



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. C5-24

WHEREAS the *Municipal Government Act*, R.S.A., 2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;

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

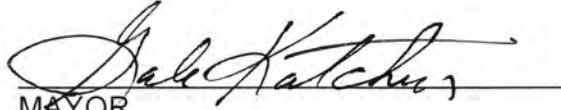
1. That Schedule "A" of Bylaw C23-20 be amended as follows:
 - a. By adding as shown on the attached "Schedule A" to Part 6 – Residential Land Use Districts:
2. That Land Use Bylaw Appendix A, Land Use Map covering a portion of NW1/4-20-54-22-W4M be redistricted from:
 - a. RC (Comprehensively Planned Residential District) to SLDR (Southpointe Low Density Residential District).

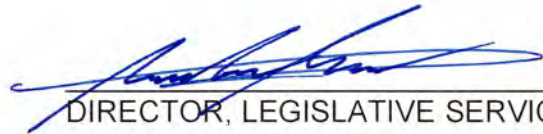
As shown on the attached Schedule "B".
3. This Bylaw is cited as the amending the Land Use Bylaw C23-20, as amended, repealed and/or replaced from time to time.
4. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, the invalid portion must be severed, and the remainder of the Bylaw is deemed valid.
5. That Bylaw C5-24 becomes effective upon third and final reading.

READ a first time this 23 day of April ,2024

READ a second time this 14 day of May ,2024

READ a third time this 14 day of May ,2024


MAYOR


DIRECTOR, LEGISLATIVE SERVICES

Date Signed: May 14, 2024

SCHEDULE A

1.1. SOUTHPOINTE LOW DENSITY RESIDENTIAL DISTRICT

1.1.1. Purpose

The purpose of this District is to accommodate the opportunity for a mix of Single Detached, reduced setback (0.0m side yard) Single Detached, Semi-Detached and Multi-Attached Housing within a low-density residential setting that provides a maximum overall density of 35 dwellings per net residential hectare. This district will support diversity of built form and efficient utilization of land in the subject portion of Southpointe.

1.1.2. Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 1.1.2 (b) and (c) shall ensure:

i. None

(b) Permitted	(c) Discretionary
- Duplex - Home Office - Multi-Attached Housing - Secondary Suite - Semi-Detached Housing - Single Detached Housing Accessory development to any use listed in subsection 1.1.2(b)	- Bed and Breakfast - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre Accessory development to any use listed in subsection 1.1.2(c)

1.1.3. Site Subdivision Regulations for Single Detached Housing and Duplexes

	Interior Site	Corner Site
(a) Site Width	9.1m minimum 6.9m minimum where access is from a lane at the rear of the property	10.6m minimum 8.4m minimum where access is from a lane at the rear of the property
(b) Site Depth	34.0m minimum	

1.1.4. Site Subdivision Regulations for Semi-Detached Housing

	Interior Site	Corner Site
(a) Site Width	7.3m minimum 6.9m minimum where access is from a lane at the rear of the property	9.1m minimum 8.4m minimum where access is from a lane at the rear of the property
(b) Site Depth	34.0m minimum	

1.1.5. Site Development Regulations for Single Detached, Duplex and Semi-Detached Housing

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	3.0m minimum with a lane 4.5m maximum with a lane Where the use of Semi-Detached Housing has front vehicular access to one unit and rear vehicular access via a lane to the other unit, the front yard setback for the unit with lane access may be increased to a maximum of 7.0m
		6.0m minimum without a lane
		7.0m maximum without a lane
	Flanking Yard	3.0m minimum on a corner site 4.5m maximum on a corner site
(b) Rear Yard Setback	8.0m minimum 6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the property	
(c) Side Yard Setback	1.2m minimum for Single Detached Housing & Duplex 1.5m minimum for Semi-Detached Housing On Single Detached Housing lots with access from a lane at the rear of the property, one side yard setback may be reduced to 0.0m for	

