



## 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 C22-20

**WHEREAS** the *Municipal Government Act*, R.S.A.,2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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

#### 9.20. DC(A)-15 direct control –Westpark Semi-Detached and Duplex Residential District

##### 9.20.1. DC(A)-15 Purpose

The purpose of the District is to provide for primarily semi-detached housing and duplexes with reduced side yard setbacks and enhanced architectural standards.

##### 9.20.2. DC(A)-15 Allowed Uses

(a) DC(A)-15 Allowed	(b) DC(A)-15 Allowed Uses to be considered at the Discretion of the Development Authority
<ul style="list-style-type: none"><li>- Duplex</li><li>- Home Office</li><li>- Semi-Detached Housing</li></ul> <p>Accessory development to any use listed in subsection 9.20.2(a)</p>	<ul style="list-style-type: none"><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 9.20.2(b)</p>

**9.20.2 (b) i.** The Development Authority may approve uses listed in 9.20.2(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.

### 9.20.3. DC(A)-15 Site Subdivision Regulations for Duplexes

	Interior Site	Corner Site
<b>(a) Site Width</b>	9.4m minimum with a lane 10.4m minimum without a lane	10.4m minimum with a lane 12.4m minimum without a lane
<b>(b) Site Depth</b>	34.0m minimum	

### 9.20.4. DC(A)-15 Site Subdivision Regulations for Semi-Detached Housing

	Interior Site	Corner Site
<b>(a) Site Width</b>	7.9m per side of each semi-detached dwelling unit	9.7m per side of each semi-detached dwelling unit
<b>(b) Site Depth</b>	34.0m minimum	

### 9.20.5. DC(A)-15 Site Development Regulations

	Interior Site	Corner Site	
<b>(a) Front Yard Setback</b>	6.0m minimum 7.0m maximum	Front	6.0m minimum 7.0m maximum
		Flanking	3.0m minimum 4.5m maximum
<b>(b) Rear Yard Setback</b>	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 site		
<b>(c) Side Yard Setback</b>	1.2m minimum		
<b>(d) Principal Building Height</b>	Two and one half (2 ½) storeys not to exceed 10.0m maximum		
<b>(e) Site Coverage</b>	40% maximum for principal building over one storey, excluding decks		
	45% maximum for principal building of one storey, excluding decks		
	45% maximum for all buildings and structures where principal building is over one storey		

	50% maximum for all buildings and structures where principal building is one storey
<b>(f) Density</b>	For semi-detached housing, maximum of one dwelling unit per site For duplex dwellings, maximum of two dwelling units per site

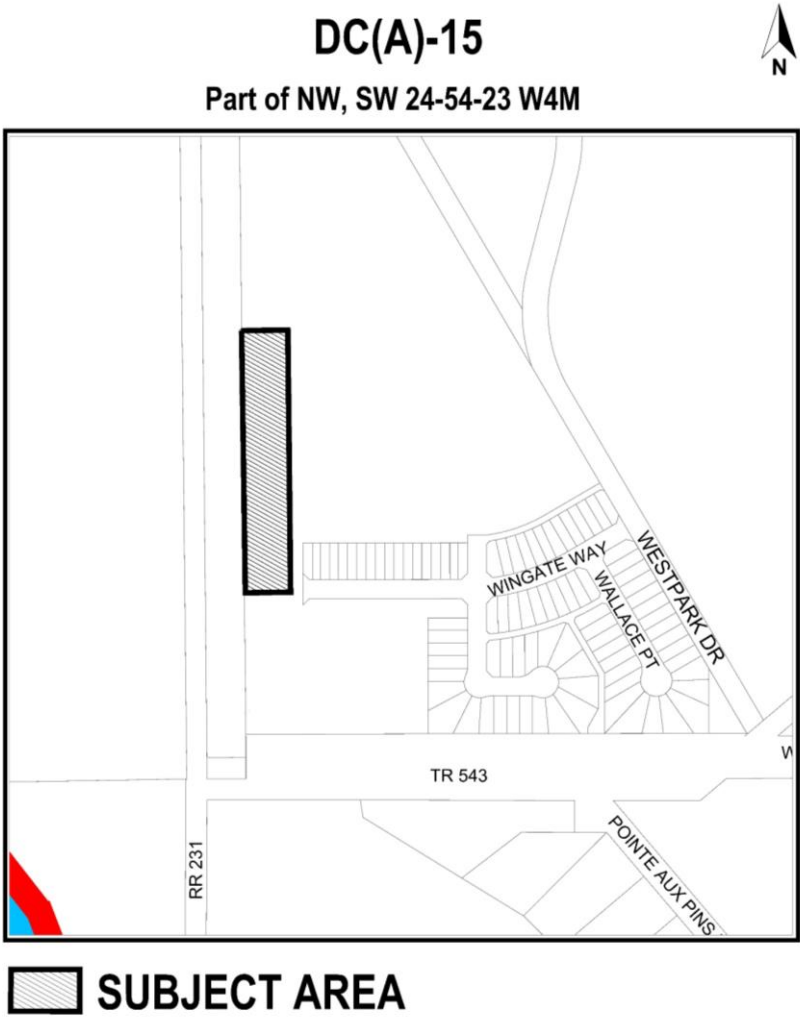
**9.20.6. Architectural and Design Features for lots less than or equal to 8.3 metres in width:**

