

What We Heard Report

New Land Use Bylaw: Draft Estate District Review

Residents' Workshops:

November 14, 2025 - 2:00 PM - 7:30 PM



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Executive Summary

The City of Fort Saskatchewan is creating a new Land Use Bylaw (LUB). As part of this effort, the City conducted extensive public engagement with residents of Clover Park, Pointe Aux Pins Estates, and Southfort Estates to inform the regulations of the draft Estate District. This What We Heard Report includes the results of second round of public engagement with the residents of above-mentioned areas.

The engagement process was designed to gather resident input on the proposed second draft of the Estate District. Feedback received will be used to inform the further refinements to the second draft of Estate District. The first draft of the District was shared with the residents of these neighbourhoods in July 2025. Feedback from that engagement was considered in the development of the second draft.

The engagement was advertised by emailing residents who previously provided feedback for the Estate District, residents of the Clover Park, Pointe Aux Pins Estates, and Southfort Estates who signed up for the project contact list, and placing Road Signs at the entrances to each neighbourhood. These signs included the date, time, and location of the Drop-in Session.

The engagement session involved Drop-in, one-on-one discussions between facilitators and attendees. Draft district and information about the Drop-in Session was also available online for review and comment. Attendees had the opportunity to discuss the overall changes, ask any specific questions, log concerns, and submit feedback forms in person or electronic submissions.

The dedicated Estate District webpage provided information, including the draft Estate District and information regarding the Drop-in Session. The webpage provided an opportunity to provide feedback on the proposed draft.

The Drop-in Session was held from 3:00 pm to 7:30 pm on Friday, November 14th, 2025. A total of 97 residents signed in to the session, with 51 feedback forms. The online engagement period was open from October 31st to November 23rd, 2025. The Estate District webpage was viewed 130 times from 89 Users in the engagement period, with four residents submitting online feedback.

The feedback collected from in-person and online engagement is summarized in this report. This input will be used to inform updates to the draft Estate District.

Project Introduction

The City of Fort Saskatchewan is creating a new Land Use Bylaw (LUB). The LUB is one of the most important Bylaws for a municipality. Most planning documents provide goals and objectives to be achieved; therefore, planning for the future. The LUB is different in that it is a regulatory document. It regulates the use and development of land as it happens.

This What We Heard Report provides a summary of the online engagement and Drop-in Session where the second draft of the Estate District was discussed.

Administration hosted the Drop-in Session at the Dow Centennial Centre's Lions Mane room. At this Drop-in Session, the Project Team was available to answer any questions about the second draft of the Estate District and explain the Land Use Bylaw process.

An Estate District webpage was also available as an online engagement opportunity for residents. The page featured maps, the first and second drafts of the District, the Summary Report from the first Estate District engagement, and summary of some of the proposed changes. The webpage provided an opportunity to submit feedback by electronic submission.

Our Approach

Methodology

Data Collection

One Drop-in Session was held from 2:00 pm to 7:30 pm on Friday, November 14th, 2025. This workshop was an informal conversational opportunity for participants to clarify changes, ask questions, indicate their preferences, and provide additional feedback through feedback forms. A total of 51 Feedback Forms were received.

An online engagement ran concurrently from October 31st to November 23rd, 2025. During this period, residents could access the first and second drafts of the proposed regulations, maps, and the first engagement Summary Report on the project website. Participants submitted feedback through the Fort Report system or by email. This resulted in four electronic submissions were received.

Data Analysis

Submissions were summarized to create an understanding of resident perspectives. The summary analysis of comments was based on feedback from the Drop-in Session and electronic submissions. In total, 97 participants attended the Drop-in session and submitted 51 feedback forms. The online engagement session received four electronic submissions.

Promotional Activities

The workshops were promoted through:

- Road signs that were placed at neighbourhood entrances for Southfort Estates, Pointe Aux Pins Estates, and Clover Park;

- Emailed individuals on the project contact list and to those who had previously submitted feedback; and
- Webpage.

Drop-in Engagement Session and Online Engagement

A Drop-in Session to gather feedback from residents was held in the Dow Centennial Centre Lions Mane room on November 14th, 2025. Individuals were welcome to drop in at their convenience between 2:00 pm to 7:30 pm.

A total of 97 residents signed into the session. A total of 51 feedback forms were submitted.

At the Drop-in Session, City Planners were available to discuss the overall LUB process, the changes from the July 2025 draft (Appendix C), the drop-in engagement activities, and any other questions that arose.

Residents were encouraged to fill out Feedback Forms which were made available to the workshop attendees on every table and at the check-in counter.

Online engagement supplemented the in-person Drop-in Session. From October 31st to November 23rd, 2025, the draft Estate District and a summary of the proposed changes were posted on the City's website for residents to review and comment. During this period, the webpage was viewed 130 times by 89 Users, with four electronic submissions received.

Below is a summary of the number of feedback forms and electronic submissions received, organized by neighbourhood.

Neighbourhood	Attendees	Drop-in Session (Feedback Forms)	Online Feedback (Electronic Submissions)
Southfort Estates	66	32	3
Clover Park	14	12	0
Pointe Aux Pins Estates	11	6	1
Other Neighbourhoods	6	1	0
Total	97	51	4

Southfort Estates Key Takeaways:

- 44% (14 out of 32 feedback forms) and 100% (3 out of 3 electronic submissions) expressed opposition to backyard dwellings in Southfort Estates.
- 3% (1 out of 32 feedback forms) would keep the existing regulations for backyard dwellings.
- 6% (2 out of 32 feedback forms) would prefer a smaller maximum area for backyard dwellings (approximately 750 – 1000 ft²).
- 6% (2 out of 32 feedback forms) opposed subdividing lots within Southfort Estates.
- 3% (1 out of 32 feedback forms) supported chickens within Urban Agriculture while 66% (2 out of 3 electronic submissions) opposed chickens.
- 33% (1 out of 3 electronic submissions) opposed Urban Agriculture regulations.

Comments from the Drop-in Session and Online Feedback are summarized in separate tables below.

Southfort Estates Drop-in Session – Comments

A total of **32 of the 66 attendees** (48% of attendees) from Southfort Estates that signed in submitted feedback forms. The comments have been categorized as they relate to the dominant themes: Backyard Dwellings, Density, Urban Agriculture, and Other. The entirety of the feedback comments can be found in Appendix A.

Theme	Feedback Form Comments
Backyard Dwellings	Backyard dwellings will cause parking and traffic congestion. (9)
	Backyard dwellings don't fit the unique character of the community that was intended for the spacious lot size. (7)
	Backyard dwellings will increase density in Southfort Estates. (4)
	Concerns with increased demand on existing infrastructure and operational capacity for backyard dwellings. (3)
	Concerns about increases in taxes due to backyard dwellings. (3)
	Backyard dwellings would lead to rental opportunities in Southfort Estates. (3)
	Concerns with no available sidewalks within Southfort Estates which results in backyard dwelling occupants walking directly on the roadway. (2)
	Property values will decrease with the addition of backyard dwellings. (2)
	The new land use bylaw regulations should reduce the permissible size of backyard dwellings. (2)
	Loss of privacy with development of backyard dwellings. (2)
	Backyard dwellings belong in the new areas. (1)
	Concerns about additional legal addresses due to backyard dwellings. (1)
	Honour the existing regulations for backyard dwellings. (1)
Density	Subdividing should not be permitted within Southfort Estates. (2)
Urban Agriculture	6 hens (chickens) should be allowed. (1)
Other	Current address numbering in Southfort Estates does not work. (1)
	Remove the concrete from the roads for traffic to maneuver the corner. (1)
	Increased traffic in Southfort Estates with the opening of Dillingham Avenue. (1)
	Changing accessory building regulations creates inconsistencies within the neighbourhood for early builders facing more restrictive regulations. (1)

Southfort Estates Online Engagement – Comments

A total of **3 electronic submissions** were received through fortplanning@fortsask.ca and Fort Report. The comments have been categorized as they relate to the dominant themes: Backyard Dwellings, Density, Urban Agriculture, and Other. The entirety of the electronic submissions can be found in Appendix B.

