

ESD – Estate District

1. Purpose

This District is generally intended to provide for Detached Dwelling on lots greater than 0.4 hectares without municipal water, sanitary, or storm services, and lots over 0.25 hectares and less than 0.40 hectares with water and sanitary services. The existing neighbourhoods of Clover Park, Southfort Estates and Pointe Aux Pins Estates fall under this district.

2. ESD Permitted and Discretionary Buildings

i. ESD Permitted and Discretionary Uses

a. Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 2b and 2c shall ensure:

- i. Within Pointe Aux Pins, accessory developments may be permitted in the front yard setback at the discretion of the Development Authority.

P – Permitted Use

D – Discretionary Use (means use of a land or a building that may be authorized at the discretion of the Development Authority.

Building Type	Requisite Qualifiers		
	ESD Locations		
	Southfort Estates	Pointe Aux Pins	Clover Park
Backyard Dwelling	P	P	P
Detached Dwelling	P	P	P
Internal Secondary Suite	P	P	P
Agriculture	-	D	D
Renewable Energy Installation	D	D	D
Urban Agriculture	D	D	D

3. ESD Site Subdivision Regulations

- i. Notwithstanding the site subdivision regulations, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no approved Statutory Plan supporting further subdivision of existing parcels. This shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots;

	Southfort Estates	Pointe Aux Pins	Clover Park
Site Area	Min. 0.25ha	Min. 0.8 ha	Min. 0.8 ha
Site Width	Min. 25.0m	Min. 65.0m	Min. 65.0m
Site Depth	Min. 60.0m	Min. 140.0m	Min. 140.0m

4. ESD Site Development Regulations

		Interior or Corner Site
Front Yard Setback	Detached Dwelling	Min. 10.0m
	Accessory Building	Min. 10.0m for accessory developments
Flanking Yard	Detached Dwelling	Min. 6.5m on a corner site
	Accessory Building	Min. 6.5m for accessory developments
Rear Yard Setback	Detached Dwelling	Min. 10.0m
	Accessory Building	Min. 2.0m for accessory developments
Side Yard Setback	Detached Dwelling	Min. 3.0m for sites under 0.8 ha Min. 6.0m for sites over 0.8 ha
	Accessory Building	Min. 2.0m for accessory developments
Building Height	Detached Dwelling	Principal Building: Max. 14.0m
	Accessory Building	Max. 7.3m with a Max. wall height of 3.7m for sites under 0.4ha. Max. 8.0m for sites over 0.4ha.
Site Coverage		Max. 35% for all buildings and structures, except that the combined building floor area for all accessory buildings on a site shall not exceed: 232.3 sq. m. in size on lots 0.4 ha in size or less; or 464.5 sq. m. in size on lots greater than 0.4 ha
Density		Max. 1 Principal Dwelling unit plus up to a maximum of 2 Backyard Dwelling.

5. Landscaping

- a. Landscaping on the site shall be in accordance with Section X ____ of this Bylaw.
- b. For new and redeveloped Detached Dwellings, one tree for each 100.0m² and one shrub for each 40.0m² of landscape area shall be provided.

6. Fences, Walls, and Hedges

- a. Fences, walls and hedges in this district shall be in accordance with Section X ____ of this Bylaw.

7. Renewable Energy Installation

- a. Renewable Energy Installation on site shall be in accordance with Section X ____ of this Bylaw.

8. Servicing

- a. Servicing requirements shall be determined by the Development Authority with special consideration that:
 - i. On-site water and sewage disposal shall not be permitted on sites with less than 0.9ha of area; and

- ii. Sites equal to or greater than 0.4ha shall not be serviced by Municipal Services. On-site water supply and sewage disposal shall be provided as per standards required by the City of Fort Saskatchewan.
- b. Municipal services will not be extended beyond the servicing levels at the time of adoption of this Land Use Bylaw.

9. Accessory Building

- a. Minimum area for a Backyard Dwelling shall be 30.0 sq. m. Maximum area shall not exceed the area of the principal building at grade level.
- b. Maximum building height shall not exceed the height of the principal building on site.
- c. Facades of garden and garage suite abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the development authority.

10. Agriculture

- a. Impacts shall be contained within the site, to the satisfaction of the Development Authority.
- b. Agriculture shall not be the sole activity on a lot.

11. Urban Agriculture

- a. Urban Agriculture within Detached Dwelling shall be limited to a maximum of 49% of the area within a Principal Building.
- b. Urban Agriculture shall be permitted within the areas of a lot that falls outside of the minimum required yard setbacks.

12. Applicability of the Regulations

- a. The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings will not be considered non-conforming.
- b. For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area or improvements to the facade facing a public street that exceed 50% of the facade's surface area.