- (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 side façade of a principal building on a corner lot facing a public roadway shall be treated as a front façade;
- (c) Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the road;
- (d) Attached Garage width cannot exceed 82% of the width of the front façade of the first storey;
- (e) Driveway width shall not exceed the width of the garage face; and
- (f) For Semi-Detached Housing, if it includes a front attached Garage, the following shall apply:
  - i. In cases where the access is provided from a fronting public roadway, the Garage may protrude a maximum of 3.0m beyond the front exterior wall of the main floor; and
  - ii. Habitable space above the attached garage must be a minimum of 75% of the attached garage.
  - iii. Notwithstanding ii above, the Development Authority may consider varying the 75% if the reduction in area results in a variety of building elevations along the block face.

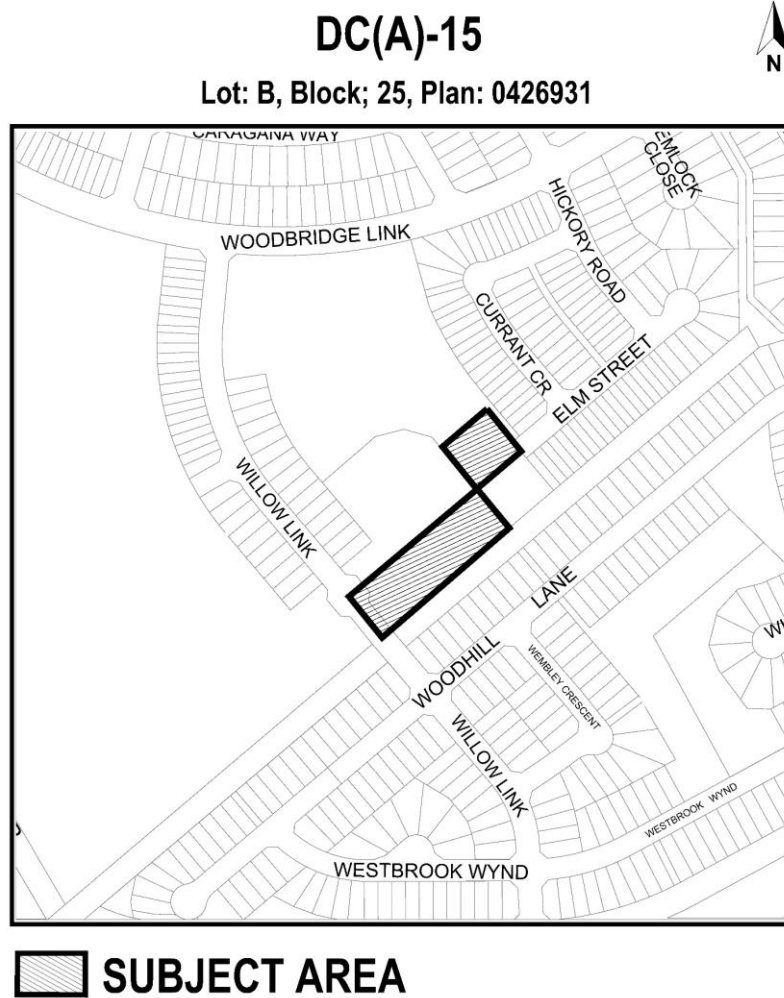
**9.20.7 Additional Development Regulations for DC(A)-15:**

- (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.

Figure 9.20a: Applicable Area DC(A)-15- Direct Control Westpark Semi-Detached and Duplex Residential District (Windsor Pointe Stages 3, 4)



**Figure 9.20b: Applicable Area DC(A)-15- Direct Control Westpark Semi-Detached and Duplex Residential District (Forest Ridge Stage 11B)**



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)-15 (Westpark Semi-Detached and Duplex Residential District);
  - b) Part of Lot: B, Block: 25, Plan: 0426931 be amended to redistrict from R3 (Small Lot Residential District) to to DC(A)-15 (Westpark Semi-Detached and Duplex Residential District); andas 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.

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MAYOR

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DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: \_\_\_\_\_