	principal buildings and detached garages where a 1.5m wide private maintenance easement within a side yard has been registered on the title of the property abutting the reduced setback that: a. Authorizes the eaves of the principal building and accessory buildings to encroach 0.3m into the easement; b. Authorizes the footings for the buildings to encroach 0.60m into the easement; c. Authorizes access to the easement area for maintenance of the property to which the title is registered and the adjacent property where the building setback(s) have been reduced to 0.0m; d. Prohibits locating air conditioners, accessory uses and buildings, general storage, or landscaping other than ground covering within the easement; e. No roof leader drainage shall be directed to the maintenance easement; and f. All roof leaders from accessory developments are to be directed to drain to an adjacent lane. Accessory buildings excluding detached garages must meet the requirements of Section 6.2.5.
(d) Principal Building Height	Three storeys not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.
(e) Site Coverage	45% maximum for principal building
	53% maximum for all buildings and structures

1.1.6. Site Subdivision Regulations for Multi-Attached Housing

	Interior Site	Corner Site
(a) Site Width	6.1m minimum for an internal unit 7.3m minimum for an end unit 4.2m minimum for an internal unit where access is from a lane at the rear of the property 5.7m minimum for an end unit where access is from a lane at the rear of the property	8.5m minimum 7.2m minimum where access is from a lane at the rear of the property
(b) Site Depth	34.0m minimum	

1.1.7. Site Development Regulations for Multi-Attached Housing

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	3.0m minimum with a lane
		4.5m maximum with a lane
		6.0m minimum without a lane
		7.0m maximum without a lane
	Flanking Yard	3.0m minimum on a corner site
		4.5m maximum on a corner site
(b) Rear Yard Setback	8.0m minimum 6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the property	
(c) Side Yard Setback	1.5m minimum	
(d) Principal Building Height	Three storeys not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
(e) Site Coverage	45% maximum for principal building	
	53% maximum for all buildings and structures	
(f) Density	Maximum of one dwelling unit per site	

1.1.8. 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, or accent colours and materials to the satisfaction of the Development Authority;
- (c) To ensure design variability, a principal building 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;
- (d) 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
- (e) 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.

