



CITY OF FORT SASKATCHEWAN

A BYLAW OF THE CITY OF FORT SASKATCHEWAN IN THE PROVINCE OF ALBERTA TO AMEND BYLAW C23-20, LAND USE BYLAW

BYLAW C1-23

WHEREAS the *Municipal Government Act*, R.S.A., 2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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, of Bylaw C23-20 be amended as follows:

A) By replacing the following definition under Section 2.6 Use Definitions:

SEMI-DETACHED HOUSING means a building containing only two principal dwelling units side by side with neither of those dwellings being placed over another in whole or in part. Each principal dwelling has individual and separate entrances to grade. Each dwelling is separate from the adjoining dwelling by a vertical party wall which is insulated against sound transmission. This land use does not include Secondary Suites.

With:

SEMI-DETACHED HOUSING means a building containing only two principal dwelling units side by side with neither of those dwellings being placed over another in whole or in part. Each principal dwelling has individual and separate entrances to grade. Each dwelling is separate from the adjoining dwelling by a vertical party wall which is insulated against sound transmission.

B) By adding the following to Section 2.6 Use Definitions:

SEMI-DETACHED SUITE means development consisting of a dwelling unit located within and accessory to a principal semi-detached residential use. This use class includes the development or conversion of basement space to a separate dwelling within a semi-detached housing in the DC(A)-21 District.

C) By adding the following under Part 11 – Direct Control Land Use Districts:

11.24. DC(A)-21 Direct Control – Innovative Street Oriented Medium Density Housing with Suites

11.24.1. Purpose

The purpose of this District is to accommodate street-oriented medium density housing with attached rear garages on lots with significantly reduced rear yard setbacks. Dwellings provide an outdoor amenity area facing the street to support social interaction and to activate the street. Site design with a maintenance reduced front yard provides an appropriate transition area to the street. Common access will be provided between

buildings with no fences within 1.5m (5') minimum side yards to enhance access to semi-detached suites and usability of the side yard amenity areas.

11.24.2. Areas of Application

This district applies to:

- i) A portion of SE19-54-22-W4M, as shown in Figure 11.24a.

11.24.3. DC(A)-21 Uses

- (a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 11.24.3 (c) and shall ensure:
 - i. A maximum of one Show Home shall be permitted within this district.

(b) DC(A)-21 Allowed Uses	(c) DC(A)-21 Allowed Uses to be considered at the discretion of the Development Authority
<ul style="list-style-type: none"> - Semi-Detached Housing - Semi-Detached Suite 	<ul style="list-style-type: none"> - Home Business - Home Office - Show Home - Temporary Sales Centre

11.24.4. DC(A)-21 Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Area	180 m ² minimum	200 m ² minimum
b) Site Width	8.2m minimum per side of semi-detached dwelling	9.1m minimum per side of semi-detached dwelling
c) Site Depth	22.0m minimum	

11.24.5. DC(A)-21 Site Development Regulations

	Interior Site	Corner Site	
a) Front Yard Setback	4.0m minimum with a lane	Front	4.0m minimum with a lane
		Flanking	2.4m minimum with a lane

b) Rear Yard Setback	1.0m minimum
c) Side Yard Setback	1.5m minimum
d) Building Height	Two (2) storeys not to exceed 10.0m maximum
e) Site Coverage	70% maximum for principal building, excluding decks
	Accessory structures shall not be permitted in this district.

11.24.6. On-Site Parking

In accordance with Part 13.2.3 – Parking and Loading

- (a) Dwelling Semi-Detached off street parking shall be a minimum of:
 - i. 1 stall per dwelling unit
- (b) Dwelling, Semi-Detached Suite off street parking shall be a minimum of:
 - i. 1 stall per suite

