



**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. C4-26**

**WHEREAS** the *Municipal Government Act*, R.S.A.,2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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 Bylaw C23-20 be amended as follows:
  - a. That Section 6.26 be added as shown in “Schedule A-1” attached hereto; and
- 3) That Bylaw C23-20 Appendix A – Land Use Map be amended as follows:
  - a. a portion of NE-20-54-WW-W4M be redistricted from:
    - i) UR (Urban Reserve District) to SAR (Sienna Attached Residential District); and
    - ii) UR (Urban Reserve District) to RC (Comprehensively Planned Residential District).

As shown in Schedule “B-1” attached hereto
- 4) All other provisions of Bylaw C23-20, the City of Fort Saskatchewan Land Use Bylaw, shall remain unamended and in full force and effect.
- 5) 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.
- 6) This Bylaw shall be in full force and effect upon third and final reading.

READ a first time this **24** day of **March**, 2026

READ a second time this **28** day of **April**, 2026

READ a third time this **28** day of **April**, 2026



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MAYOR



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DIRECTOR, LEGISLATIVE SERVICES

Date Signed: **April 28, 2026**

# Schedule A-1

## PROPOSED SIENNA ATTACHED RESIDENTIAL DISTRICT REGULATIONS

### 6.26. SAR-SIENNA ATTACHED RESIDENTIAL DISTRICT

#### 6.26.1 Purpose

This District is intended to allow for the development of attached housing in Sienna that allow a greater building height and the opportunity for development on individual compact lots.

#### 6.26.2. Areas of Application

The designation, location and boundaries of each Land Use District created through this Section may be applied within the Medium Density Area identified in the Sienna Outline Plan.

#### 6.26.3. Permitted and Discretionary Uses

##### (a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.26.3 (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
<ul style="list-style-type: none"> <li>- Home Office</li> <li>- Multi-Attached Housing</li> <li>- Semi-Detached Housing</li> </ul> <p>Accessory development to any use listed in subsection 6.26.3(b)</p>	<ul style="list-style-type: none"> <li>- Bed and Breakfast</li> <li>- Group Home (Limited)</li> <li>- Home Business</li> <li>- Show Home</li> <li>- Temporary Sales Centre</li> </ul> <p>Accessory development to any use listed in subsection 6.26.3(c)</p>

#### 6.26.4. Site Subdivision Regulations

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

### 6.26.5. Site Development Regulations

	Interior or Corner Site	
a) Front Yard Setback	Front Yard	4.0m minimum where lot has rear alley
	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	

### 6.26.6. 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) Vehicular access to Sites shall only be from a Lane, where Site has an abutting Lane.
- c) 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;
- d) 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, or accent colours and materials to the satisfaction of the Development Authority;
- e) The side façade of a principal building on a corner lot facing a public roadway, excluding lanes, shall be treated as a front façade; and
- f) An accessory building shall follow the same exterior finishes as that of a principal building on the same site and shall be complementary to the principal building in the opinion of the Development Authority.

