



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. C2-24

WHEREAS the *Municipal Government Act*, R.S.A., 2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend a the Land Use Bylaw;

NOW THEREFORE, the Council of the City of Fort Saskatchewan in the Province of Alberta, duly assembled, hereby enacts:

1. That Schedule "B" of Bylaw C23-20 be amended as follows:
 - a. By adding the following under Part 6 – Residential Land Use Districts:

6.20. FRSO – FOREST RIDGE STREET-ORIENTED RESIDENTIAL DISTRICT

6.20.1 Purpose

This District is intended to allow for the development of street-oriented attached dwellings in Forest Ridge that allow greater building height and the opportunity for development on individual compact lots where access is from a lane.

6.20.2. Areas of Application

The designation, location, and boundaries of each Land Use District created through this Section may be applied within the Flexible Mixed Low and Medium Density Area identified in the Westpark Area Structure Plan.

6.20.3 Permitted and Discretionary Uses

- (a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 6.20.3
- (b) and (c) and shall ensure:
 - i. A maximum of four (4) dwelling units may be attached, for Multi-Attached Housing.
 - ii. Individual dwelling units shall be no less than 3.6m in width.

(b) FRSO Permitted Uses	(c) FRSO Discretionary Uses
- Semi-Detached Housing - Multi-Attached Housing - Home Office	- Bed and Breakfast - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre

Accessory development to any use listed in subsection 6.20.3(b)	Accessory development to any use listed in subsection 6.20.3(c)
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6.20.4. FRSO Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Width	3.6m minimum	5.6m minimum
b) Site Depth	26.0m minimum	

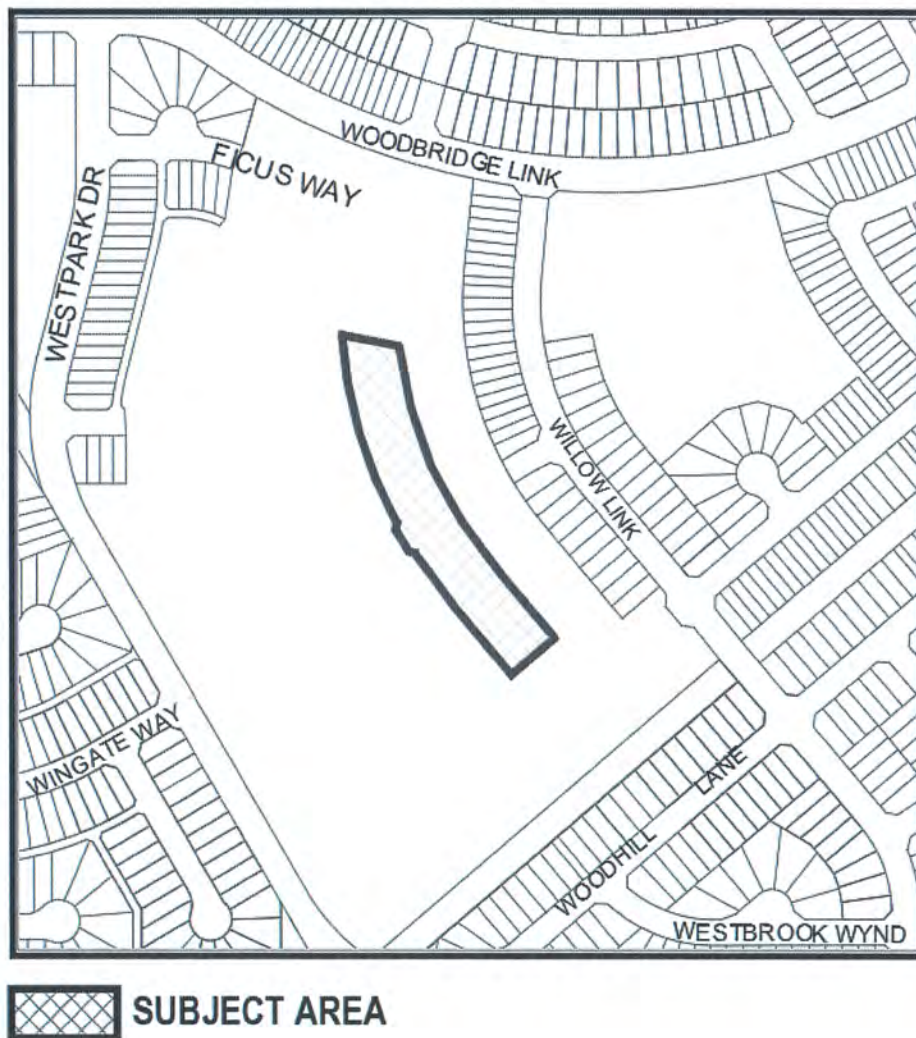
6.20.5. FSRO Site Development Regulations