11.24.7. Architectural and Design Features

- (a) In lieu of a traditional backyard, each unit shall be required to have a porch (minimum width/length of 2.0m; with minimum total area of 9.0m²) to provide outdoor amenity space on private property.
- (b) Side Yards shall be 1.5m minimum width to support comfortable side access to semi-detached suites.
- (c) Private sidewalks between building shall be covered by easement and used as shared accesses and maintained by residents.
- (d) All drainage shall be maintained within each property with no cross-lot drainage within Side Yards.
- (e) Front/Side Yards shall be finished with xeriscape treatments that provide an outdoor maintenance free property; and
- (f) All units shall be completed with exterior materials of high quality and durable materials. In addition to vinyl siding as a primary treatment, each unit must have a minimum 7m² of brick/stone accent. Additional enhancements are encouraged for the front elevation including (but not limited to): horizontal siding of a complimentary color, premium soffits for roof overhang, dark framed windows, vibrant colored front entry doorways, enhance railing detailing on front patio. Design and materials shall be enforced to conform with or exceed the street elevation design provided in Appendices I-IV at the discretion of the Development Authority.

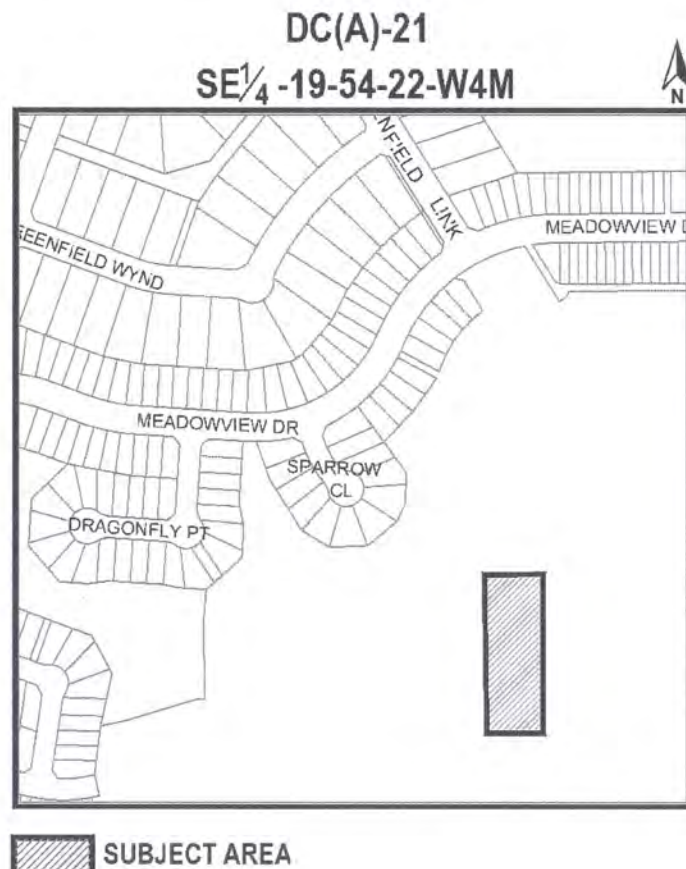
11.24.8. Fences

- (a) Fences shall not be permitted in the Front Yard or shared Side Yard of a Lot. There shall be no variance to this regulation.

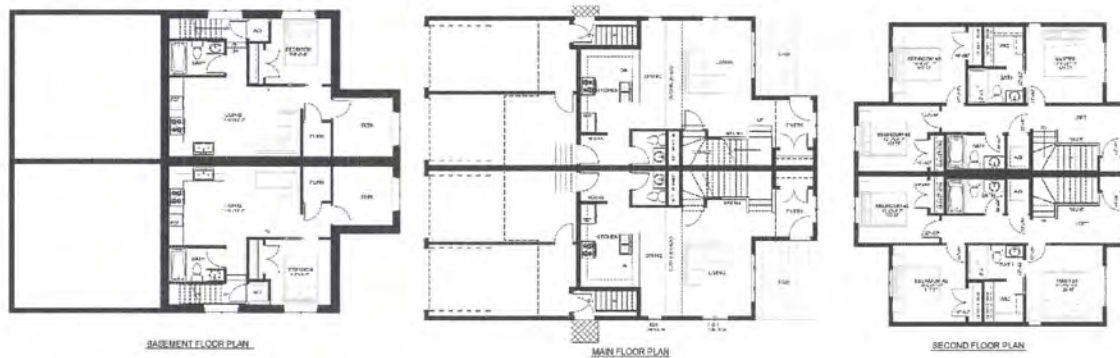
11.24.9. Additional Development Regulations