Theme	Electronic Submission Comments
Backyard Dwellings	Backyard dwellings will cause parking and traffic congestion. (2)
	Backyard dwellings don't fit the unique character of the community that was intended for the spacious lot size. (1)

Theme	Electronic Submission Comments
	Concerns with no available sidewalks within Southfort Estates which results in backyard dwelling occupants walking directly on the roadway. (1)
	Property values will decrease with the addition of backyard dwellings. (1)
	Keep backyard dwellings are discretionary. (1)
Density	No regulations to evaluate or limit density. (1)
Urban Agriculture	Support removing poultry and livestock as part of urban farming in Southfort Estates. (1)
	Concerns there would be an increased demand on infrastructure. (1)
	Concerns that urban agriculture would increase demand on parking and traffic. (1)
	Property values will decrease with urban agriculture. (1)
	Urban agriculture (farming community) doesn't fit the unique character of the community. (1)
	Concerns with storage of urban agriculture related products. Storage of moss and manure would create odours and pest attraction. (1)
Other	Concerns about the application process, particularly landowner input or review. (1)
	Consider Development Guidelines to preserve low-activity development and character. (1)
	Clarification about backyard dwelling sizes. (1)
	Support accessory building height restrictions. (1)

Pointe Aux Pins Estates Key Takeaways:

- 50% (3 out of 6 feedback forms) opposed backyard dwellings.
- 100% (1 out of 1 electronic submission) requested a clearer definition on backyard dwelling and detached dwelling.

Comments from the Drop-in Session and Online Feedback are summarized in separate tables below.

Pointe Aux Pins Estates Drop-in Session – Comments

A total of **6 of the 11 attendees** (55% of attendees) from Pointe Aux Pins Estates that signed in submitted feedback forms. The comments have been categorized as they relate to the dominant themes: Other. The entirety of the feedback comments can be found in Appendix A.

Theme	Feedback Forms Comments
Other	Opposed changes and want Pointe Aux Pins Estates land use to remain the same. (3)
	There is a caveat on property to prevent development. (2)
	Progress update on Pointe Aux Pins Area Structure Plan & Neighbourhood Structure Plan. (1)

Pointe Aux Pins Estates Online Engagement – Comments

A total of **1 electronic submission** was received through fortplanning@fortsask.ca and Fort Report. The comments have been categorized as they relate to the dominant themes: Other. The entirety of the online submission can be found in Appendix B.

Theme	Electronic Submission Comments
Other	Clarification on the difference between backyard dwelling and detached dwelling. What is considered the primary residence? (1)

Clover Park Key Takeaways:

- 25% (3 out of 12 feedback forms) opposed backyard dwellings.
- 25% (3 out of 12 feedback forms) expressed if taxes will be affected.
- 8% (1 out of 12 feedback forms) requested a definition for “Livestock” which would exclude chickens.

Comments from the Drop-in Session are summarized in separate tables below.

Clover Park Drop-in Session – Comments

A total of **12 of the 14 attendees** (86% of attendees) from Clover Park that signed in submitted feedback forms. The comments have been categorized as they relate to the dominant themes: Backyard Dwellings, and Agriculture. The entirety of the feedback comments can be found in Appendix A.

Theme	Feedback Forms Comments
Backyard Dwellings	Concerns about increases in taxes due to backyard dwellings. (3)
	Oppose backyard dwellings within Clover Park. (3)
	Concerns of traffic and noise from the permitting backyard dwellings. (2)
	Concerns with increased demand on existing infrastructure and operational capacity for backyard dwellings. (2)
	Concerns with no available sidewalks within Clover Park which results in backyard dwelling occupants walking directly on the roadway. (2)
Agriculture	Concerns with the proposed definition of “Livestock”. Update the definition to exclude chickens. (1)

Additional Comments

As part of the feedback forms residents also provided comments that were not specific to the proposed Estate District regulations. These comments primarily focused on the notice of the workshop sessions and the overall session format. The feedback received has been summarized and organized as Workshop Feedback. The entirety of the feedback comments can be found in Appendix A.

Theme	Feedback
Workshop Feedback	No further changes, workshop was well-run. (23)
	Include a copy of the original Land Use Bylaw district for Southfort Estates. (4)
	Have someone with finance knowledge to discuss financial impacts. (2)

Theme	Feedback
	Appreciated the signs instead of letters. (2)
	Second draft was better than the first draft. (2)
	Present background information of municipal plans and objectives. (1)
	Event felt like a 'question and answer' instead a 'workshop'. (1)
	Signs are too costly. (1)
	Refreshments need to be replenished. (1)
	Include imperial measurements for regulations. (1)
	Use timeslots to attract more residents. (1)

Next Steps

The City will take the feedback from each neighbourhood into consideration and any comments will be considered in further refinement of the draft prior to taking it for the Council consideration.

