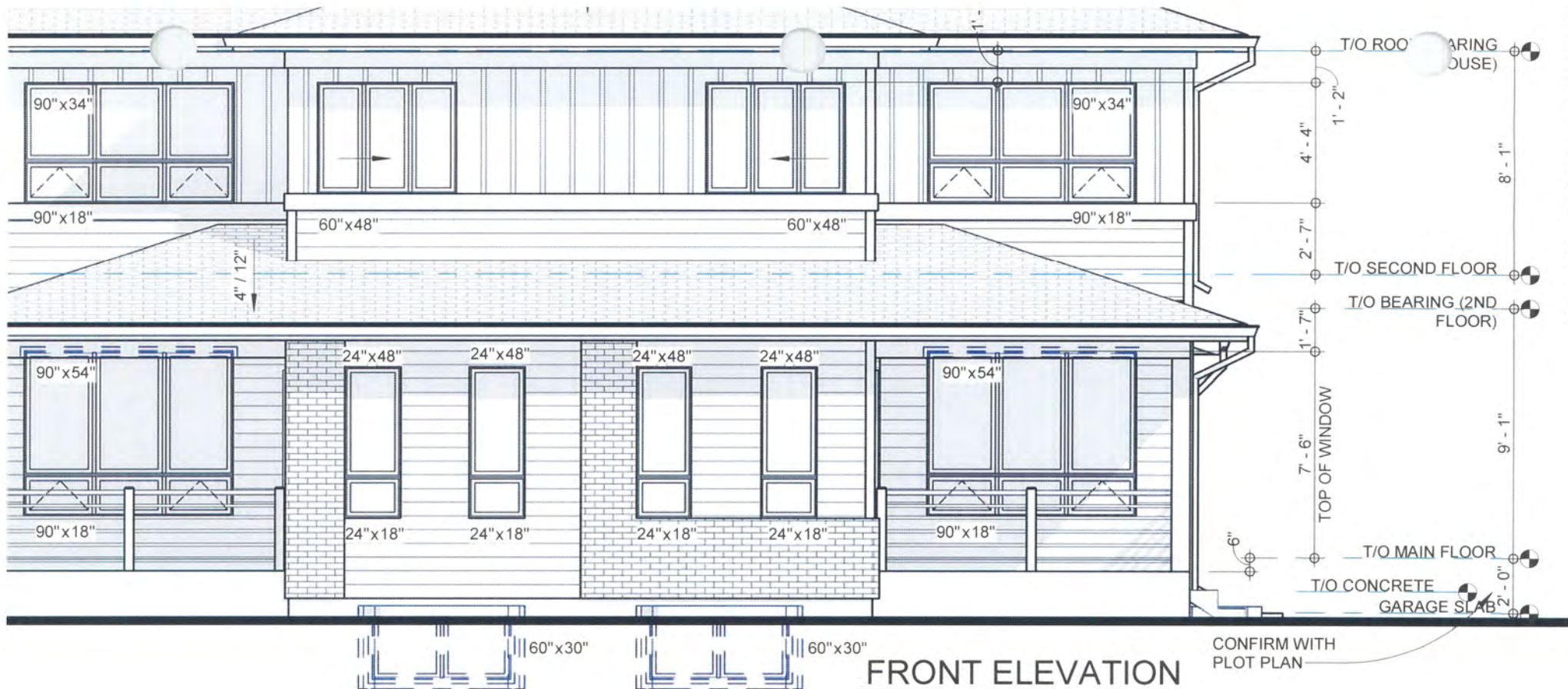
NORTHEAST ROSEBURN RESIDENTIAL SPECIAL DISTRICT (NRRS)