- (a) The Development Authority may exercise minor variance powers if, in the opinion of the Development Authority, the Development is consistent with the purpose, spirit, and intent of this District and the variance is due to a practical difficulty peculiar to the Use, character, or situation of land or building, which are not generally common to other land in this District.
- (b) All development and uses within this Land Use District shall be subject to the applicable provisions of Part 5 – General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 – Residential Land Use Districts, Sections 11.1 to 11.5 of Part 11 – Direct Control Land Use Districts, Part 13 – Parking and Loading, and Part 14 – Signs;
- (c) Notwithstanding Section 3.4 of the Bylaw, an application for a Development Permit for Semi-Detached Housing shall also include the following:
 - i. Colour elevations for each building façade that faces a public roadway, or a public open space except for a lane.
 - ii. To ensure 11.24.6(a) is met, a landscaping plan shall be submitted as part of the development permit application package.
- (d) The development shall be generally in accordance with Appendices I-IV to the satisfaction of the Development Authority.

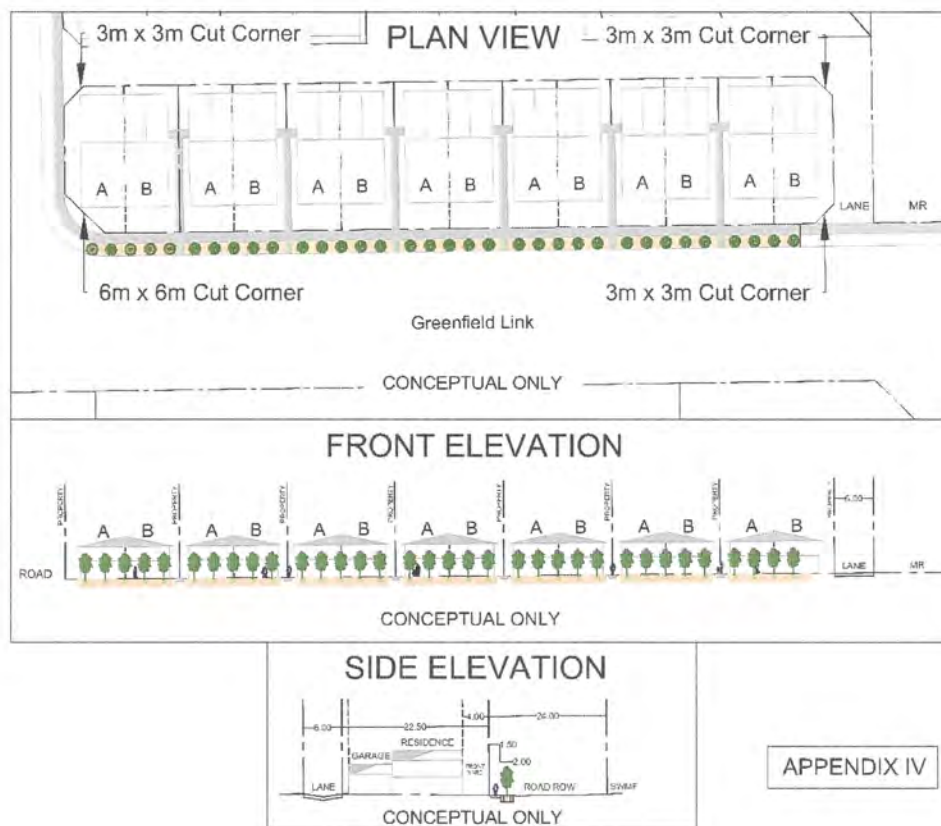
Figure 11.24a: Applicable Area for DC(A)-21 – Innovative Street Oriented Medium Density Housing with Suites







APPENDIX III



APPENDIX IV

2. The Appendix A, Land Use District Map covering part of SE ¼ 19-54-22-W4M be redistricted from UR (Urban Reserve District) to DC(A)-21 Innovative Street Oriented Medium Density housing with Suites as shown on the attached Schedule "A".
3. This Bylaw is cited as the Amendment to Land Use Bylaw C23-20, 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 10th day of January 2023.

READ a second time this 14th day of February 2023.

