



CITY OF FORT SASKATCHEWAN

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

BYLAW C5-15

WHEREAS the *Municipal Government Act*, R.S.A.,2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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 Appendix A, Land Use District Map, covering Part of SE ¼ Section of 19-54-22-W4M and Part of Lot 1, Block 1, Plan 022 6974 be amended to redistrict from UR - Urban Reserve District to RC – Comprehensively Planned Residential District, R3 – Small Lot Residential District, PR – Parks and Recreation District, and DC(A)-07 - Direct Control – Residential (Southfort Meadows Stage 5), as shown on the attached Schedule “A”.
2. This Bylaw is cited as an Amendment to Land Use Bylaw C10-13, as amended and repealed and replaced from time to time.
3. That Schedule “A” of Bylaw C10-13 be amended as follows:
 - (a) by adding the following Direct Control Land Use District:

“9.12 DC(A)-07 DIRECT CONTROL - Residential (Southfort Meadows Stage 5)

9.12.1 Purpose

The general purpose of this Land Use District is to establish site-specific direct control provisions to facilitate a Pilot Project to assess the feasibility of mature neighbourhood setbacks within the Developing Community Area. Dwelling units may be located on the property line, provided an Access Easement has been registered on the neighbouring property to ensure access for maintenance, the other side yard setback meets or exceeds the Site Development Regulations, and the architectural treatment within the Pilot Project distinguishes the street from the surrounding development. The Pilot Project will provide for innovative development to maximize housing variety while enhancing the streetscape.

9.12.2 Area of Application

Portion of Southeast ¼ Section of 19-54-22-W4M and a portion of Lot 1, Block 1, Plan 022 6974, as shown in **Figure 17**.

9.12.3 DC(A)-07 Uses:

- Accessory development
- Bed and breakfast
- Community garden

- Day care facility (limited)
- Group home (limited)
- Home business
- Home office
- Show home
- Single detached dwelling
- Temporary sales centre

9.12.4 DC(A)-07 Site Subdivision Regulations

	Interior Site	Corner Site
Site Area	374.4m ² (4,024.0ft ²) minimum	435.2m ² (4,684.6ft ²) minimum
Site Width	11.6m (38.0ft) minimum	11.8m (42.0ft) minimum
Site Depth	34.0m (111.5ft) minimum	

9.12.5 DC(A)-07 Site Development Regulations

	Interior Site	Corner Site	
Front Yard Setback	6.0m (19.7ft) minimum 7.0m (23.0ft) maximum	Front	6.0m (19.7ft) minimum 7.0m (23.0ft) maximum
		Flanking	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum
Rear Yard Setback	8.0m (26.2ft) minimum		
Side Yard Setback	0.0m (0.0ft) setback from the a side lot line for a single detached dwelling when: <ul style="list-style-type: none"> a) The 0.0m (0.0ft) setback is located next to the minimum 2.4m (7.9ft) side setback of the adjacent lot; and b) A Right-of-Way Easement with a minimum width of 1.5m is registered against Title of the adjacent site that provides for: <ul style="list-style-type: none"> i. The encroachment of eaves from the subject dwelling into the easement a maximum distance of 0.6m (2.0ft); ii. The encroachment of the footing of the subject dwelling into the easement a maximum distance of 0.6m (2.0ft); iii. A drainage swale, constructed to the satisfaction of the City of Fort Saskatchewan; and iv. Permission to access the easement area for maintenance of both properties. 		

Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum
Site Coverage	45% maximum for principal building over one storey, excluding decks
	50% maximum for principal building of one storey, excluding decks
	50% maximum for all buildings and structures where principal building is over one storey
	55% maximum for all buildings where principal building is one storey
Density	Maximum of one dwelling unit per site

