



CITY OF  
FORT SASKATCHEWAN

**Request for Decision  
Regular Council Meeting – February 25, 2025**

**Bylaw C1-25 – Amend Land Use Bylaw (C23-20) to Redistrict lands in Forest Ridge**

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**Motion:**

That Council give first reading to Bylaw C1-25 to amend Land Use Bylaw C23-20 to:

- a) delete Section 11.21 DC(A)-18 Direct Control – Forest Ridge Residential District;
- b) adding special district FR-SDH – Forest Ridge Single Detached Housing District;
- c) amend Figure 6.20 – Applicable Area FRSO – Forest Ridge Street-Oriented Residential district; and
- d) redistrict a portion of Lot B, Block 25, Plan 042 6931 from UR – Urban Reserve and DC(A)-18 Direct Control – Forest Ridge Residential District to FR-SDH – Forest Ridge Single Detached Housing District, RC – Comprehensively Planned Residential District, and FRSO – Forest Ridge Street-Oriented Residential District;

and further that a Public Hearing be scheduled for March 25, 2025.

**Purpose:**

The purpose of this report is to provide Council with information regarding a proposed amendment to the Land Use Bylaw.

The amendments to the Land Use Bylaw include changing an existing direct control district (DC(A)-18 – Forest Ridge Residential District) to a special district (FR-SDH – Forest Ridge Single Detached Housing District). The applicant is also proposing to redistrict lands from UR – Urban Reserve District and DC(A)-18 – Forest Ridge Residential District to FR-SDH – Forest Ridge Single Detached Housing District, FRSO – Forest Ridge Street-Oriented Residential District and RC – Comprehensively Planned Residential District.

To enable development, amendments will be required to the Forest Ridge Outline Plan. The amendment to the Outline Plan includes identifying locations of Flexible Mixed Low and Medium Density Residential on the Concept Plan, updating the Land Use Statistics and Population Calculations, updating block configuration and lane locations, and minor text amendments. An application to amend the Forest Ridge Outline Plan is being processed concurrently with the redistricting application. The proposed Outline Plan amendment will be presented at a future regular Council meeting, prior to final reading of the Land Use Bylaw amendment.

**Background:**

In 1995, the [Westpark Area Structure Plan](#) was adopted. Major updates to the plan were completed in 2003, 2013, 2014, 2022, and 2024.

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In February of 2006, the [Forest Ridge Outline Plan](#) was accepted. The most recent up to date Forest Ridge Outline Plan was approved in [March of 2024](#).

On [January 25, 2022](#), the Westpark Area Structure Plan was amended, requiring Outline Plans to identify the proposed location and extent of non-conventional development types, such as reduced setback developments. The amendment was required to ensure seamless integration with the surrounding development and appropriate housing mix in the neighbourhood.

On [March 22, 2022](#), the DC(A)-18 Direct Control – Forest Ridge Residential District was added to the Land Use Bylaw.

On [July 5, 2022](#), the [Terms of Reference for Outline Plans](#) was amended. Through these amendments, the approving authority for Neighbourhood Structure Plans and Outline Plans transferred from Administration to Council.

On [March 12, 2024](#), the FRSO – Forest Ridge Street-Oriented Residential District was added to the Land Use Bylaw.

In October of 2024, Davis Consulting Group, on behalf of Westpark Land Company Ltd., applied to amend the Land Use Bylaw.

Subsequently, in October 2024, Davis Consulting Group, on behalf of Westpark Land Company Ltd., applied to amend the Forest Ridge Outline Plan. The amendments to the two planning documents are being processed concurrently.

**Summary Analysis:**

Bylaw C1-25 amends the Land Use Bylaw to enable the development of single-detached, semi-detached, and multi-attached dwellings on narrow and conventional lots. The Forest Ridge Outline Plan also requires an amendment to enable the semi-detached and multi-attached dwellings on narrow lots and will be presented for consideration at a future regular Council meeting, should Bylaw C1-25 receive first reading.

If approved, Bylaw C1-25 will amend the Land Use Bylaw by:

- Amending an existing direct control district (DC(A)-18 Direct Control – Forest Ridge Residential District) to a special district (FR-SDH – Forest Ridge Single Detached Housing District);
- Redistricting 5.1 hectares (12.6 acres) from UR – Urban Reserve to FR-SDH – Forest Ridge Single Detached Housing District, RC – Comprehensively Planned Residential District, and FRSO – Forest Ridge Street-Oriented Residential District; and
- Amending the FRSO applicable area map to align with the newly redistricted area.

The proposed amendment replaces the existing DC(A)-18 – Forest Ridge Residential District with the FR-SDH – Forest Ridge Single Detached Housing District, a special district designed to accommodate narrow single detached dwellings. This transition from a direct control to a special district allows for more flexibility in future developments without the need for direct control review processes.

Approximately 1.8 hectares (4.4 acres) of land is currently districted as DC(A)-18. If approved, Bylaw C1-25 will change the district for this area to FR-SDH District. These lands are currently developed and will not be negatively affected by the change.

Key changes between DC(A)-18 and FR-SDH include:

- Reduction in minimum site depth from 34.0 metres to 33.0 metres;
- Reduction in minimum site width from 8.5 metres (20-foot building pocket) to 7.9 metres (18-foot building pocket);
- Reduction in minimum flanking yard setback from 3.0 meters to 2.4 metres;
- Reduction in minimum corner site width from 10.3 metres to 9.1 metres; and
- Reduction in minimum side setback for accessory buildings from 1.0 metre to 0.9 metres.