READ a third time and passed this 14th day of February 2023.

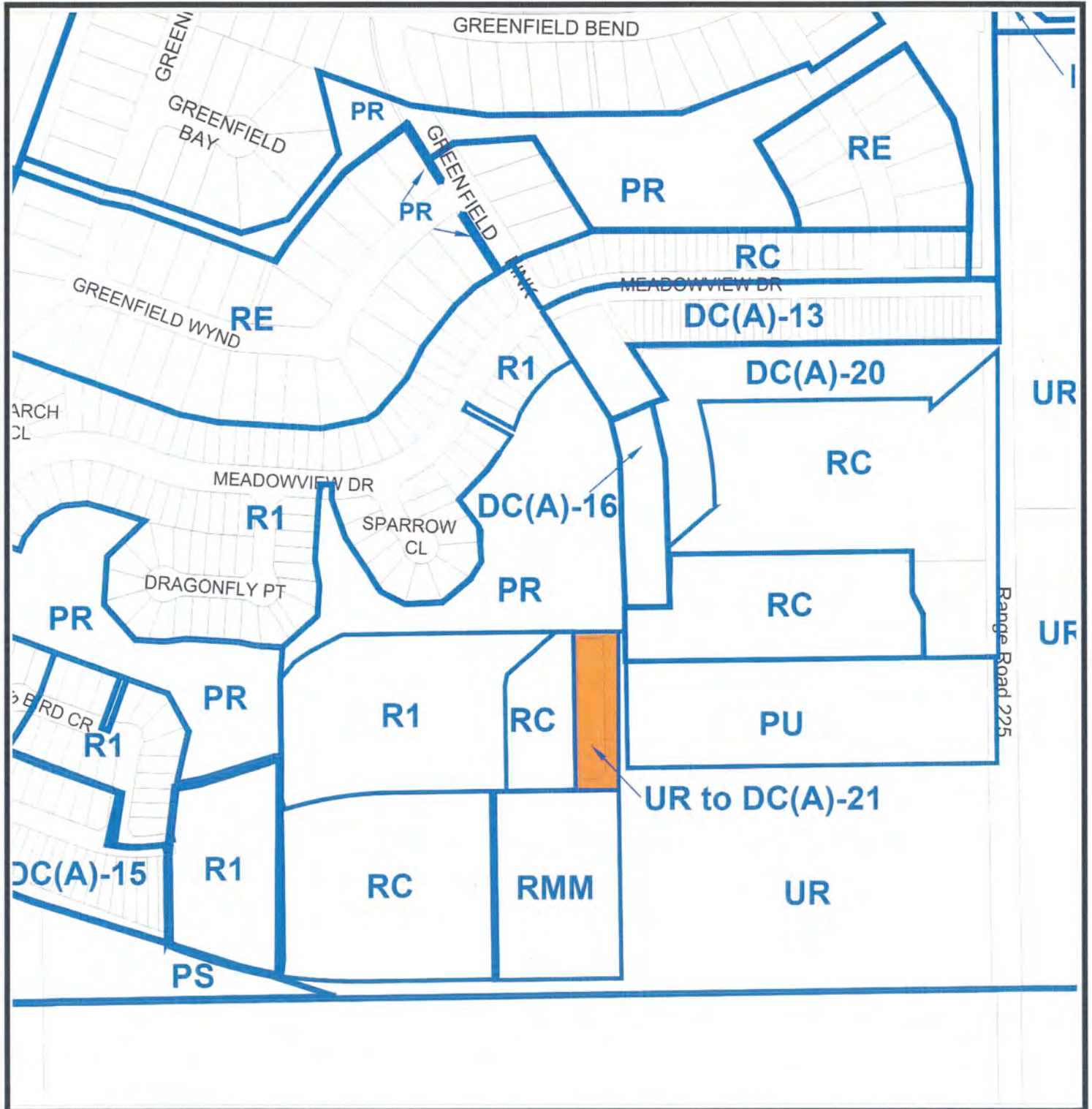

MAYOR


DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: February 15, 2023

Bylaw C1-23

Schedule "A"



Part of SE1/4-19-54-22-W4M

 UR to DC(A)-21