	Interior Site	Corner Site
a) Front Yard Setback	Front Yard	4.0m minimum
	Flanking Yard	2.0m minimum on a corner site
b) Rear Yard Setback	Principal Building	6.5m minimum
	Accessory Building	1.0m minimum
c) Side Yard Setback	Principal Building	1.2m minimum
	Accessory Building	0.6m minimum
d) Building Height	Three (3) storeys not to exceed 13.0 maximum	
e) Site Coverage	The maximum total Site Coverage shall be 60%, excluding decks	

6.20.6. 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, Part 13 – Parking and Loading, and Part 14 – Signs, except where specific provisions are contained within this District;
- (b) Notwithstanding Section 6.20.6.(a) and Part 13 – Parking and Loading, two-storey Multi-Attached Housing and Semi-Detached Housing shall only be required to provide one (1) on-site parking stall per unit.
- (c) Vehicular access to Sites shall only be from a Lane.
- (d) On Corner Sites, the Facades of a principal building abutting the Front Lot Line and the Flanking Front Lot Line shall use consistent building materials and architectural features and shall include features such as windows, doors, and porches.
- (e) Notwithstanding Part 6, no fence is permitted between driveways, parking pads, or detached garages.

Figure 6.20: Applicable Area FRSO – Forest Ridge Street-Orineted Residential District



2. That Appendix A, Land Use District Map covering part of Lot B, Block 25, Plan 042 6931 be redistricted from:

- a. UR (Urban Reserve) to FSRO (Forest Ridge Street-Oriented Residential District);
and
- b. UR (Urban Reserve) to RC (Comprehensively Planned Residential District)

As shown on the attached Schedule "C"

- 3. This Bylaw is cited as the amending the 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 served and the remainder of the Bylaw is deemed valid.
- 5. That Bylaw C2-24 becomes effective upon third and final reading.

READ a first time this	13th	day of	February	2024
READ a second time this	12	day of	March	2024
READ a third time this	12	day of	March	2024


MAYOR


DIRECTOR, LEGISLATIVE SERVICES

Date Signed: March 13, 2024

Schedule B

PROPOSED FOREST RIDGE STREET-ORIENTED RESIDENTIAL DISTRICT REGULATIONS

6.20. FRSO - FOREST RIDGE STREET-ORIENTED RESIDENTIAL DISTRICT

6.20.1. Purpose

This District is intended to allow for the development of street-oriented attached housing in Forest Ridge that allow a greater building height and the opportunity for development on individual compact lots where access is from a Lane.

6.20.2. Areas of Application

The designation, location, and boundaries of each Land Use District created through this Section may be applied within the Flexible Mixed Low and Medium Density Area identified in the Westpark Area Structure Plan.

6.20.3. Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.20.3 (b) and (c) shall ensure:

- (i) A maximum of four (4) dwelling units may be attached, for Multi-Attached Housing.
- (ii) Individual dwelling units shall be no less than 3.6m in width.

(b) Permitted	(c) Discretionary
- Multi-Attached Housing - Semi-Detached Housing - Home Office Accessory development to any use listed in subsection 6.20.3(b)	- Bed and Breakfast - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre Accessory development to any use listed in subsection 6.20.3(c)

6.20.4. Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Width	3.6m minimum	5.6m minimum
b) Site Depth	26.0m minimum	

