



CITY OF FORT SASKATCHEWAN

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

BYLAW NO. C2-25

WHEREAS the *Municipal Government Act*, R.S.A., 2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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

1. This Bylaw is cited as "A Bylaw to Amend the Land Use Bylaw C23-20".
2. That Schedule "A" of C23-20 be amended as follows:
 - a. That Section 11.22 – DC(A)-19 Direct Control – Sienna Residential District be deleted in its entirety;
 - b. That section 6.24 – Sienna Single Detached Housing District be added, as shown in Schedule "A-1" attached hereto.
 - c. That Appendix A, Land Use Map, be amended to replace DC(A)-19 with SSDH, as shown on the attached "Schedule B-1"
3. That Bylaw C23-20 Appendix A – Land Use District Map be amended as follows:
 - a. That part of NE-20-54-22-W4M be redistricted from:
 - i. UR (Urban Reserve) to RC (Comprehensively Planned Residential District);
 - ii. PR (Parks and Recreation District) to RC (Comprehensively Planned Residential District); and
 - iii. UR (Urban Reserve) to SSDH (Sienna Single Detached Housing District).
 - iv. DC(A)-19 (Sienna Residential District) to SSDH (Sienna Single Detached Housing District).

As shown on the attached Schedule "B-1"

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. That Bylaw C2-25 becomes effective upon third and final reading.

READ a first time this	25th	day of	February	2025
READ a second time this	25th	day of	March	2025
READ a third time this	25th	day of	March	2025


MAYOR


DIRECTOR, LEGISLATIVE SERVICES

Date Signed: March 25, 2025



Schedule A-1

6.24 SIENNA SINGLE DETACHED HOUSING DISTRICT

6.24.1 Purpose

This District is intended to accommodate street-oriented single detached dwellings on narrow lots with rear lane vehicular access. The use of architectural and urban design standards are intended to achieve variety of design and appearance as a way to enhance the pedestrian-orientated streetscape.

6.24.2 Areas of Application

This District applies to a portion of NE ¼ Section 20-54-22-4, as shown in Figure 6.24a.

6.24.3 SSDH Permitted and Discretionary Uses

(a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 6.24 (b) and (c) shall ensure:

- i. That garages are not attached to single detached dwelling units.

(b) SSDH Permitted	(c) SSDH Discretionary
<ul style="list-style-type: none">- Single Detached Housing- Secondary Suite- Home Office <p>Accessory development to any use listed in subsection 6.24.3(b)</p>	<ul style="list-style-type: none">- Bed and Breakfast- Group Home (Limited)- Home Business- Show Home- Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.24.3(c)</p>

6.24.4 SSDH Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Width	7.9m minimum	9.1m minimum
b) Site Depth	33.0m minimum	

6.24.5 SSDH Site Development Regulations

	Interior or Corner Site	
a) Front Yard Setback	Front	3.5m minimum
	Flanking	2.4m minimum on a corner site
b) Rear Yard Setback	8.0m minimum	
c) Side Yard Setback	Principal Building	1.2m minimum
	Accessory Building	0.9m minimum
d) Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m maximum	
e) Site Coverage	43% maximum for principle building over one storey, excluding decks. 53% maximum for principle building of one story, excluding decks 53% maximum for all buildings and structures where principal building is over one storey 57% maximum for all buildings and structures where principal buildings is one storey	