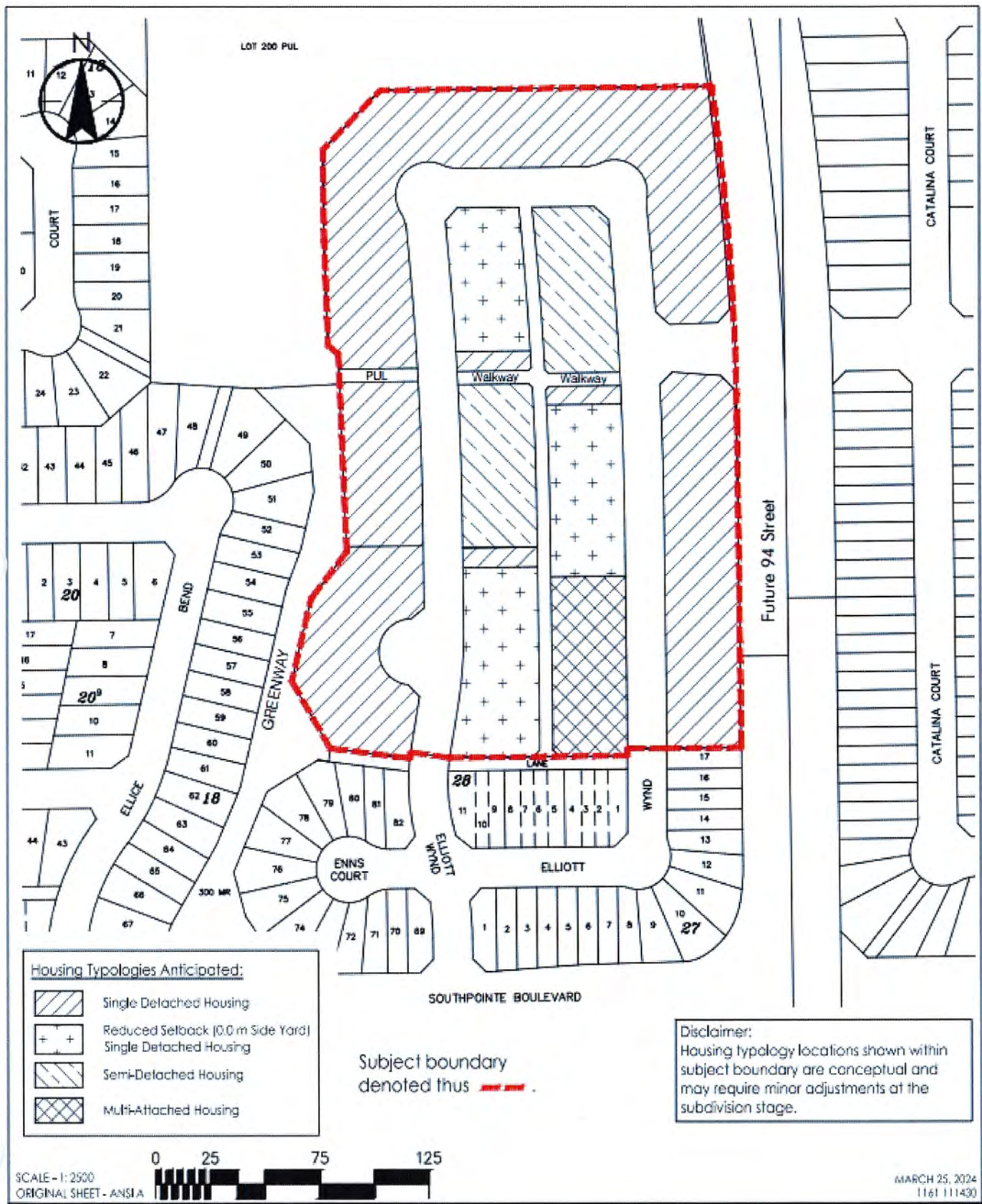
1.1.9. Additional Development Regulations

- (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.
- (b) The subdivision plan for this area shall be in accordance with Appendix I - Site Plan to the satisfaction of the Subdivision Authority.
- (c) Notwithstanding Section 6.1.3, vehicular access may be provided from the front street for a maximum of 50% of the principal dwellings per Semi-Detached Site.
- (d) Notwithstanding Section 6.2.5 (a), detached garages may be located no closer than 0.6m from the side property line, unless:
 - i. located on a corner site, in which case in conformity with the front flanking yard setback for a dwelling; or
 - ii. they share a common party wall with a detached garage on an adjacent lot. In the case of a townhouse development, a detached garage associated with an end unit may share a common party wall only on one side. Furthermore, the construction of a shared party wall for a detached garage is permissible only when the principal building on the townhouse lot also shares a common party wall along that same property line.
- (e) Notwithstanding 1.1.8.(d).i., no closer than 1.0m from the flanking property line provided that:
 - i. the rear property line of the corner site is 10.0m or less; and
 - ii. the detached garage is facing a rear lane and is contained within 9.0m of the rear property line.
- (f) For reduced setback (0.0m side yard) Single Detached Housing, fences shall only be permitted in the Rear Yard.

