



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. C19-26

WHEREAS the *Municipal Government Act*, R.S.A.,2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend a Land Use Bylaw;

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

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. Add the following to Section 6.17.2(a) Fundamental Use Provisions:
 - a. That the Use “Child Care Facility” shall only be considered on the site located west of 94th Street, north of Lot 49PUL, and south of the public Park as shown in Appendix I.
 - b. Add the following Use to Section 6.17.2(b) RMM Permitted:
 - a. Child Care Facility
 - c. Add the following to Section 6.17.8 RMM Site Subdivision Regulations for Child Care Facility:

RMM Site Subdivision Regulations for Child Care Facility

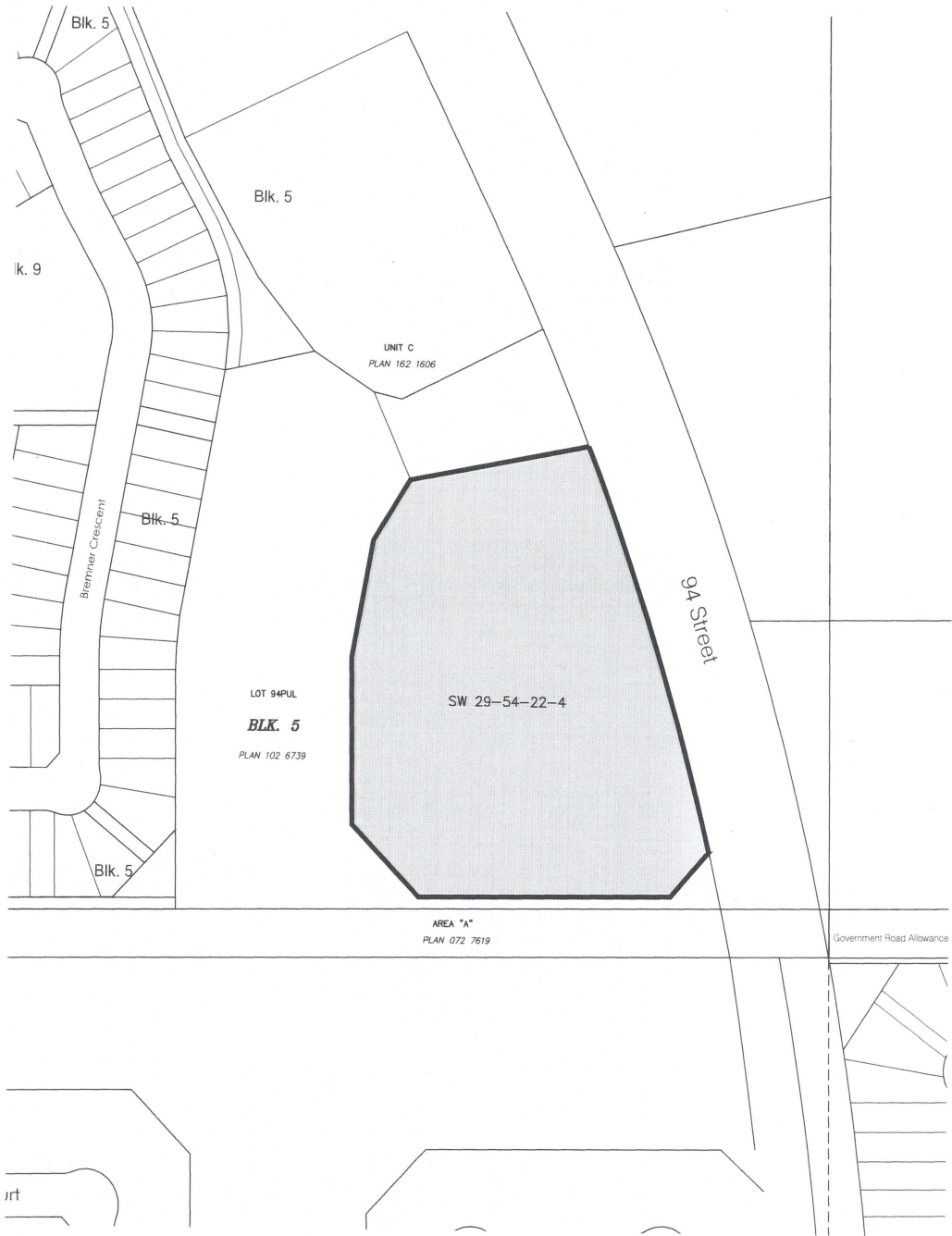
	Interior and Corner Site
(a) Site Area	450m ² minimum
(b) Site Width	15.0m minimum
(c) Site Depth	34.0m minimum

- d. Add the following to Section 6.17.9: RMM Site Development Regulations for Child Care Facility:

RMM Site Development Regulations for Child Care Facility

	Interior and Corner Site
(a) Front Yard Setback	4.5m minimum 6.0m maximum
(b) Rear Yard Setback	4.5m minimum
(c) Side Yard Setback	1.2m minimum 3.0m minimum when abutting residential
(d) Principal Building Height	Three (3) storeys not to exceed 11.0m maximum.