Figure

APPENDIX II

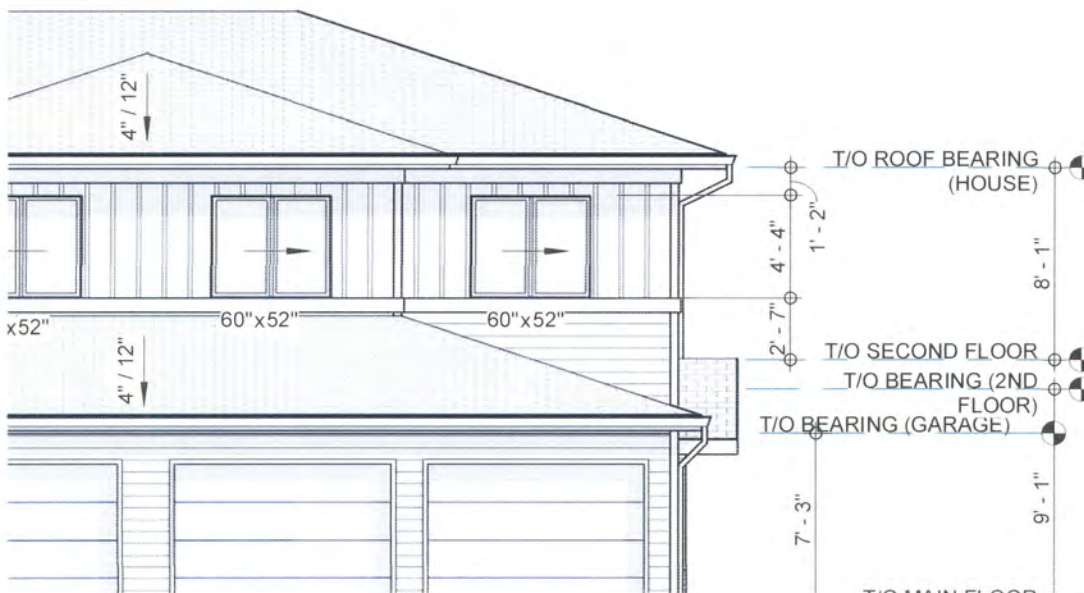
Title

HOUSING TYPES



FRONT ELEVATION

3/16" = 1'-0"



RIOR ELEVATION NOTES

BUILDERS SPECIFICATION MAY GOVERN OVER THESE NOTES

EXTERIOR WALL FINISH

- SIDING C/W REQ'D TRIMS AND FLASHINGS
- BRICK VENEER AS SHOWN

ROOFING FINISH

- ASPHALT SHINGLES

FASCIA & SOFFITS

- PREFINISHED PERFORATED SOFFIT
- PREFINISHED METAL FASCIA ON 2x8 FRAMING

EAVESTROUGH

- PREFINISHED METAL EAVESTROUGH AND DOWNSPOUTS WITH EXTENTIONS, C/W ALL MOUNTING HARDWARE.

WINDOWS

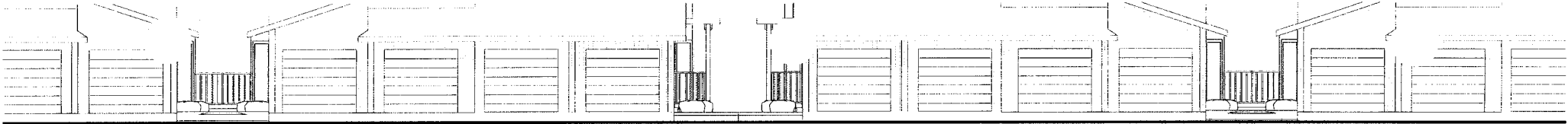
- PVC WINDOW UNITS C/W REQ'D GRILLES AS SHOWN (REFER TO WINDOW SHOP DRAWINGS FOR EXACT TYPE, SIZE AND STYLE OF WINDOW. BUILDER/OWNER TO VERIFY DIRECTION OF ALL OPENERS.

COLUMN CONSTRUCTION

- METAL CLAD BUILT UP DIMENSIONED

BANDING

- PREFINISHED METAL BLOCKING AS SHOWN



ETER
83 FT
RAGE
actual)
0 MAX

LEVEL
LOWER
MAIN
UPPER
TOTAL

BLDG AREA
2,330 SF
2,312 SF
1,904 SF
6,546 SF

NOTES

City of Edmonton
Zoning Bylaw 20001
2.20 RSF - Small Scale Flex Residential Zone

Front Setback

- Minimum Front Setback is 4.5 m (2.20 4.2.1) unless (a) a Treeed Boulevard is provided and vehicle access is from an Alley (2.20 4.2.2) or (b) the development is for Reverse Housing (2.20 4.2.3) in which case the minimum Front Setback is 3.0 m.