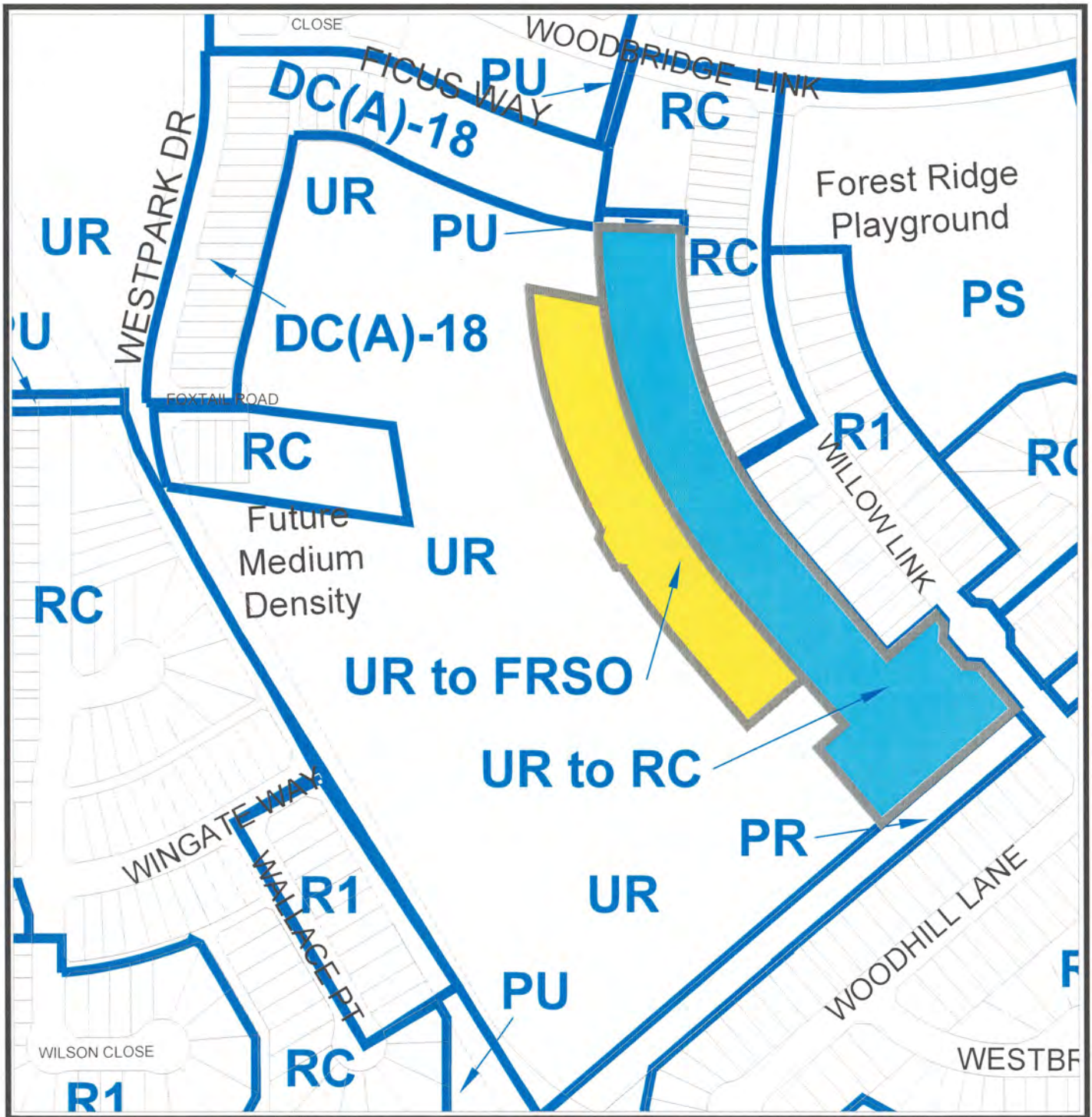
6.20.5. Site Development Regulations

	Interior or Corner Site	
a) Front Yard Setback	Front Yard	4.0m minimum
	Flanking Yard	2.0m minimum on a corner site
b) Rear Yard Setback	Principal Building	6.5m minimum
	Accessory Building	1.0m minimum
c) Side Yard Setback	Principal Building	1.2m minimum
	Accessory Building	0.6m minimum
d) Principal Building Height	Three (3) storeys not to exceed 13.0m maximum	
e) Site Coverage	The maximum total Site Coverage shall be 60%, excluding decks	

6.20.6. 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, Part 13 - Parking and Loading, and Part 14 - Signs, except where specific provisions are contained within this District;
- (b) Notwithstanding Section 6.20.6.(a) and Part 13 - Parking and Loading, two-storey Multi-Attached Housing and Semi-Detached Housing shall only be required to provide one (1) on-site parking stall per unit.
- (c) Vehicular access to Sites shall only be from a Lane.
- (d) On Corner Sites, the Facades of a principal building abutting the Front Lot Line and the Flanking Front Lot Line shall use consistent building materials and architectural features and shall include features such as windows, doors and porches.
- (e) Notwithstanding Part 6, no fence is permitted between driveways, parking pads, or detached garages.

