



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 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WHEREAS the *Municipal Government Act*, R.S.A.,2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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 Portion 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, and DC(A)-07 - Direct Control – Residential (Southfort Meadows Stage 5) as shown on the attached Schedule “A”.
2. This Bylaw is cited as the Amendment to Land Use Bylaw C10-13, as amended, repealed, and/or replaced from time to time.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 combining side yards. Dwelling units may be located up to one side property line, provided the regulations are met or exceeded. Where the combined side yard is applied, architectural controls shall require the front façade to be designed and constructed to a high architectural quality, providing variety and visual interest within the development that differentiates from adjacent developments. This District is intended to provide innovative development to maximize housing variety while creating a signature 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
- Semi-detached dwelling
- Single detached dwelling
- Swimming pool
- Temporary sales centre

9.12.4 DC(A)-07 Site Subdivision Regulations for Single Detached Dwellings

	Interior Site	Corner Site
Site Area	353.6m ² (3,791.0ft ²) minimum	394.4m ² (4,237.6ft ²) minimum
Site Width	10.4m (34.0ft) minimum	11.6m (38.0ft) minimum
Site Depth	34.0m (111.5ft) minimum	

9.12.5 DC(A)-07 Site Subdivision Regulations for Semi-Detached Dwellings

	Interior Site	Corner Site
Site Area	299.2m ² (3,222.4ft ²) minimum	350.3m ² (3,768.7ft ²) minimum
Site Width	8.8m (28.9ft) minimum	10.3m (33.8ft) minimum
Site Depth	34.0m (111.5ft) minimum	

9.12.6 DC(A)-07 Site Development Regulations for Single Detached and Semi-Detached Dwellings

	Interior Site or Corner Site	
Front Yard Setback	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	1.5m (4.9ft) minimum. Combined side yards may be considered as per Section 9.12.6.	
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	

9.12.7 Combined Side Yard Regulations:

- a) The reduced setback shall only be applied to the block in its entirety or a minimum of eight contiguous single detached lots.
- b) For single detached dwellings, one side yard setback may be reduced to 0.0m (0.0ft) where:
 - i. The other side yard achieves a minimum setback of 2.4m;
 - ii. The 0.0m (0.0ft) setback is located next to the minimum 2.4m (7.9ft) side yard setback of the abutting lot; and
 - iii. A Right-of-Way Easement with a minimum width of 1.5m is registered against Title of the adjacent site that provides for:

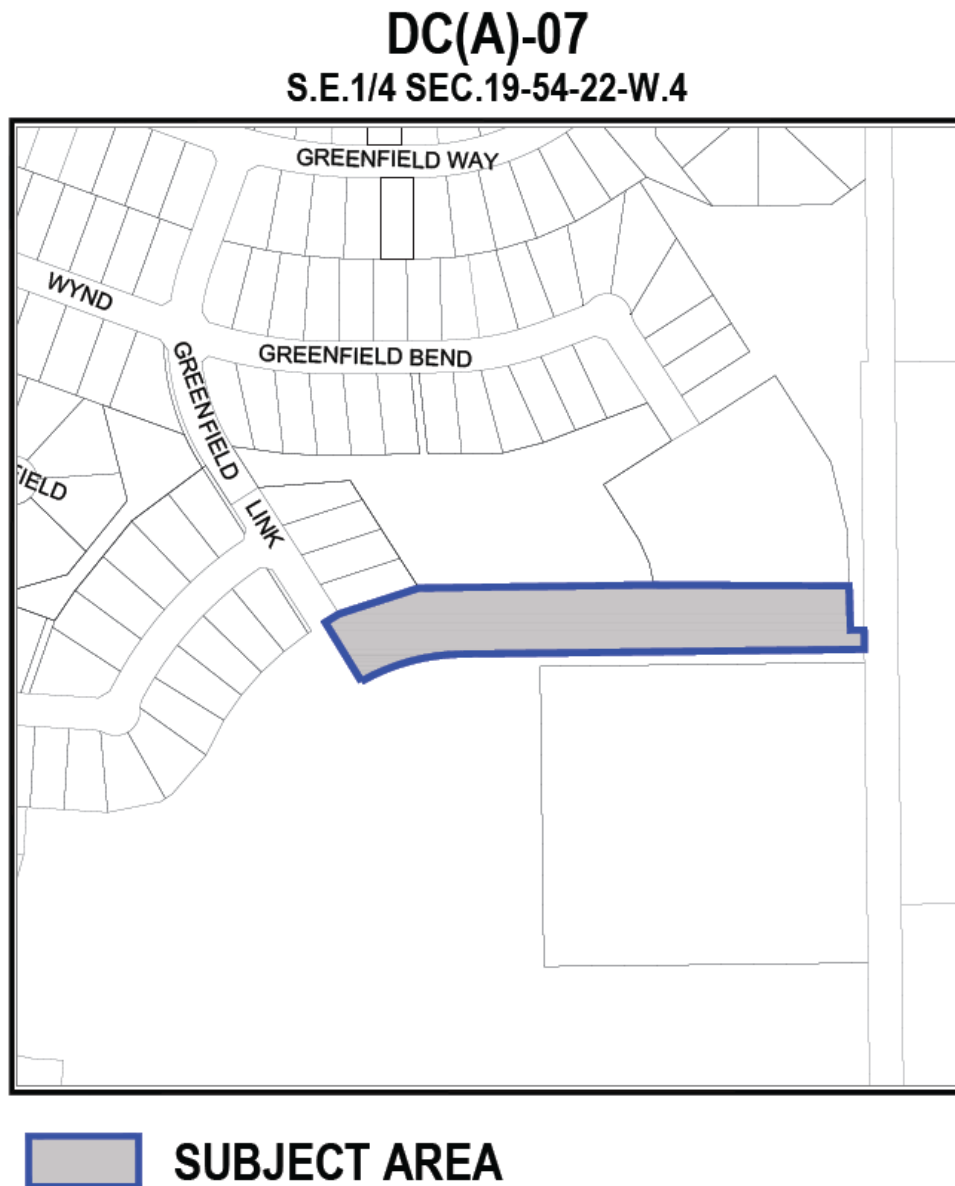
- a. The encroachment of eaves from the subject dwelling into the easement a maximum distance of 0.6m (2.0ft);
 - b. The encroachment of the footing of the subject dwelling into the easement a maximum distance of 0.6m (2.0ft);
 - c. A drainage swale, constructed to the satisfaction of the City of Fort Saskatchewan; and
 - d. Permission to access the easement area for maintenance of both properties.
- c) To translate the savings in land costs facilitated by combined setbacks into improved quality and aesthetics, architectural controls for the exterior of the principal building shall incorporate equivalently priced upgrade requirements. The architectural controls shall be developed collaboratively between the subdivision applicant and the Subdivision Authority. Upgraded elements may include, but are not limited to: façade design, materials, textures, colours, rooflines, windows, doors, and decorative detailing.
- d) 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.

9.12.8 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 Development Authority shall have the ability to vary the DC(A)-07 District regulations in accordance with Section 3.3 of this Bylaw.
- c) Where a lot abuts a lot zoned Residential Estate Lot District, semi-detached dwellings shall be prohibited.
- 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.

(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: _____