



CITY OF FORT SASKATCHEWAN

A BYLAW OF THE CITY OF FORT SASKATCHEWAN IN THE PROVINCE OF ALBERTA TO AMEND BYLAW C10-13, LAND USE BYLAW

BYLAW C21-20

WHEREAS the *Municipal Government Act*, R.S.A.,2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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

1. That Schedule “A” of Bylaw C10-13 be amended as follows:

A) By adding the following under Part 9 – Direct Control Land Use Districts:

9.19. DC(A)-14 direct control – Mix Low Density Residential District

9.19.1. DC(A)-14 Purpose

The purpose of this District is to accommodate a range and an appropriate distribution of dwelling forms that provides for more efficient utilization of land in new neighbourhoods, while encouraging diversity of built form within a low-density residential setting. A range of housing types consist of low density housing including multi-attached housing under certain conditions.

9.19.2. DC(A)-14 Allowed Uses

(a) DC(A)-14 Allowed	(b) DC(A)-14 Allowed Uses to be considered at the Discretion of the Development Authority
<ul style="list-style-type: none">- Duplex- Home Office- Multi-Attached Housing- Secondary Suite- Semi-Detached Housing- Single Detached Housing <p>Accessory development to any use listed in subsection 9.19.2(a)</p>	<ul style="list-style-type: none">- Bed and Breakfast- Group Home (Limited)- Home Business- Show Home- Temporary Sales Centre <p>Accessory development to any use listed in subsection 9.19.2(b)</p>

9.19.2 (b) i. The Development Authority may approve uses listed in 9.19.2(b) if the use is considered to be reasonably compatible and appropriate with neighbouring parcels of land given the characteristics of the area and merits of the application.

9.19.3. DC(A)-14 Site Subdivision Regulations for Single Detached Housing and Duplexes

	Interior Site	Corner Site
(a) Site Width	9.1m minimum	10.6m minimum
(b) Site Depth	34.0m minimum	

9.19.4. DC(A)-14 Site Subdivision Regulations for Semi-Detached Housing

	Interior Site	Corner Site
(a) Site Width	7.3m minimum	9.1m minimum
(b) Site Depth	34.0m minimum	

9.19.5. DC(A)-14 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	
(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	
	52% maximum for all buildings and structures	

(f) Density	<p>For single detached dwellings: maximum of one dwelling unit per site, plus one secondary dwelling unit where permitted</p> <p>For semi-detached dwellings: maximum of one dwelling unit per site</p> <p>For duplex dwellings: maximum of two dwelling units per site</p>
--------------------	---

9.19.6. DC(A)-14 Site Subdivision Regulations for Multi-Attached Housing

	Interior Site	Corner Site
(a) Site Width	<p>6.1m minimum for an internal unit</p> <p>7.3m minimum for an end unit</p>	8.5m minimum
(b) Site Depth	34.0m minimum	

9.19.7. DC(A)-14 Site Development Regulations for Multi-Attached Housing

	Interior or Corner Site	
(a) Front Yard Setback	<p>Front Yard</p> <p>3.0m minimum with a lane</p> <p>4.5m maximum with a lane</p> <p>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</p> <p>6.0m minimum without a lane</p> <p>7.0m maximum without a lane</p> <p>Flanking Yard</p> <p>3.0m minimum on a corner site</p> <p>4.5m maximum on a corner site</p>	
(b) Rear Yard Setback	<p>8.0m minimum</p> <p>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</p>	
(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	<p>45% maximum for principal building</p> <p>52% maximum for all buildings and structures</p>	
(f) Density	Maximum of one dwelling unit per site	

9.19.8. Additional Development Regulations for DC(A)-14

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, applicable provisions of Part 5 – General Regulations for all Residential Land Use Districts, Part 12 – Parking and Loading, and Part 13 – Signs.

9.19.9. 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 three (3) 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.

Figure 9.19a: Applicable Area DC(A)-14 Direct Control Mixed Low Density Residential District (Windsor Pointe Stages 3, 4)

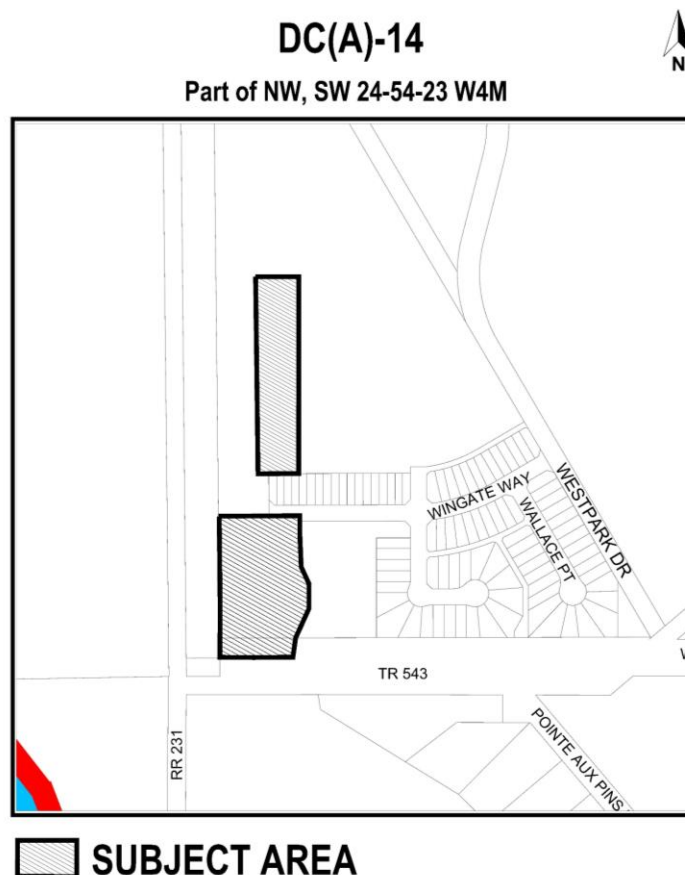


Figure 9.19B: Applicable Area DC(A)-14- Direct Control Mixed Low Density Residential District (Forest Ridge Stage 11B)