Bylaw C2-24 Schedule "C"



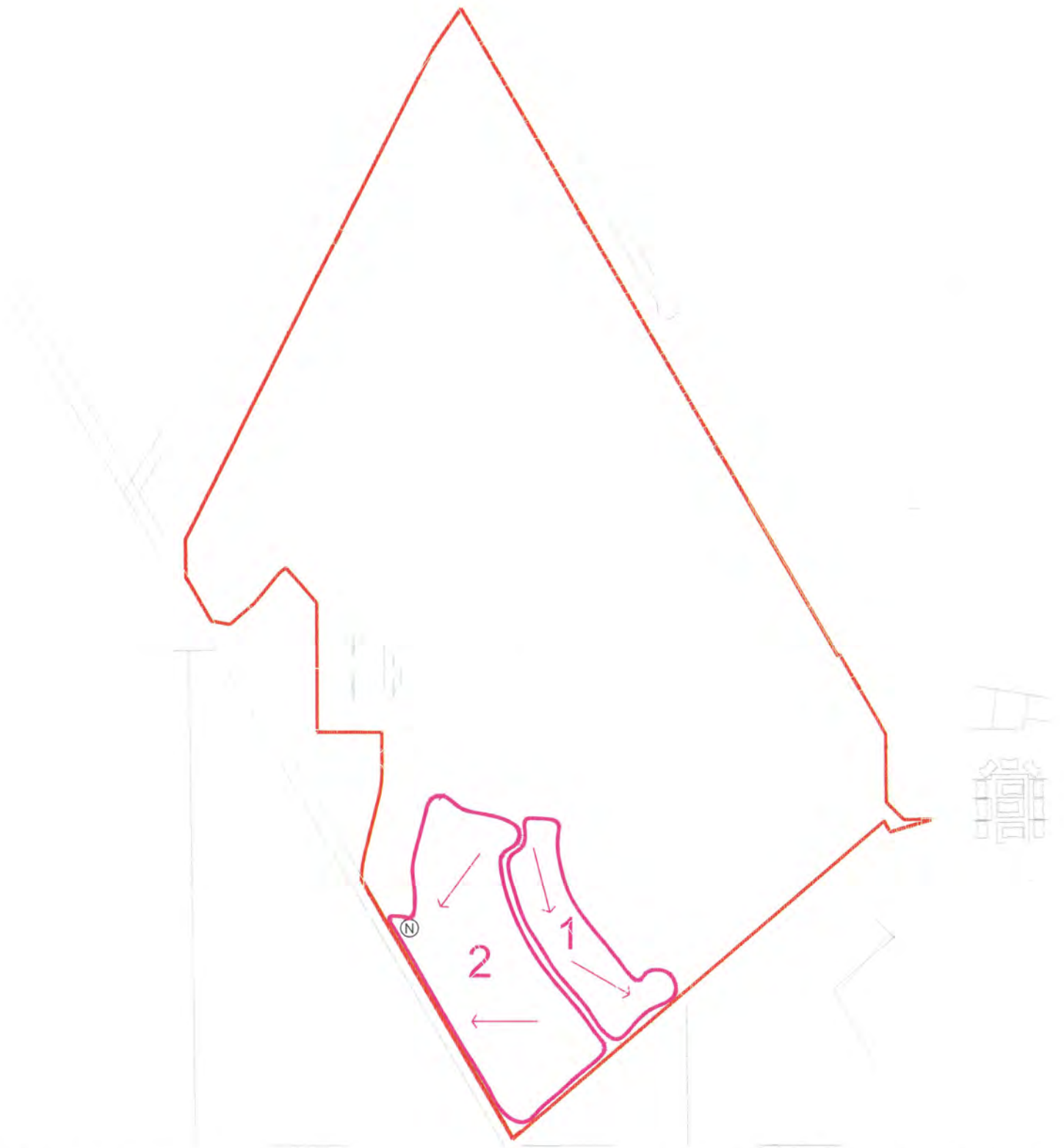
Part of Lot B, Block 25, Plan 042 6931





-  Low Density Residential
-  Flexible Mixed Low and Medium Density Residential
-  Medium Density Residential
-  School/Park
-  Environmental Reserve
-  Stormwater Management Facility