Appendix A: Feedback Forms

Feedback Form Number	Neighbourhood	How did you hear about the Workshop?	The Venue for the Workshop was convenient.	Information provided at the Workshop was clear and easy to understand.	Opportunities to ask questions and give input were provided.	Do you have any suggestions for the Workshop format?	Do you have any comments that weren't included at the Workshop?
1	Southfort Estates	Signs in our neighbourhood	Agree	Agree	Agree		
2	Southfort Estates	Signs in our neighbourhood	Agree	Agree	Agree		
3	Southfort Estates						Has an assessment of the infrastructure requirement been discussed and a plan in place to accommodate the extra load (power, water, sewer, gas, communications, etc.)
4	Pointe Aux Pins	Sign	Agree	Agree	Agree		Progress for Pointe Aux Pins ASP/NSP
5	Southfort Estates	Neighbourhood Sign	Agree	Agree	Agree	No, Scott did a great job going through the changes	Not at this time
6	Southfort Estates	Saw sign	Agree	Agree	Agree	No	Should allow 6 hen (chickens). Draft 2 --> Better than draft 1.
7	Pointe Aux Pins	Sign on the road to my house	Agree	Agree	Agree		
8	Southfort Estates	Sign on Street	Somewhat Disagree	Somewhat Agree	Agree	Leave area that are developed as is	When new areas are open you can put your that area
9	Southfort Estates	Signs	Somewhat Disagree	Neither	Agree		I feel this idea is likening to: Ok you have a wheelchair much needed (no legs). So now I've decided - (Council Planning) that since I have the power, I'm taking away your wheelchair, it doesn't matter what you say I have the power. There's all these smooke & mirrors, yes we're listening to you but we're just playing the game until there is no choice, by placating us until it's over then it's past
10	Southfort Estates	Community Billboard	Agree	Agree	Agree	No. Plenty of space & people to provide info	No
11	Southfort Estates	Signage	Agree	Agree	Agree	No. Well done.	No
12	Clover Park	Sign	Agree	Agree	Agree	I received info I needed.	
13	Clover Park	Sign in neighbourhood	Agree	Somewhat Agree	Somewhat Agree	Present background of municipal plan and objective - why are we changing bylaws?? What is the end game? What is the city hoping to achieve? These questions were not answered	We purchased our property as a single family dwelling and do not support increasing homes in these areas.
14	Clover Park	The billboard sign posted at the end of our road	Somewhat Agree	Somewhat Disagree	Somewhat Agree	Presentation of ALL the facts mentioned then oppurtunity to ask questions.	Not a 'workshop' - more of a question and answer if you asked any. Some questions asked had response that were vague or not known. Coffee should have been replenished throughout the open house.
15	Southfort Estates	Signs	Agree	Agree	Agree	Signs - too large, too costly, too many signs, obtrusive	More people walking on the roads. no sidewalks. Bike, scooter, dogs.
16	Clover Park	Sign at the end of the road and received email	Agree	Agree	Agree	No	Do not want any dwellings that are extra on the lots. Do not need more housing or extra houses being built on existing lots. We can't walk on the roads now safely as we have lots of speeders in our neighbourhood. No sidewalks. Had 5 fires in 30 yrs, and more people means possibly more risk. No fire hydrants except 1. When there is a fire in our neighbourhood it will burn because trucks have to run back and forth to fill their trucks. More people also is more noise. We don't need more neighbours making more traffic and more noise.
17	Clover Park	Sign at the end of the road and received email	Agree	Agree	Agree	Same as above	Same as above
18	Southfort Estates	Saw the signs posted along Greenfield Way. Post in newspaper.	Agree	Agree. Yes because I have worked to understand the info.	Agree	No	So the only thing that is worrimsome in the LUB is the size of the backyard dwelling permissible 232 square meters (1500 ft ²). It would be great if this was reduced to a reasonable size such as less than 1000ft ² .
19	Southfort Estates	Sign in neighbourhood as well as email from the City	Agree	Agree. Yes because we worked to undertstand the help.	Agree	No	We worry that in the LUB, the size of the backyard dwelling permissible 232 sq meters (1500 sq ft.) is excessive. A more reasonable size would be around 750 sq ft.
20	Southfort Estates	Saw the large signs in the neighbourhood. We were not aware of the public engagement that took place in July.	Agree	Somewhat Disagree	Agree	Like the opportunity to speak 1-1 with city staff.	Would have been beneficial to see the old standards or old LUB along side the new for ease of seeing the changes to the LUB for the Southfort Estates. My take away is that there are no changes to be made in the Southfort Estates in the new LUB. Have no idea why anyone would want a backyard dwelling that would essentially add to their already significant tax bill!
21	Southfort Estates	Large signs in neighbourhood.	Agree	Somewhat Disagree	Somewhat Agree	The workshop format of speaking one on one was very good. For the material presented it would be better if dimensions were in both metric & imperial systems as when properties were sold/bought these were done in acres not hectares, house were designed + built in ft, ft ² , not metres in metres ² . It would have been good to see the original land use bylaw for Southfort Estates.	When we purchased our lot + built our home in Southfort Estates we were not aware of possible backyard dwellings, we might not have purchased our lot at that time! The constant changes of land use bylaws, zoning, taxing are ridiculous. The City planners + council have slowly been destroying the estate concept of Southfort Estates. Greenfield Way has become a collector road (in the middle of an estate neighbourhood) with the opening of Dillingham (high traffic volume from Sienna and surrounding neighbourhoods) and Greendfield Link (high traffic volume from Meadowview neighbourhood). Surveys done for new infrastructure (pool, parks, recreational facilities, city branding) are always worded so that city council + administration only get the answers they want... this is a frustrating tactic. How will the backyard dwelling address be changes? The current address numbering of the Southfort Estates is already a mess! Theme should not have been numbers reused on all 'Greenfield' addresses. House numbers in the Estates should have been from 1 to 1000 or even 10,000. Where will additional vehicles park? There is already parking issues for homes with multiple drivers. There are no sidewalks in Southfort Estates. More people means more people walking on the roads and with the poor street lighting they are hard to see. I am very concerned about property depreciation due to a rental unit in the property(s) beside us!
22	Pineview	Signs in Southfort Estates	Agree	Agree	Agree		I will watch for further info regarding LUB in Pineview
23	Southfort Estates	Signs in Southfort Estates	Agree	Agree	Agree		Same as above
24	Southfort Estates	Billboards around town	Agree	Somewhat Agree	Somewhat Agree	Good format, questions were answered.	Still concerned about backyard dwellings and density in Southfort estates. Reason we bought in this area was for open space not seeing multiple buildings within the neighbourhood. Is there enough infrastructure (firehouses) to accommodate additional density? No subdividing should be allowed on the lots.
25	Southfort Estates	Street Sign	Agree	Agree	Agree		I appreciate the sign put out to inform us of the workshop.
26	Southfort Estates	Sign in my neighbourhood	Agree	Agree	Agree	Preferred the sign notice to getting a letter. I appreicate our feedback was taken into consideration.	
27	Southfort Estates	Sign in neighbourhood	Neither	Agree	Agree	Really great to get accurate information.	Wish there was a here is what was current, here is what we are proposing - that would have alleviated a lot of concerns. Thank you.
28	Southfort Estates	The large sign billboard in our community.	Agree	Agree	Agree	Perhaps have people sign up for a time slot to attract more groups. Also to 'get' to a lot more interested people.	NA
29	Southfort Estates	Street Sign	Agree	Agree	Agree	No	Everything was covered.
30	Southfort Estates	Sign	Agree	Somewhat Agree	Agree	No	No
31	Southfort Estates	Sign	Agree	Somewhat Agree	Agree	Same as above	Same as above
32	Southfort Estates	Signs in neighbourhood. Good job!	Agree	Agree	Agree	Loss of privacy if two storey dwellings allowed for 2nd + 3rd homes on lot. Hard to control how many families can live in one dwelling if you allow multiple dwellings. Do not need additional dwellings on one lot to become rental units!!	For Southfort, the lot sizes are too small for 3 dwellings. The traffic in Southfort is already too busy, adding additional dwellings will only increase traffic. We did not purchase in Southfort to have these changes made to the number of dwellings on the properties. Property values will only decrease in Southfort if this goes through. Parking will be a major issue, as most people do not have a driveway to the backyard.
33	Southfort Estates	Signs in neighbourhood. Good job!	Agree	Agree	Agree	Same as above	Same as above
34	Clover Park	Sign	Agree	Agree	Agree		I would like to see previous land use by-laws. Then we can see the changes over time. We did see the most recent. Will our taxes be affected?
35	Clover Park	Sign at entrance to community	Agree	Somewhat Agree	Somewhat Agree	Yes have someone from finance to discuss financial impact.	The main question we had was will this change the property tax base for each acreage?
36	Clover Park	Sign at entrance to community	Agree	Somewhat Agree	Somewhat Agree	Same as above	Same as above
37	Clover Park	Sign in subdivision	Agree	Agree	Agree		
38	Clover Park	Sign in subdivision	Agree	Agree	Agree		
39	Pointe Aux Pins	Sign on Wilshire Blvd on the way to Pointe aux Pins Estates. Email from City Planning.	Agree	Somewhat Agree	Somewhat Agree	N/A	We do not want any changes to our land estates in Pointe aux Pins estates. Do not change our land use!! There is a caveat on our properties.
40	Pointe Aux Pins	Sign on Wilshire Blvd on the way to Pointe aux Pins Estates. Email from City Planning.	Agree	Somewhat Agree	Somewhat Agree	Same as above	Same as above