- e. Change Section 6.17.8 to Section 6.17.10, and add the following:
- a. Child Care Facility sites must abut a public roadway.
 - b. Waste collection areas shall be screened from view from adjacent public roadways, residential uses, and Child Care Facility to the satisfaction of the Development Authority.
 - c. The location of proposed outdoor play spaces for a Child Care Facility shall be reviewed so that impacts from traffic, surface parking, waste collection areas, and proximity to mechanical equipment and exhaust systems must be mitigated to the Satisfaction of the Development Authority.
- f. Add the following figure to Figure 6.17.11 Appendix I – Child Care Facility Applicable Area:



Appendix

Child Care Facility Permitted

3. That Bylaw C23-20 Appendix A – Land Use Map be amended as follows:
- a. That a portion of SW29-54-22-W4M be redistricted from:
 - i. RML – Low Density Multiple Residential District to RMM – Medium Density Multiple Residential District.
- as shown in Schedule “B-1” attached hereto.
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 C19-26 becomes effective upon third and final reading.

READ a first time this	28th	day of	April	2026
READ a second time this	26th	day of	May	2026
READ a third time this	26th	day of	May	2026



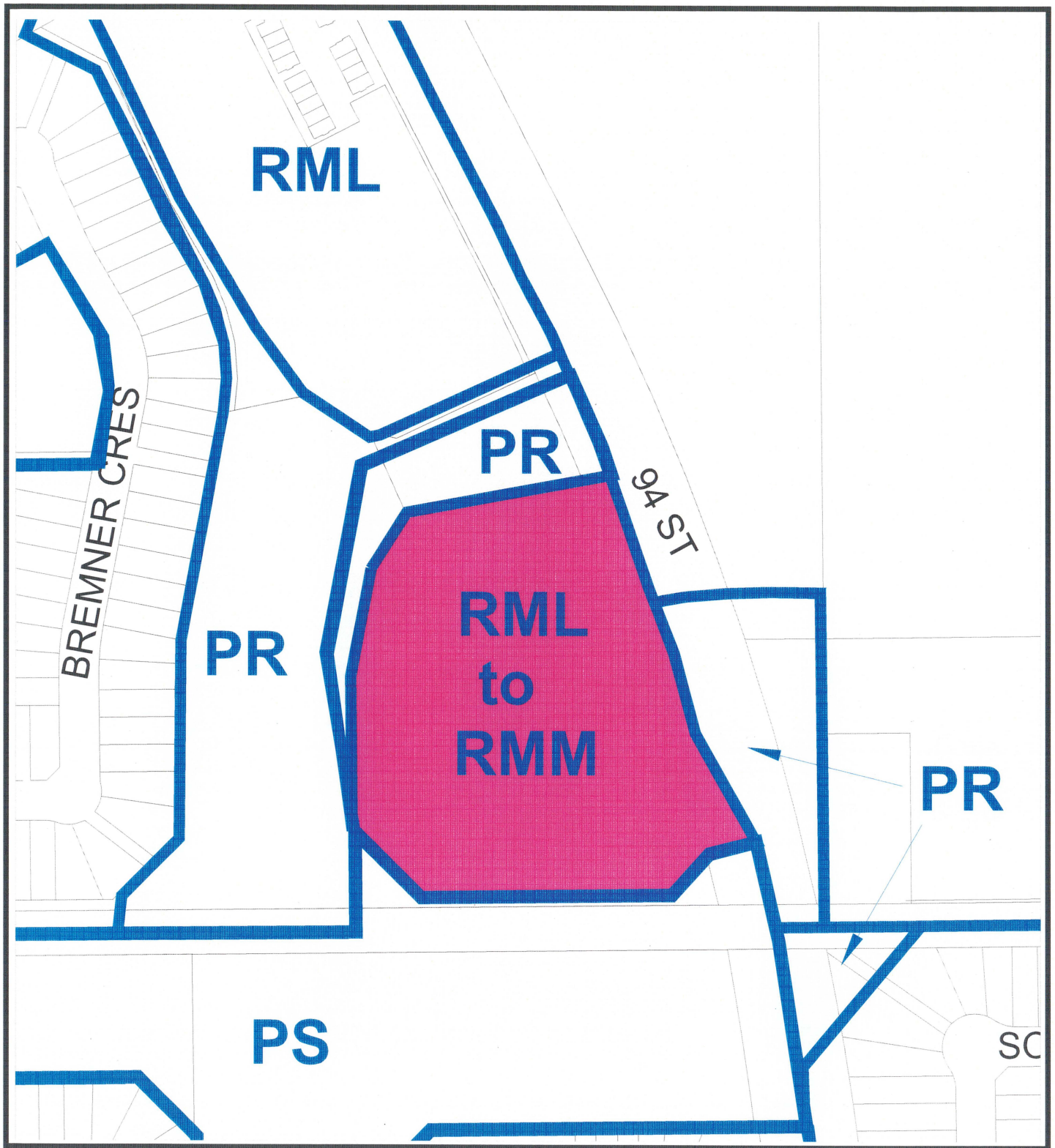
MAYOR



DIRECTOR, LEGISLATIVE SERVICES

Date Signed: May 26, 2026

Schedule B-1



Part of SW29-54-22-W4M

 RML to RMM