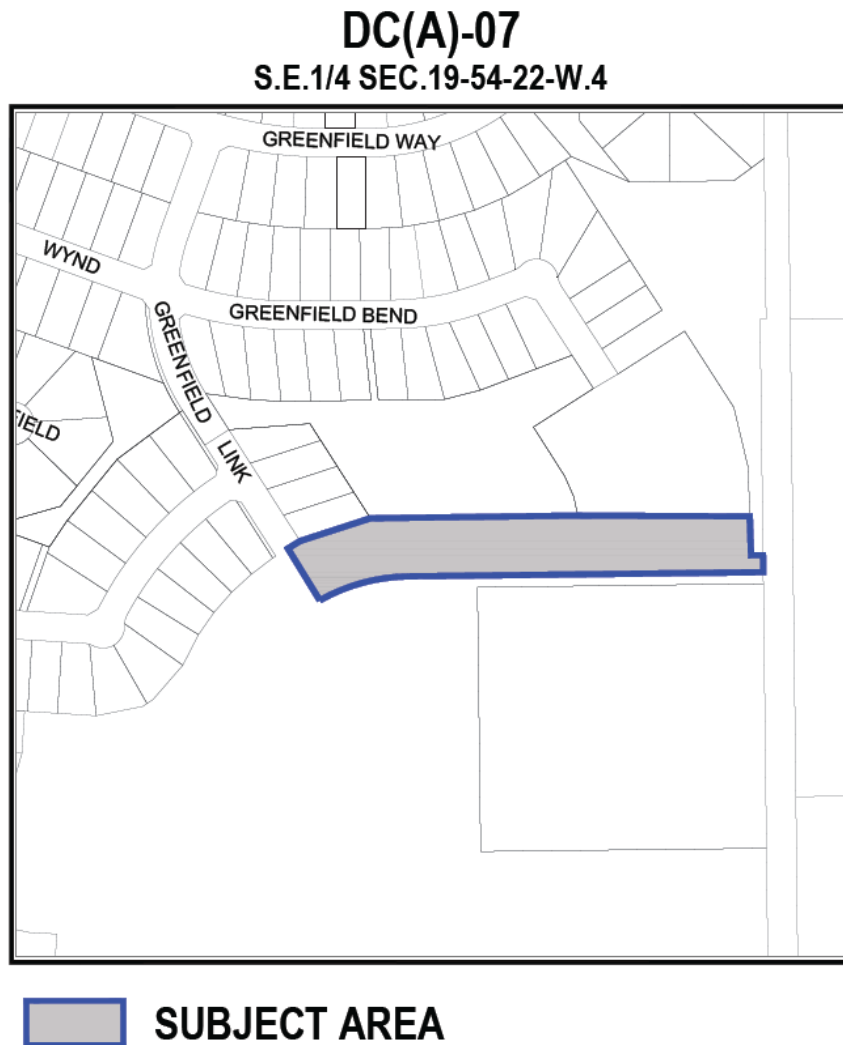
9.12.6 Additional Development Regulations for DC(A)-07:

- 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, Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs.
- b) The Developer's architectural controls shall require all dwellings within the DC(A)-07 District to be designed and constructed to high architectural quality and provide for variety and visual interest within the development that differentiates from adjacent developments. In order to translate the savings in land costs facilitated by this District into improved quality and aesthetics, architectural controls outlining equivalently priced upgrades to the exterior of dwellings within the DC(A)-07 District will be developed collaboratively between the Developer and the Subdivision Authority. Upgraded elements may include, but are not limited to: façade design, materials, textures, colours, rooflines, windows, doors, and decorative detailing.
- c) All applications for Development Permits within the DC(A)-07 District shall demonstrate façade design and architectural elements in accordance with the approved architectural controls, to the satisfaction of the Development Authority.
- d) No less than 50% of the side yard shall be landscaped with soft landscaping elements such as trees, shrubs, plants, lawns, and ornamental plantings.
- e) The Development Authority shall have the ability to vary the DC(A)-07 District regulations in accordance with Section 3.3 (Variance to Regulations) of this Bylaw.

- f) The front façade of the principal building shall be designed in such a matter that:
 - i. The attached garage shall not protrude more than 1.0m (3.3ft) past the front entrance to the dwelling unit;
 - ii. The garage shall account for no more than 72% of the building width; and
 - iii. The minimum site width is no less than 10.93m (35.9ft).

(b) by adding the following map:

- (i) **“FIGURE 17 - Applicable Area DC(A)-07 – Residential (Southfort Meadows Stage 5)”**



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 2015.

READ a second time this _____ day of _____ 2015.

READ a third time and passed this day of 2015.

MAYOR _____

DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: _____