Feedback Form Number	Neighbourhood	How did you hear about the Workshop?	The Venue for the Workshop was convenient.	Information provided at the Workshop was clear and easy to understand.	Opportunities to ask questions and give input were provided.	Do you have any suggestions for the Workshop format?	Do you have any comments that weren't included at the Workshop?
41	Pointe Aux Pins	e-mail	Agree	Somewhat Agree	Agree	Seems to work for the most part.	Many Pointe aux Pins residents disagreed with any changes to the land use. This was acknowledged, but with a small token of changes, our opinions were ignored! We are very recently (approx. 2-3 years) part of Fort Saskatchewan and were reassured that other than agreed upon changes at that time we were to live by the original rules. Not so it seems.
42	Clover Park	Sign @ Clover Park	Agree	Agree	Agree		
43	Pointe Aux Pins	Board sign on the main road next to our estates.	Agree	Agree	Agree		
44	Southfort Estates	Sign - Email	Agree	Somewhat Agree	Agree		We did not buy in Southfort Estates to have infill. This is a terrible idea and will turn this area & others into a ghetto. Remove the concrete from the roads so we can actually get around the corner. Parking, pets & traffic will be a major issue.
45	Southfort Estates	Sign - Email	Agree	Somewhat Agree	Agree		2 buildings should never be allowed let alone 1 - attached or not.
46	Southfort Estates	Signs in our area	Agree	Agree	Agree	No	No
47	Southfort Estates	Signs in our area	Agree	Agree	Agree	Same as above	Same as above
48	Clover Park	Large signs in Clover park	Agree	Agree	Agree	Provide definition of livestock with clear exclusion of chickens.	
49	Southfort Estates						Thank you for taking the time to speak with me at the open house and for answering my questions about the second draft of the land use bylaw for the Estates Residential District. I especially appreciated learning more about the rationale behind the proposed changes and the broader vision for diversifying housing options in Fort Saskatchewan. After reflecting on the information shared, I believe it would be best to maintain the original land use bylaws for Southfort Estates. The existing regulations already allow for one internal secondary suite or one backyard dwelling, providing opportunities to increase housing diversity in the community. At the same time, keeping the original bylaw would honour commitments made to homeowners regarding how land in this area would be used. As we discussed, previous changes to land use around Southfort Estates have created challenges. For example, introducing higher-density housing off Greenfield Link increased traffic in a neighbourhood without sidewalks. This issue was alleviated only once additional roads were completed. In addition, changes to accessory building regulations meant that early builders faced more restrictive height and size limits than later homebuilders, creating inconsistencies within the neighbourhood. My greatest concern with the proposed updates is the potential for full-sized homes to be built in backyards. Based on the draft regulations, it would be possible to build a backyard dwelling as large as approximately 1,600 square feet on my own lot while remaining compliant. Although such a development would require planner approval, it would be difficult to reject if it met all stated requirements. Reinstating the original size limitations would prevent lots from effectively becoming multi-unit parcels and help preserve the intended character of Southfort Estates. Maintaining the original bylaws would continue to allow a range of housing options in the Fort, including Estate housing, without altering the neighbourhood's established form and expectations. Thank you again for your time and for engaging so openly in these conversations. Sincerely
50	Southfort Estates						Here is our feedback from the second meeting that we attended. 1. We are firmly against any Backyard Dwellings in the Estate District. 2. It is nonsense that the City of Fort Saskatchewan would lower the speed limits in the estates to 40 KPH, build in speed bumps, create choke points to slow down traffic and then allow for more housing, thus more vehicles and more congestion. 3. Developers and their investors will have a field day exploiting the Estate properties, building multi-plexes and cashing in on rentals. 4. There will be increased pressure on infrastructure such as sewer, gas, electrical and communication lines. 5. Property values will decline and taxes will increase. 6. The City of Edmonton is learning a valuable lesson from the Infill housing experiment and we do not want any part of the problems that they are experiencing. 7. Canadian culture to us means work hard, save for a home, care for the upkeep of your home and property and don't worry about some one moving into your neighbour's backyard and imposing on your privacy. In Summary: To allow any backyard dwellings in the Estate District will totally destroy the Unique Character of the Estate District. Feedback on Workshop: The venue was convenient, and the information was clear and easy to understand. Regards
51	Southfort Estates	E-mail + Signage	Agree	Somewhat Agree	Agree	No.	I gave my feedback verbally to the City employee at the workshop but he suggested I document it and send it to the City. This feedback is for Southfort Estates. I do not agree with allowing backyard dwellings. I particularly disagree with allowing legal address splits for one residential lot. Over time this allowance would degrade the original intent of this neighbourhood. In addition, the form I filled out was more focused on feedback about the seminar vs feedback on the changing land use bylaw. I pointed this out at the seminar and they agreed, but suggested I just add my feedback in item 6 of the document. In a nutshell, I think the majority of the people owning homes in Southfort Estates are concerned about allowing the additions of backyard dwellings and internal secondary suites, especially with the allowance of a potential addition of a legal address for each existing address. The longer-term effects of this change will be detrimental to the area.

Appendix B: Online Feedback

Feedback Form Submission	Neighbourhood	Date	Request
1	Southfort Estates	05-Nov-25	Hello, I am a resident in Southfort Estates. I have been reviewing the draft land use bylaw and have a few questions. 1) The bylaw states that the maximum lot coverage for all structures is 35%. My lot is 0.66 acres, or 28749.6 square feet, so we can cover up to 10062.36 square feet with structures. With our existing house (1800 square feet) and our accessory building/shop (900 square feet), that would leave us with 7362.36 square feet on which to build a secondary suite, provided my math is correct. Since the draft bylaw states that a detached dwelling cannot exceed the principal dwelling, does that mean we could build a 1700 square foot detached dwelling and still comply with the bylaw? 2) The draft bylaw also states that accessory buildings can be up to 2500 square feet. Even with the addition of a 1700 square foot detached dwelling, there is ample room to expand our existing shop to the full 2500 square feet. This would total 5000 square feet - well under the 7362.36 square foot allowance of 35%. While this is possible within the bylaw, is this really what we want the estate lots to become? Three large structures on each estate lot? 3) Even on 1/3 acre lots, there is plenty of room on each lot to build a large detached dwelling. That means that the number of people living in Southfort Estates could easily double. More people bring more vehicles, and I did not see a section in the plan regarding parking. As you know, Southfort Estates has no sidewalks. As a result, those living in the neighborhood use the roads as sidewalks. With increased occupancy and increased vehicles, the roads will become dangerous for pedestrians. What provisions will be made to include considerations for off-street parking for these secondary/detached suites? 4) I was glad to read that the draft bylaw does not allow poultry farming as part of urban farming in Southfort Estates. I am curious about the allowance for displaying or selling plants and related products. Does that mean that a neighbor could have a small business selling their produce at their home? If so, how will the impact of additional traffic and the required parking be addressed? Thank you for reviewing my questions. Please respond prior to the planned open house on November 14th. Sincerely
2	Pointe Aux Pins Estates	07-Nov-25	Thanks for the information. Probably a dumb question, but in the chart below, what is the difference between backyard dwelling and detached dwelling? Is detached dwelling the primary residence that is on the property? Thanks
3	Southfort Estates	21-Nov-25	Thank you for the opportunity to review the second draft of the Estate District (ESD) bylaw. I appreciate that the City has incorporated several changes that reflect community input — including my own previously submitted concerns. Specifically, I want to acknowledge the following positive adjustments: · The reduction of permitted density to one principal dwelling and one additional unit (either backyard dwelling or internal suite) · Making backyard dwellings discretionary instead of permitted · The prohibition of poultry and livestock uses · Accessory building height restrictions aligned with the principal dwelling in Southfort Estates These changes are encouraging and show a good-faith response to resident input. However, I remain concerned about several important issues that were not fully addressed: 1. Cumulative Neighbourhood Impact: From my backyard alone, I can see five neighbouring properties. If each were to fully implement the maximum development now permitted in the updated draft of the ESD, the combined effect would significantly alter the visual, acoustic, and social feel of our community. The bylaw contains no mechanisms to evaluate or limit cumulative density in a geographic cluster. It is also concerning that the second draft does not commit to preserving an “estate-style character” — a guiding principle that was central to both the original planning vision and much of the community’s feedback. 2. Loss of Privacy and Character: While building height was addressed, there are no design guidelines, landscaping standards, or privacy buffers introduced to preserve the low-activity, estate-living experience that drew many of us to this neighbourhood. 3. Limited Oversight on Certain Uses: Although backyard dwellings now require a discretionary permit, many impactful uses — such as large-scale urban agriculture or internal secondary suites — remain permitted outright with no opportunity for neighbour input or review. I encourage the City to consider additional safeguards before finalizing the bylaw, including: · A clear commitment to preserving “estate-style character” within all ESD areas · Requiring visual screening or buffer standards to protect privacy and neighbourhood consistency · Neighbour notification and input requirements for high-impact uses such as urban agriculture or backyard dwelling Again, thank you for incorporating resident feedback and for continuing to engage with the community. I respectfully request that these remaining concerns be taken into account prior to final adoption. Please feel free to contact me should any clarification be required, or if I have misunderstood any part of the updated ESD draft. Sincerely
4	Southfort Estates	24-Nov-25	Hi I’m writing on behalf of my husband and myself. We are current residents of Southfort Estates in Fort Saskatchewan. We are strongly opposed to the allowance of urban agriculture in our neighborhood. The 2nd draft reads that it would be discretionary. Many things are discretionary which means someone in the planning dept can say yes. One yes and the neighborhood property values decrease. Many are opposed to the new density regulations. They say it will increase traffic and they bought in the area because they wanted peace and quiet as well as distance from their neighbours. If approved, a single neighbour can grow more of their own food as well as cultivate, process and distribute food and other products in and around the area. Hoop houses would be allowed and so would greenhouses. Accessory use related to the storage, display and sale of gardening, nursery and related products would be allowed. What does my neighbour storing peat moss and manure for their garden plot do to my peace of mind or my property values? When he starts to sell his extra vegetable harvest from his lot how much extra traffic does that invite into my neighborhood. I bought into the estate subdivision, not a farming community. What happens to my property value when one planner allows a single garden to be placed in the front of someone’s house because the homes are setback quite far and it would be a good use of space? How many of your planners live in the Estates and if they did, how many of them would want this next door to their house? I was told that when representatives from the city met with a group from Edmonton related to land use there was a strong desire to find ways to have people grow more of their own food. Great but if there’s not room in the smaller lots what makes anyone think that homeowners in the estates want that agenda pushed on us? I fear urban agriculture is getting lost in the argument as people are so worried about density on these lots. Odors, pest attraction, noise and activity, aesthetic concerns, traffic and parking, water use and runoff, use of chemicals, allergies, governance and accountability, as well as land use and property value concerns are all reasons to put the allowance of this somewhere else. Keep this out of my neighborhood.