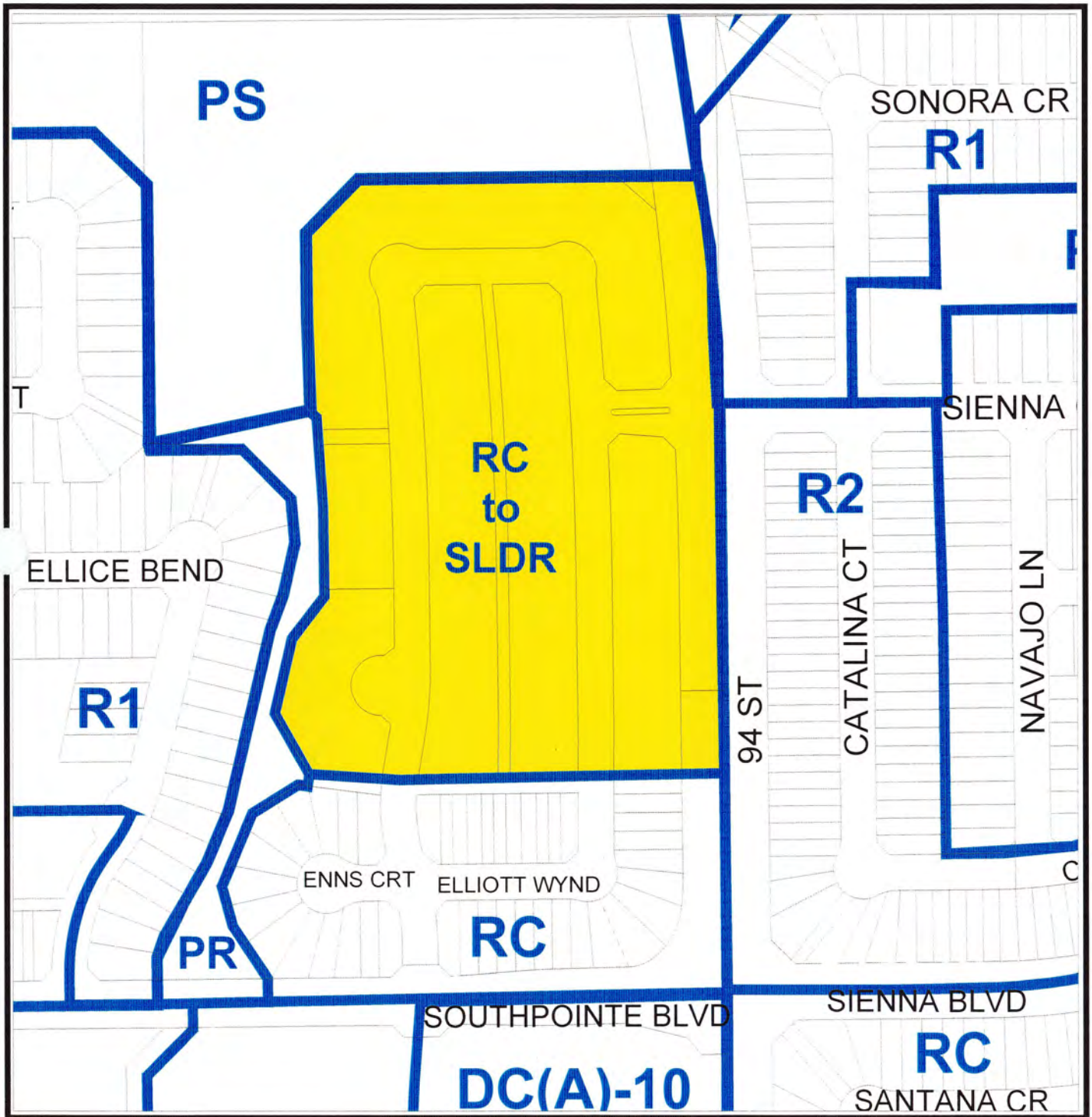
1.1.10. Additional Subdivision and Development Regulations for Multi-Attached Housing

- (a) Groupings of Multi-Attached Developments shall be integrated with lower density dwelling forms to maintain a low-density residential character;
- (b) Multi-Attached Housing shall not exceed four (4) units per building; and
- (c) There shall be no more than four (4) Multi-Attached Buildings in succession. For the purposes of this subsection, buildings of Multi-Attached Housing shall be considered to be in succession if side property lines are separated by a lane.
- (d) Notwithstanding Section 1.1.9.(a) and Part 13 - Parking and Loading, Multi-Attached Housing shall only be required to provide one (1) on-site parking stall per unit.

Appendix I Map



Schedule B



Part of NW1/4-20-54-22-W4M



RC to SLDR