6.24.6 Architectural and Design Features

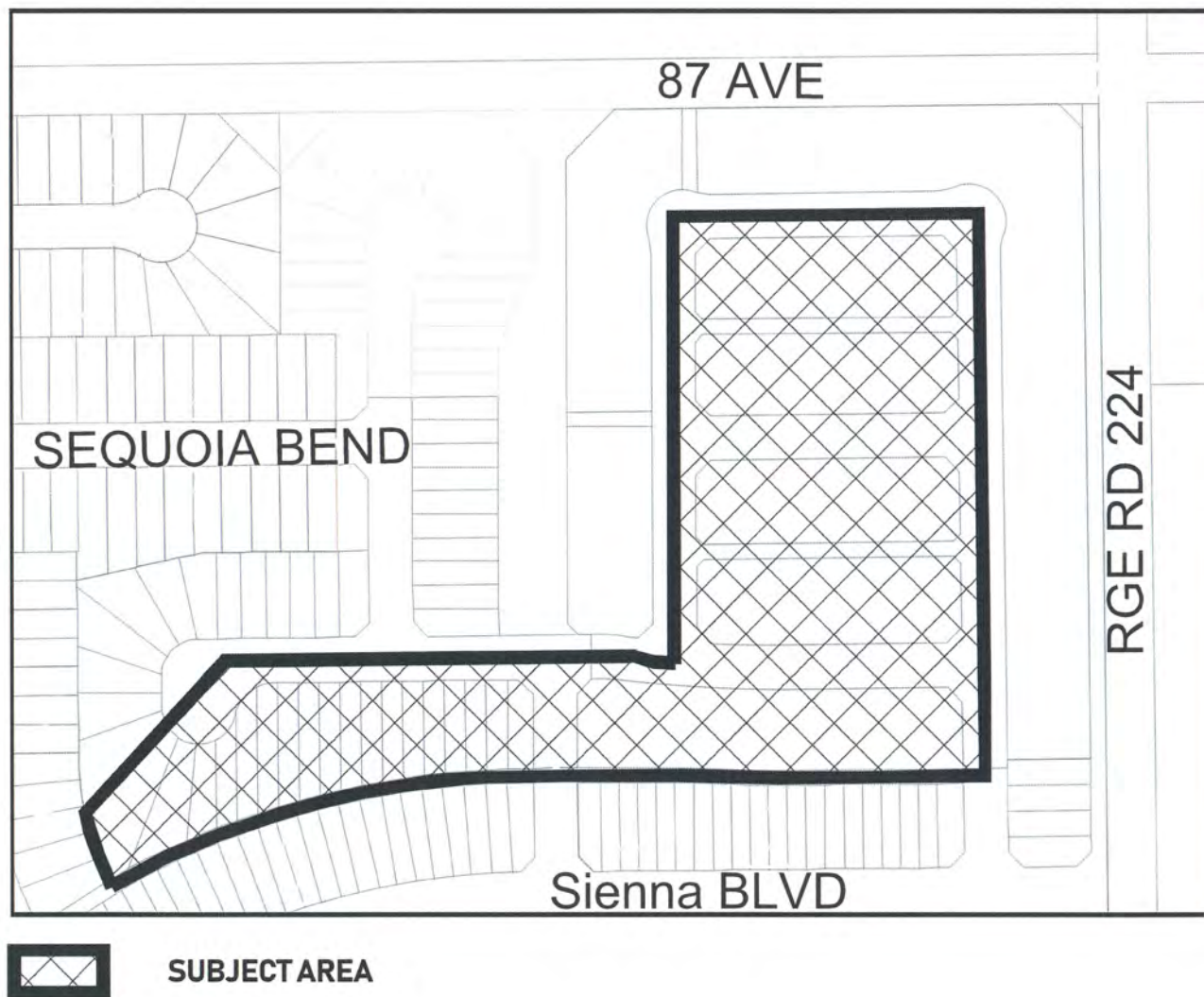
- (a) To improve the architectural interest of the streetscape, each principal building shall be individually defined through a combination of architectural features that may include, but are not limited to, variations in architectural styles and rooflines, articulation of the façade, building massing, provision of porches, verandas, and balconies, variation in building materials, colours, and other façade enhancing treatments to the satisfaction of the Development Authority;
- (b) The front façade of the building shall incorporate architectural treatments complementary to the architectural style including features such as open gables, dormer windows, windows with bold trims, shutters or canopies, and accent colours and materials to the satisfaction of the Development Authority;
- (c) Accent materials such as stone, brick or shingles shall amount to a minimum of 4.65m² of the total area of the front façade of a principal building;

- (d) The front façade of a principal building shall provide features such as windows, doors, dormer windows and balconies avoiding extensive blank walls;
- (e) The side façade of a principal building on a corner lot facing a public roadway shall be treated as a front façade;
- (f) Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the road, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority; and
- (g) An accessory building shall follow the same exterior finishes as that of a principal building on the same site and shall be complementary to the principal building in the opinion of the Development Authority.