Appendix C: Draft Materials

2nd Draft

ESD – Estate District

1. Purpose

This District is generally intended to provide for Detached Dwelling on lots greater than 0.4 hectares without municipal water, sanitary, or storm services, and lots over 0.25 hectares and less than 0.40 hectares with water and sanitary services. The existing neighbourhoods of Clover Park, Southfort Estates and Pointe Aux Pins Estates fall under this district.

2. ESD Permitted and Discretionary Buildings

i. ESD Permitted and Discretionary Uses

a. Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:

- i. Within Pointe Aux Pins Estates, accessory developments may be permitted in the front yard setback at the discretion of the Development Authority.
- ii. Chicken and other poultry are not allowed under Agriculture use in this district.

P – Permitted Use

D – Discretionary Use (means use of a land or a building that may be authorized at the discretion of the Development Authority).

Building Type	Requisite Qualifiers		
	ESD Locations		
	Southfort Estates	Pointe Aux Pins Estates	Clover Park
Agriculture	-	-	D
Backyard Dwelling	D	D	D
Detached Dwelling	P	P	P
Internal Secondary Suite	P	P	P
Urban Agriculture	D	D	D

3. ESD Site Subdivision Regulations

- i. Notwithstanding the site subdivision regulations, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no approved Statutory Plan supporting further subdivision of existing parcels. This shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots;

	Southfort Estates	Pointe Aux Pins Estates	Clover Park
Site Area	Min. 0.25ha	Min. 0.8 ha	Min. 0.8 ha
Site Width	Min. 25.0m	Min. 65.0m	Min. 65.0m
Site Depth	Min. 60.0m	Min. 140.0m	Min. 140.0m

4. ESD Site Development Regulations

		Interior or Corner Site
Front Yard Setback	Detached Dwelling	Min. 10.0m
	Accessory Building	Min. 10.0m for accessory developments
Flanking Yard	Detached Dwelling	Min. 6.5m on a corner site
	Accessory Building	Min. 6.5m for accessory developments
Rear Yard Setback	Detached Dwelling	Min. 10.0m
	Accessory Building	Min. 2.0m for accessory developments
Side Yard Setback	Detached Dwelling	Min. 3.0m for sites under and up to 0.8 ha Min. 6.0m for sites over 0.8 ha
	Accessory Building	Min. 2.0m for accessory developments
Building Height	Detached Dwelling	Principal Building: Max. 14.0m
	Accessory Building	Within Southfort Estates, Max. 7.3m with a Max. wall height of 3.7m and shall not exceed the height of the Detached Dwelling on site, whichever is less. Within Pointe Aux Pins Estates, Max. 8.0m and shall not exceed the height of the Detached Dwelling on site, whichever is less. Within Clover Park, maximum building height shall be to the discretion of the Development Authority.
Site Coverage		Max. 35% for all buildings and structures, except that the combined building floor area for all accessory buildings on a site shall not exceed: 232.3 sq. m. in size on lots 0.4 ha in size or less; or 464.5 sq. m. in size on lots greater than 0.4 ha
Density		Max. 1 Principal Dwelling unit plus up to a maximum of 1 Backyard Dwelling or 1 Internal Secondary Suite.

5. Landscaping

- a. Landscaping on the site shall be in accordance with Section X _____ of this Bylaw.
- b. For new and redeveloped Detached Dwellings, one tree for each 100.0m² and one shrub for each 40.0m² of landscape area shall be provided.

6. Fences, Walls, and Hedges

- a. Fences, walls and hedges in this district shall be in accordance with Section X _____ of this Bylaw.

7. Servicing

- a. Municipal services will not be extended beyond the servicing levels at the time of adoption of this Land Use Bylaw.

8. Accessory Building

- a. Minimum area for a Backyard Dwelling shall be 30.0 sq. m. Maximum area shall not exceed the area of the principal building at grade level.
- b. Facades of Backyard Dwellings abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the development authority.

9. Agriculture

- a. Impacts shall be contained within the site, to the satisfaction of the Development Authority.
- b. Agriculture shall not be the sole activity on a lot.

10. Urban Agriculture

- a. Urban Agriculture within Detached Dwelling shall be limited to a maximum of 49% of the area within a Principal Building.
- b. Urban Agriculture shall be permitted within the areas of a lot that falls outside of the minimum required yard setbacks.

11. Applicability of the Regulations

- a. The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings will not be considered non-conforming.
- b. For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area.

Revised Definitions:

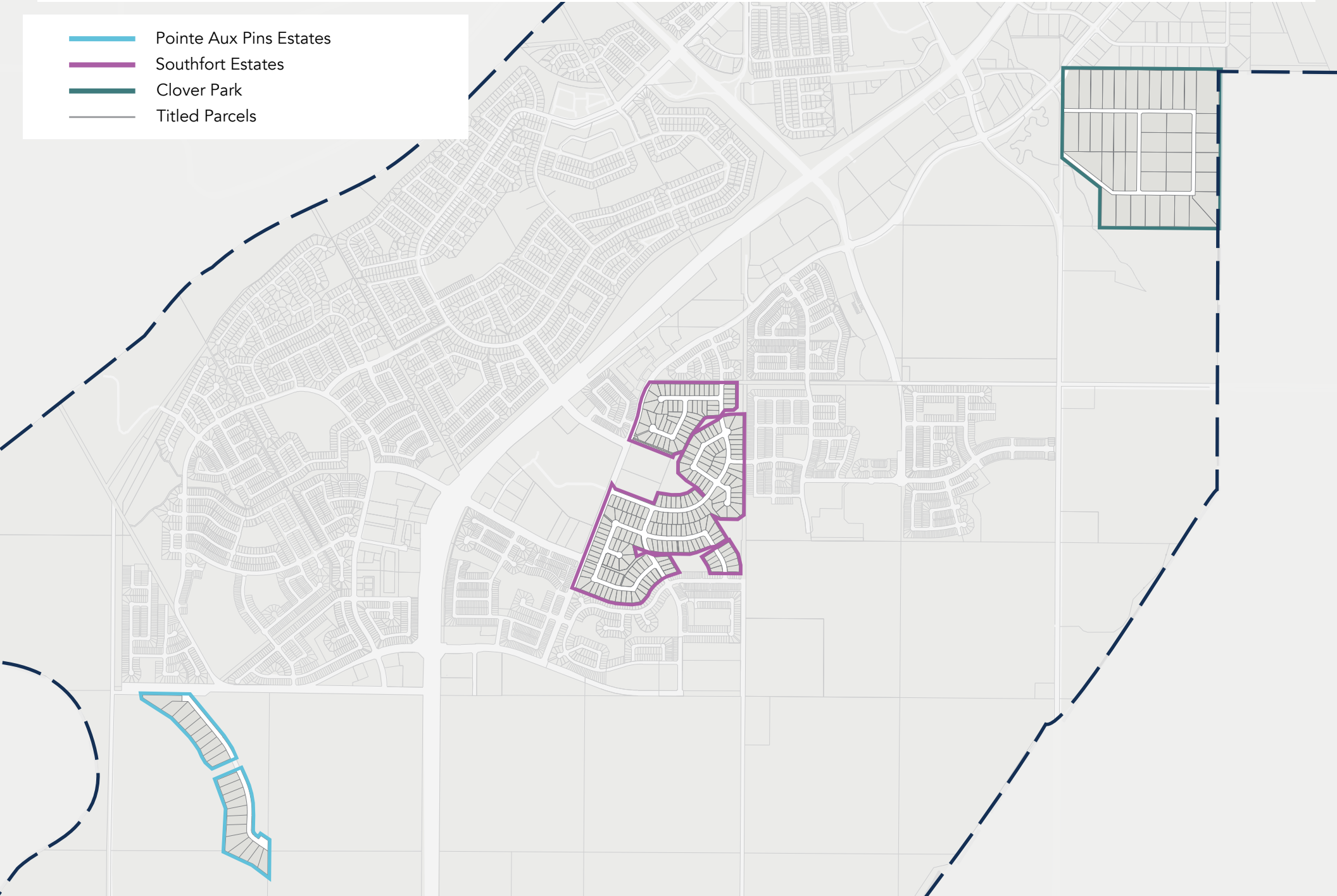
Agriculture: means the raising of crops or the rearing of livestock, either separately or in conjunction with one another. Typical functions include farming, horticulture, apiculture, and silviculture. It does not include any cannabis-related uses, such as Cannabis Production and Distribution Facilities or Retail Stores (Cannabis).

Urban Agriculture: means the practice of cultivating, growing, processing, and distributing food and other products in and around urban areas. Urban Agriculture encompasses a variety of activities including, but not limited to, aquaponic gardens, community gardens, greenhouses, hoop houses and rooftop gardens. These activities may involve the growing, acclimating, propagating, harvesting, displaying, and selling of plants, including bedding, edible, household, and ornamental plants. Urban Agriculture may also include accessory uses related to the storage, display, and sale of gardening, nursery, and related products. This use excludes Cannabis Production and Distribution Facilities, Retail Store (Cannabis), and any other cannabis-related uses.