Scale: NTS



LAND USE STATISTICS AND POPULATION CALCULATIONS

	Area (ha)	%
GROSS AREA	92.42	
Environmental Reserve	1.56	1.69
Pipeline & Utility Right-of-Way	0.00	
Arterial Road Right-of-Way	0.00	
GROSS DEVELOPABLE AREA	90.86	100.0
Municipal Reserve - Schools and Parks	10.50	11.5
Stormwater Management Facilities & PULs	4.97	5.5
Roads		
Local Roads / Collector Roads / Lanes	22.39	24.6
NET DEVELOPABLE AREA	53.00	58.3

LAND USES

Residential Land Uses ²	Area (ha)	Units/ha	Units	People/Unit	Population	% GDA
Low Density Residential – Existing (SFD/Duplex)	43.26		844	2.80	2363	47.6
Low Density Residential – Future	8.84	35	310	2.80	868	9.7
Flexible Mixed Low and Medium Density Residential - Future (FRSO District Only)	0.55	70	38	1.80	69	1.0
Medium Density Residential – Future Site	0.90	40	36	1.80	65	1.0
Total	53.55		1228		3365	58.9

23.2 upnrha

STUDENT GENERATIONS¹

Public School Board	616
Elementary School	320
Junior High School	136
Senior High School	160
Separate School Board	174
Elementary School	99
Junior High School	50
Senior High School	25
TOTAL STUDENTS	790

Note:

1 Student Generation Factors:

Public School Board (Elementary 0.26/unit, Junior High 0.11/unit, Senior High 0.13/unit)

Separate School Board (Elementary 0.08/unit, Junior High 0.04/unit, Senior High 0.02/unit)

2 Forest Ridge unit total is based on a count of existing units, and frontage estimate of 9.7m wide lots for future areas

FOREST RIDGE OUTLINE PLAN

1. PURPOSE

The purpose of the Forest Ridge Outline Plan is to provide localized context and detail, respecting the intended development concept of the subject area within the Westpark ASP. This Plan provides a development concept for the existing and proposed areas of the neighborhood and details the housing types that will apply. An approximation of the intended phasing is also included in this Plan.

2. LOCATIONAL CONTEXT

Forest Ridge is located in the western portion of Westpark, south of West River's Edge and east of the Windsor Pointe Outline Plan area. Forest Ridge is wholly contained within original River Lot 21, with a gross area of approximately 92.42 hectares.

Since 2004 and as of the date of this Plan, approximately 82.5% of Forest Ridge has been developed.

3. OWNERSHIP

Forest Ridge is being marketed and developed by Qualico Communities on behalf of the partnership that owns the land, Westpark Land Company Ltd.

4. STATUTORY PLAN AND POLICY CONTEXT

Forest Ridge has been planned and developed under the policies and provisions of all over-arching statutory plans and guiding documents including but not limited to the Edmonton Metropolitan Region Growth Plan, the Municipal Development Plan, the Westpark Area Structure Plan and the Community Sustainability Plan.

5. LAND USE AND HOUSING

Forest Ridge's land use composition is a mix of residential with supporting parks and open space.

Park and open space areas are dispersed throughout Forest Ridge to ensure residents have close proximity for passive and active recreational use. A comprehensive network of trails and walkways link Forest Ridge's parks and open space areas to each other. Forest Ridge's trail and walkway system has also been designed to integrate with the broader network within Westpark and the city as a whole.

The residential land uses within Forest Ridge are comprised of Low Density Residential with a single Medium Density Residential site. The mix of housing types include single detached housing, semi-detached housing and multi-attached housing.

The majority of Forest Ridge, including existing development, consists of predominantly front-drive housing; however, the future stages of Forest Ridge include a higher ratio of housing serviced by a rear alley.

The Forest Ridge Street-Oriented Residential District (FRSO) is encouraged to be applied within the Flexible Mixed Low and Medium Density Residential area identified in the ASP, provided the Outline Plan density does not exceed the anticipated Westpark ASP density range of 25-30 du/nrha. The presently known FRSO areas are as shown on the Forest Ridge Outline Plan Concept labelled Two-Storey and Three-Storey. This Outline Plan may be amended in the future to add additional areas of FRSO encouraged and in accordance with the Westpark ASP and the FRSO District.

Additional innovative housing forms providing a range of affordability and improved housing efficiency may be considered through discussions with City Administration and amendment to the Land Use Bylaw and the Westpark ASP, as required.