6.24.7 Additional Development Regulations

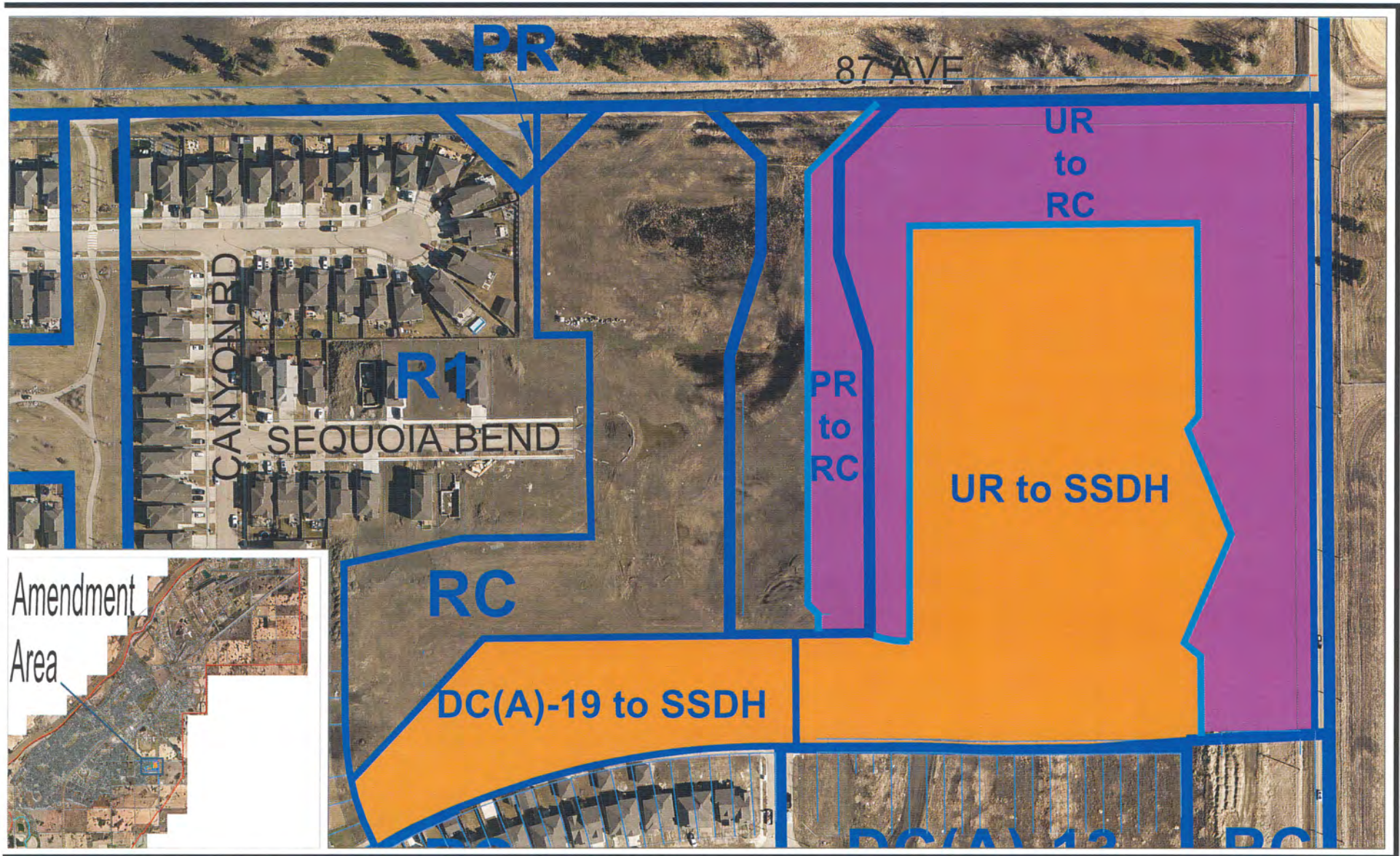
- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) Notwithstanding Section 3.4 of the Bylaw, an application for a Development Permit for Single 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.

Figure 6.24a: Applicable Area Sienna Single Detached Housing District



Schedule B-1

Redistricting Plan



Part of NE $\frac{1}{4}$ -20-54-22-W4M

DISCLAIMER: The information shown is for reference only. The City of Fort Saskatchewan disclaims all responsibility for the accuracy, completeness, timelines and merchantability of information shown. Use this information at your own risk.