DRAFT ONLY

ESD - Estate District

- Pointe Aux Pins Estates
- Southfort Estates
- Clover Park
- Titled Parcels



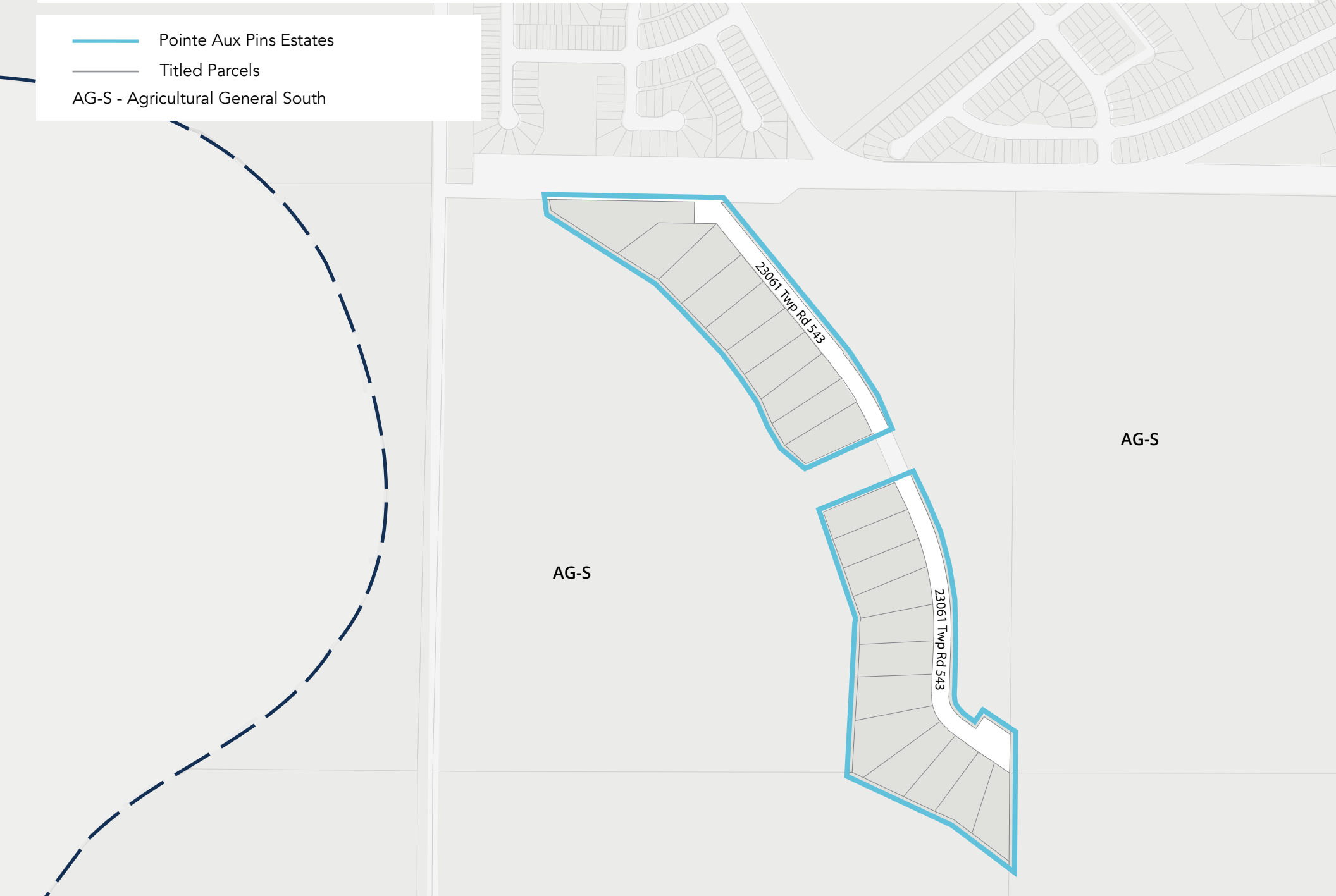
DRAFT ONLY

ESD - Estate District | Pointe Aux Pins Estates

Pointe Aux Pins Estates

Titled Parcels

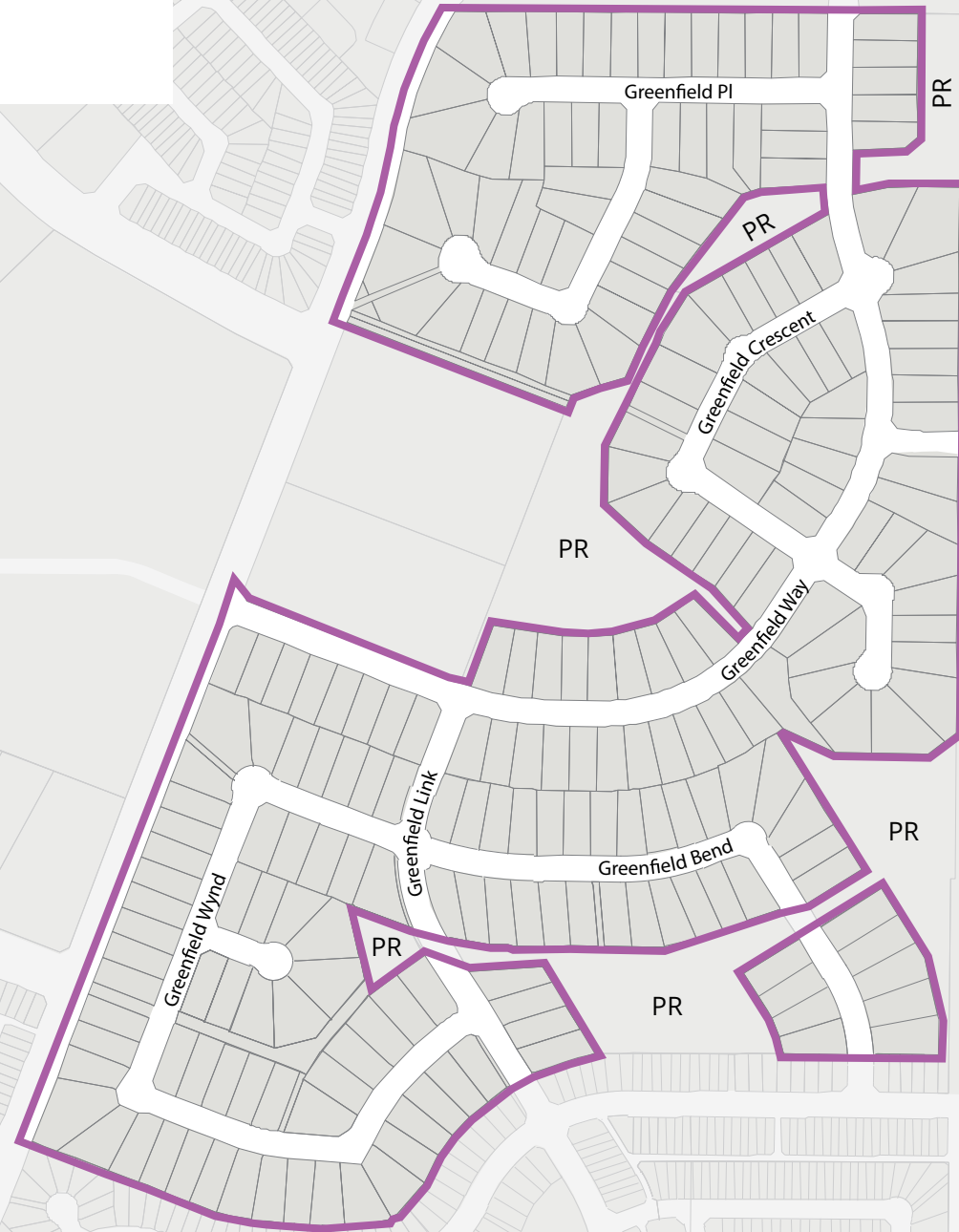
AG-S - Agricultural General South



DRAFT ONLY

ESD - Estate District | Southfort Estates

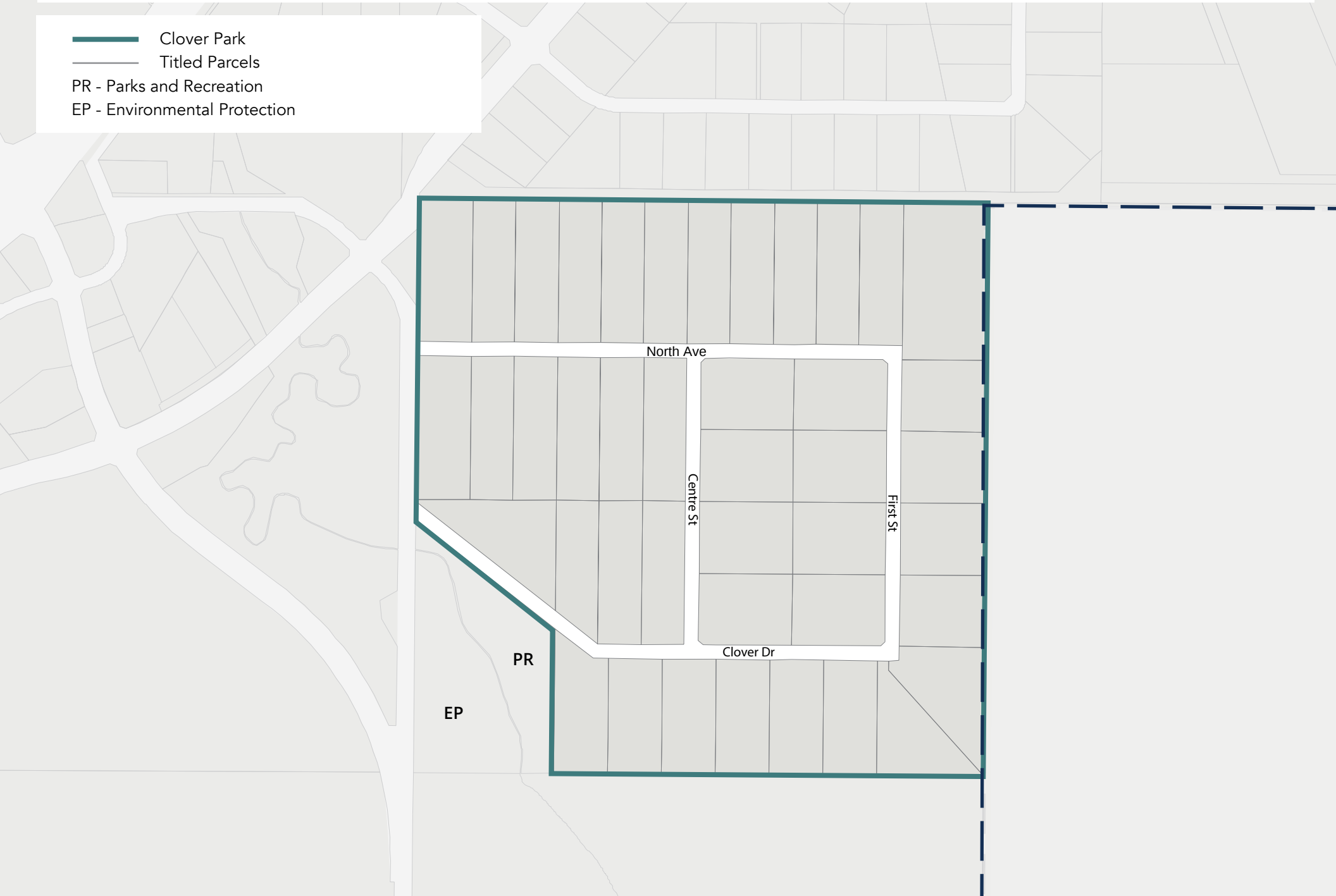
- Southfort Estates
- Titled Parcels
- PR - Parks and Recreation



DRAFT ONLY

ESD - Estate District | Clover Park

- Clover Park
- Titled Parcels
- PR - Parks and Recreation
- EP - Environmental Protection



1st Draft

ESD – Estate District

1. Purpose

This District is generally intended to provide for Detached Dwelling on lots greater than 0.4 hectares without municipal water, sanitary, or storm services, and lots over 0.25 hectares and less than 0.40 hectares with water and sanitary services. The existing neighbourhoods of Clover Park, Southfort Estates and Pointe Aux Pins Estates fall under this district.

2. ESD Permitted and Discretionary Buildings

i. ESD Permitted and Discretionary Uses

a. Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 2b and 2c shall ensure:

- i. Within Pointe Aux Pins, accessory developments may be permitted in the front yard setback at the discretion of the Development Authority.

P – Permitted Use

D – Discretionary Use (means use of a land or a building that may be authorized at the discretion of the Development Authority.