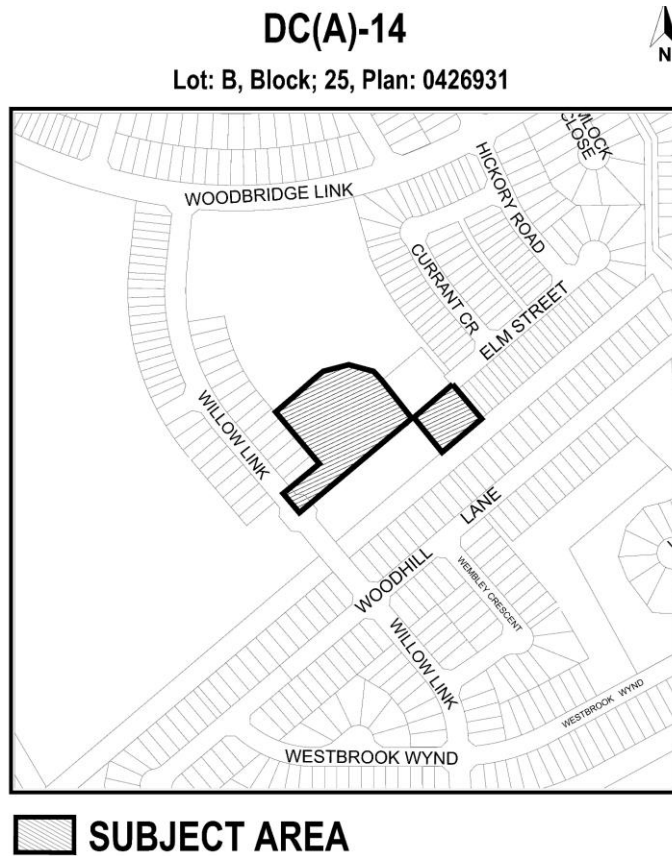
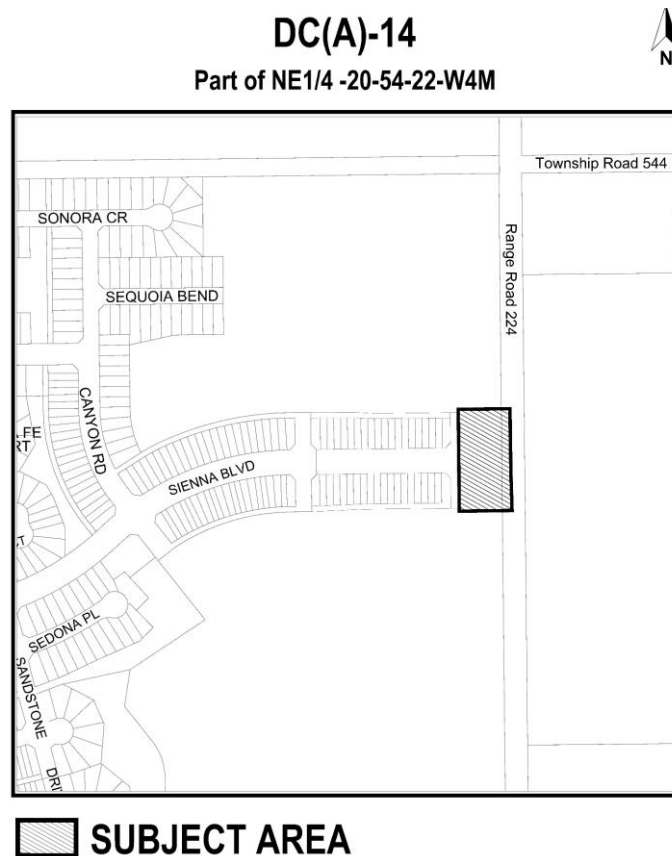


Figure 9.19C: Applicable Area DC(A)-14- Direct Control Mixed Low Density Residential District (Sienna Stage 7B)



2. That Appendix A, Land Use District Map covering:
 - a) Part of NW, SW 24-54-23 W4M be amended to redistrict from UR (Urban Reserve) to DC(A)-14 (Mixed Low Density Residential District);
 - b) Part of Lot: B, Block: 25, Plan: 0426931 be amended to redistrict from R3 (Small Lot Residential District) to DC(A)-14 (Mixed Low Density Residential District);
and
 - c) Part of NE¹/₄-20-54-22-W4M be amended to redistrict from UR (Urban Reserve) to DC(A)-14 (Mixed Low Density Residential District);as shown on the attached Schedule "B".
3. This Bylaw is cited as the Amendment to Land Use Bylaw C10-13, 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. This Bylaw becomes effective upon third and final reading.

READ a first time this	day of	2020.
READ a second time this	day of	2020.
READ a third time and passed this	day of	2020.

MAYOR

DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: _____