



CITY OF
FORT SASKATCHEWAN

**Request for Decision
Regular Council Meeting – January 27, 2026**

Bylaw C2-26 – Amend Land Use Bylaw (C23-20) to Redistrict lands in Forest Ridge

Motion:

That Council give first reading to Bylaw C2-26 to amend Land Use Bylaw C23-20 to:

- a) amend Figure 6.20 – Applicable Area FRSO – Forest Ridge Street-Oriented Residential District;
- b) redistrict a portion of Lot B, Block 25, Plan 042 6931 from UR – Urban Reserve to RC – Comprehensively Planned Residential District and FRSO – Forest Ridge Street-Oriented Residential District;

and further that a Public Hearing be scheduled for February 24, 2026.

Purpose:

The purpose of this report is to provide Council with information regarding a proposed amendment to the Land Use Bylaw. The applicant is proposing to redistrict lands from UR – Urban Reserve to RC – Comprehensively Planned Residential District and FRSO – Forest Ridge Street-Oriented Residential District.

Background:

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

In 2004, the [Forest Ridge Outline Plan](#) was accepted. The most recent up to date Forest Ridge Outline Plan was approved in [March of 2025](#).

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 [July 5, 2022](#), the approving authority for Neighbourhood Structure Plans and Outline Plans was 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 September of 2025, Davis Consulting Group, on behalf of Westpark Land Company Ltd., applied to amend the Forest Ridge Outline Plan and the Land Use Bylaw.

Summary Analysis:

Bylaw C2-26 amends the Land Use Bylaw to enable the development of single-detached and semi-detached dwellings on conventional lot sizes, and multi-attached dwellings on narrow lot sizes. The Forest Ridge Outline Plan also requires an amendment to enable two-storey multi-attached dwellings on narrow lots and will be presented for consideration at a future regular Council meeting, should Bylaw C2-26 receive first reading.

If approved, Bylaw C2-26 will amend the Land Use Bylaw by:

- Redistricting 3.5 hectares (8.6 acres) from UR – Urban Reserve to 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.

Approximately 3.0 hectares (7.4 acres) of land will be redistricted from UR – Urban Reserve to RC – Comprehensively Planned Residential District. The RC district is a standard district within the Land Use Bylaw, it can be replicated in other locations of Fort Saskatchewan. The RC district allows for a variety of housing types including single detached, semi-detached, and multi-attached dwellings.

Approximately 0.5 hectares (1.2 acres) of land will be redistricted from UR – Urban Reserve to FRSO – Forest Ridge Street-Oriented District. The FRSO is a special district within the Land Use Bylaw that limits the district to a specific area within Forest Ridge. The FRSO district allows for a variety of housing types including semi-detached, 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 C2-26, an amendment is required to the Forest Ridge Outline Plan to identify the location of two-story multi-attached dwellings on compact lots.

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 C2-26 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;
- The Westpark Area Structure Plan designates the amendment areas as Low Density Residential and Flexible Mixed Low and Medium Density Residential; 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 three 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 redistricting can be found in Appendix C.

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, Population Calculations, and minor text amendments. An application to amend the Forest Ridge Outline Plan is being processed concurrently with the Land Use Bylaw amendment 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.

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).

Goal - Welcoming, Compassionate and Active Community (support diverse community needs to create a complete community where everyone, regardless of circumstances is able to experience all the City has to offer).

Communication Plan:

Should Council give first reading to the Bylaws, Administration will schedule a Public Hearing as per the *Municipal Government Act*. The target date for the Public Hearing is February 24, 2026. An advertisement will be placed on the City's website and promoted on the City's social media accounts. A notice will be mailed to all property owners within 100 metres of the area being redistricted. 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 C2-26.

Attachments:

1. Bylaw C2-26
2. Appendix A – Maps
3. Appendix B – FRSO District (Tracked Changes)
4. Appendix C – Related Policies
5. Appendix D – 1st Reading Presentation

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Approved by: Shree Shinde Date: January 8, 2026
Acting Director, Planning & Development

Approved by: Janel Smith-Duguid Date: January 13, 2026
Deputy City Manager, Infrastructure & Planning Services

Approved by: Troy Fleming Date: January 13, 2026
City Manager