Under the Municipal Government Act, a municipality that has adopted a Municipal Development Plan may designate an area as a direct control district within its Land Use Bylaw, if it wishes to exercise specific and heightened control over the use and development of a specific area. The purpose of a direct control district is to establish tailored regulations where unique conditions, constraints, or exceptional circumstances make the application of standard land use districts impractical or insufficient.

In this case, the area districted DC(A)-18 does not have unique conditions, constraints, or exceptional circumstances. Nor does the area or the City benefit for implementing heightened control. Given this, a special district is considered more appropriate, which allows for customized regulations tailored to a particular area without the broader, city-wide application of standard districts.

In addition to the area currently zoned DC(A)-18, approximately 1.8 hectares (4.4 acres) of land will be redistricted from UR – Urban Reserve to FR-SDH – Forest Ridge Single Detached Housing District. Redistricting this area enables the development of street-oriented single detached dwellings.

Approximately 2.1 hectares (5.2 acres) of land will be redistricted from UR – Urban Reserve to RC – Comprehensively Planned Residential District. The RC district is a standard district in the Land Use Bylaw. As a standard district, it can be replicated in other locations of Fort Saskatchewan. The RC district allows for a variety of housing types including single detached, semi-attached, and multi-attached dwellings.

Approximately 1.2 hectares (3.0 acres) of land will be redistricted from UR – Urban Reserve to FRSO – Forest Ridge Street-Oriented District. The FRSO is a special district that is limited to a specific area within Forest Ridge. The FRSO district allows for a variety of housing types including semi-attached, two-storey multi-attached, and three-storey multi-attached on compact lots with dwelling units no narrower than 3.6 metres. As a special district, it can be replicated in other locations within the *Flexible Mixed Low and Medium Density Residential* area designated in the Westpark Area Structure Plan and the *Flexible Mixed Low and Medium Density Residential* area designated in the Forest Ridge Outline Plan. Prior to final reading of Bylaw C1-25, an amendment is required to expand the *Low and Medium Density Residential* area within the Forest Ridge Outline Plan.

Incorporating a mix of housing products into a neighbourhood is a recommended practice for urban development and is supported within the Municipal Development Plan and the Westpark Area Structure Plan. Providing a diversity of housing products provides a choice for residents, while supporting walkable neighbourhoods and housing affordability.

Administration supports Bylaw C1-25 to amend the Land Use Bylaw for the following reasons:

- The site is suitable for the proposed mix of residential development due to its location and access to major roadways; and

- Policies of the Municipal Development Plan and Westpark Area Structure Plan encourage innovative and diverse housing options to meet the broad housing needs of the community while also achieving development targets.

### **Financial Implications:**

The Developer is required to pay levies based on applicable rates. The City would be responsible for future maintenance of the roads and standard municipal operations including waste pickup, fire, policing, snow removal, and utilities.

### **Internal/External Impacts:**

The amendment application was circulated to internal City departments for review and comments. The application was also circulated to external agencies. No concerns were identified.

### **Diversity Impacts:**

The proposed amendment incorporates four housing forms. Providing a variety of housing types can help provide the lifestyle preferences of a diverse population, accommodate all members of the community, create interest in the streetscape, improve walkability, and support market affordability.

### **Risk Analysis:**

Finding ways to integrate housing diversity into the city's developing neighbourhoods aligns with the goals and objectives in the Municipal Development Plan. This configuration leverages the benefits of mixed housing types to create an inclusive neighborhood designed to meet a broad range of household needs. Defeating the amendment application would deny an opportunity to increase diversity within the housing stock and could also discourage future applications.

### **Plans/Standards/Legislation:**

The proposed development is consistent with the "Developing Neighbourhood" policies of the [Municipal Development Plan](#) and the [Westpark Area Structure Plan](#). Both plans are statutory documents and must be consistent with the Municipal Government Act. The Westpark Area Structure Plan is the parent statutory plan to the Forest Ridge Outline Plan. Policies that are related to the redistricting can be found in Appendix D.

An Outline Plan amendment application is being processed concurrently with the Land Use Bylaw amendment application and will be presented at a future regular Council meeting, prior to final reading of the Land Use Bylaw amendment.

City's Strategic Plan:

Goal - Well-Planned Community and Resilient Economy (strategically plan, prepare, and manage responsible and sustainable growth for our residents and businesses).

### **Communication Plan:**

Should Council give first reading to the Bylaw, Administration will schedule a Public Hearing as per the Municipal Government Act. The target date for the Public Hearing is March 25, 2025. An advertisement will be placed on the City's website and promoted on the City's social media

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accounts. Notices will be sent to all adjacent property owners. An advertisement will be published in the Fort Record for two consecutive weeks.

**Alternatives:**

1. Council could maintain the current Land Use Bylaw by defeating the recommended motion.
2. Council may refer this item back to Administration to obtain more information for \_\_\_\_\_.

**Administrative Recommendation:**

Administration recommends that Council give first reading to Bylaw C1-25.

**Attachments:**

1. Bylaw C1-25
2. Appendix A – Maps
3. Appendix B – FR-SDH District (Tracked Changes )
4. Appendix C – FRSO District (Tracked Changes)
5. Appendix D – Related Policies

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Approved by:	Craig Thomas Director, Planning & Development	Date: January 26, 2025
Approved by:	Janel Smith-Duguid Deputy City Manager, Infrastructure & Planning Services	Date: February 12, 2025
Approved by:	Troy Fleming City Manager	Date: February 18, 2025