Driveway Length

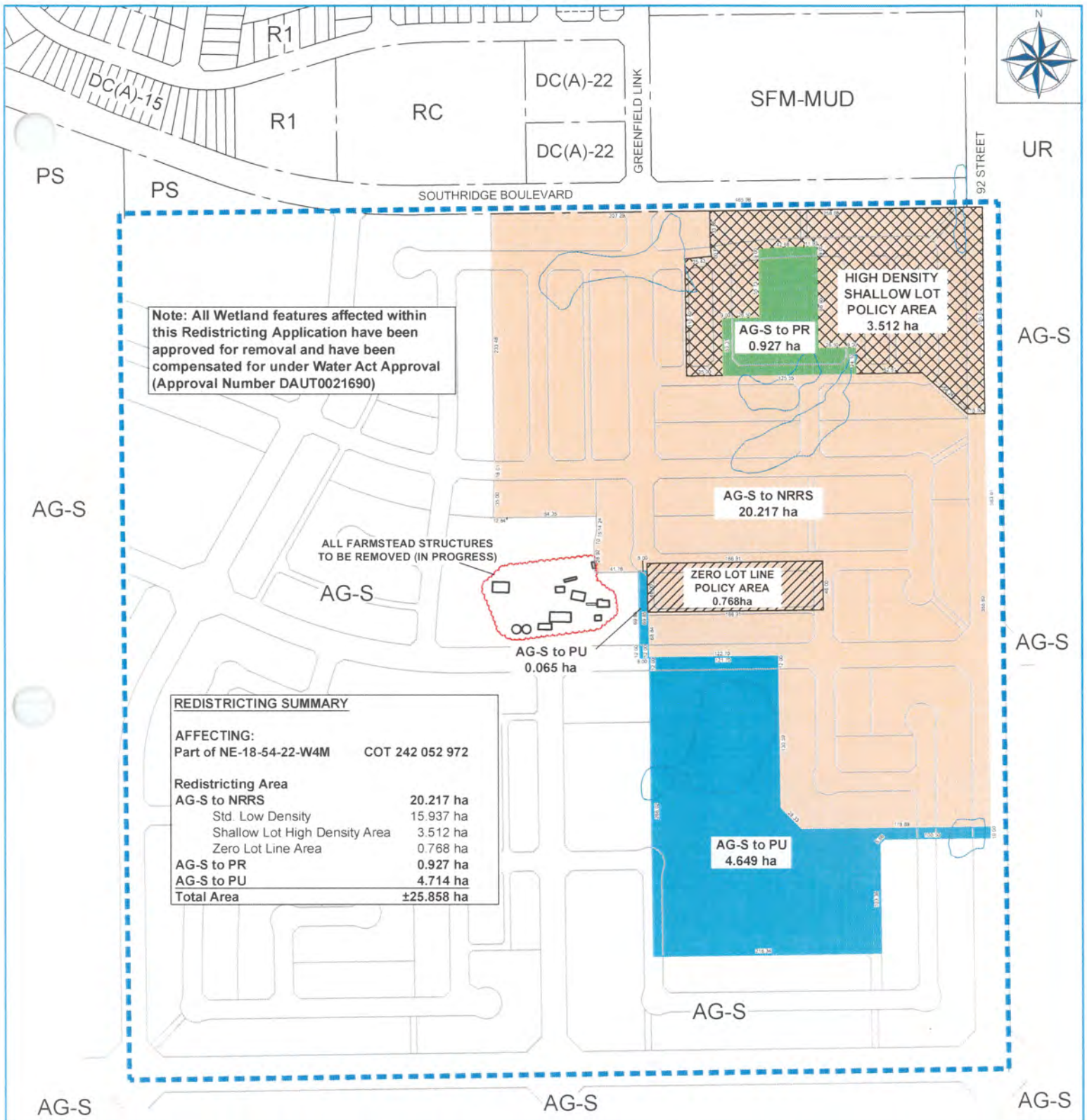
- Minimum Driveway Length between a Garage door and the back of an existing or approved sidewalk at the time of the Development Permit application is 6.0 m.

Rear Setback

- If the unit has a front attached garage, then the rear setback is 6.0 m (2.20 4.2.4).
- If the unit has a rear attached garage and the site depth is less than 30 m, the rear setback is 1.2 m (2.20 4.2.5).

Interior Side Setback

- When Row Housing or Multi-unit Housing faces an Interior or Flanking S Line, the minimum interior side setback is 1.5 m (2.20 4.2.9).



Legend	
	Northeast Roseburn NSP Boundary
	Existing Property Lines
	Future Property Lines (Conceptual)
	Existing Wetland Boundaries
	AG-S to NRRS (Northeast Roseburn Residential Special District)
	AG-S to PR
	AG-S to PU
	NRRS Shallow Lot High Density Residential Policy Area
	NRRS Zero Lot Line Policy Area

Scale 1:5,000
June 17, 2025 V2

ROSEBURN STAGE 1 LAND USE BYLAW AMENDMENT

Figure

Map 2

Title

Redistricting Plan