Building Type	Requisite Qualifiers		
	ESD Locations		
	Southfort Estates	Pointe Aux Pins	Clover Park
Backyard Dwelling	P	P	P
Detached Dwelling	P	P	P
Internal Secondary Suite	P	P	P
Agriculture	-	D	D
Renewable Energy Installation	D	D	D
Urban Agriculture	D	D	D

3. ESD Site Subdivision Regulations

- i. Notwithstanding the site subdivision regulations, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no approved Statutory Plan supporting further subdivision of existing parcels. This shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots;

	Southfort Estates	Pointe Aux Pins	Clover Park
Site Area	Min. 0.25ha	Min. 0.8 ha	Min. 0.8 ha
Site Width	Min. 25.0m	Min. 65.0m	Min. 65.0m
Site Depth	Min. 60.0m	Min. 140.0m	Min. 140.0m

4. ESD Site Development Regulations

		Interior or Corner Site
Front Yard Setback	Detached Dwelling	Min. 10.0m
	Accessory Building	Min. 10.0m for accessory developments
Flanking Yard	Detached Dwelling	Min. 6.5m on a corner site
	Accessory Building	Min. 6.5m for accessory developments
Rear Yard Setback	Detached Dwelling	Min. 10.0m
	Accessory Building	Min. 2.0m for accessory developments
Side Yard Setback	Detached Dwelling	Min. 3.0m for sites under 0.8 ha Min. 6.0m for sites over 0.8 ha
	Accessory Building	Min. 2.0m for accessory developments
Building Height	Detached Dwelling	Principal Building: Max. 14.0m
	Accessory Building	Max. 7.3m with a Max. wall height of 3.7m for sites under 0.4ha. Max. 8.0m for sites over 0.4ha.
Site Coverage		Max. 35% for all buildings and structures, except that the combined building floor area for all accessory buildings on a site shall not exceed: 232.3 sq. m. in size on lots 0.4 ha in size or less; or 464.5 sq. m. in size on lots greater than 0.4 ha
Density		Max. 1 Principal Dwelling unit plus up to a maximum of 2 Backyard Dwelling.

5. Landscaping

- a. Landscaping on the site shall be in accordance with Section X ____ of this Bylaw.
- b. For new and redeveloped Detached Dwellings, one tree for each 100.0m² and one shrub for each 40.0m² of landscape area shall be provided.

6. Fences, Walls, and Hedges

- a. Fences, walls and hedges in this district shall be in accordance with Section X ____ of this Bylaw.

7. Renewable Energy Installation

- a. Renewable Energy Installation on site shall be in accordance with Section X ____ of this Bylaw.

8. Servicing

- a. Servicing requirements shall be determined by the Development Authority with special consideration that:
 - i. On-site water and sewage disposal shall not be permitted on sites with less than 0.9ha of area; and

- ii. Sites equal to or greater than 0.4ha shall not be serviced by Municipal Services. On-site water supply and sewage disposal shall be provided as per standards required by the City of Fort Saskatchewan.
- b. Municipal services will not be extended beyond the servicing levels at the time of adoption of this Land Use Bylaw.

9. Accessory Building

- a. Minimum area for a Backyard Dwelling shall be 30.0 sq. m. Maximum area shall not exceed the area of the principal building at grade level.
- b. Maximum building height shall not exceed the height of the principal building on site.
- c. Facades of garden and garage suite abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the development authority.

10. Agriculture

- a. Impacts shall be contained within the site, to the satisfaction of the Development Authority.
- b. Agriculture shall not be the sole activity on a lot.

11. Urban Agriculture

- a. Urban Agriculture within Detached Dwelling shall be limited to a maximum of 49% of the area within a Principal Building.
- b. Urban Agriculture shall be permitted within the areas of a lot that falls outside of the minimum required yard setbacks.

12. Applicability of the Regulations

- a. The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings will not be considered non-conforming.
- b. For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area or improvements to the facade facing a public street that exceed 50% of the facade's surface area.

Current Land Use Bylaw District

6.14. RE - RESIDENTIAL ESTATE LOT DISTRICT

6.14.1. RE Purpose

This District is generally intended to provide for single detached housing on lots under 0.8ha with municipal water and sewer services, or on lots greater than 0.8ha without municipal water and sewer services in neighbourhoods with more rural road and servicing standards.

6.14.2. RE Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.14.2 (b) and (c) shall ensure:

- i. Only one Secondary Suite; Garage Suite; or Garden Suite is permitted per lot.
- ii. For Lots 1 through 23, Block C, Plan 752 1001 accessory developments may be permitted in the front yard setback at the discretion of the Development Authority.

(b) RE Permitted	(c) RE Discretionary
- Home Office - Secondary Suite - Single Detached Housing Accessory development to any use listed in subsection 6.14.2(b)	- Bed and Breakfast - Garage Suite - Garden Suite - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre Accessory development to any use listed in subsection 6.14.2(c)

6.14.3. RE Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	0.15ha minimum
(b) Site Width	25.0m minimum
(c) Site Depth	60.0m minimum

6.14.4. RE Site Development Regulations

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	10.0m minimum
	Flanking Yard	6.5 minimum on a corner site
(b) Rear Yard Setback	10.0m minimum 2.0m minimum for accessory developments	
(c) Side Yard Setback	3.0m minimum for sites under 0.8ha	
	6.0m minimum for sites over 0.8ha	
	2.0m minimum for accessory developments	
(d) Principal Building Height	Principal building: Three storeys not to exceed 14.0m maximum	
	Accessory development: 7.3m maximum with a maximum wall height of 3.7m for sites under 0.8ha	
	Accessory development: 8.0m maximum for sites over 0.8ha	
(e) Site Coverage	35% maximum for all buildings and structures, except that the combined building floor area for all detached garages and Accessory buildings on a site shall not exceed: 232.3m ² in size on lots 0.4ha in size or less; or 464.5m ² in size on lots greater than 0.4ha.	
(f) Density	Maximum of one dwelling unit per site, plus one suite dwelling where permitted	

6.14.5. Additional Development Regulations for RE

- (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, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) Notwithstanding the site subdivision regulations above, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no approved Statutory Plan supporting further subdivision of existing parcels. This shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots;
- (c) Servicing requirements shall be determined by the Development Authority with special consideration for the following:
 - i. On-site water supply and sewage disposal shall not be permitted on sites with less than 0.8 ha of area; and

- ii. For sites equal to or greater than 0.8ha, on-site water supply and sewage disposal shall be provided to the standards required by the City of Fort Saskatchewan and in accordance with all Provincial requirements.

Residential

Apartment: means a building containing multiple dwelling units, designed for residential use, and does not conform to the definition of any other Residential Use Class.

Backyard Dwelling: means a self-contained, secondary residential dwelling unit located on the same lot as a principal dwelling, situated behind the primary residence, and within the rear yard area. These units may be attached to or detached from an accessory structure such as a garage, and they include forms such as laneway homes on corner lots, garage suites, or carriage houses. Backyard Dwelling is intended to provide independent living quarters, including sleeping, cooking, and sanitation facilities, while remaining subordinate to the principal dwelling."

Detached Dwelling: means a single, freestanding building to facilitate habitation for its occupants and accommodating one principal dwelling unit. This building type is characterized by its separation from other permanent structures, having open space on all sides, and typically includes ancillary spaces and objects (such as driveways, sidewalks, gardens, or yards) that are integral to residential use.

Duplex: means a single building divided into two dwelling units, separated by a vertical demising wall, designed for residential use, each facilitating habitation for its occupants. The structure is surrounded by open space on all sides, and typically includes ancillary spaces or developments (such as driveways, sidewalks, gardens, or yards) that are integral to residential use.

Internal Secondary Suite: means a secondary, self-contained residential dwelling located within the structure of the principal residential dwelling. This unit provides independent living quarters, including facilities for cooking, sleeping, and sanitation, and may be located on any floor of the principal dwelling, including but not limited to basements, attics, or other internal spaces. The unit remains subordinate to the principal dwelling and is intended to function as an additional, independent living space.

Stacked Duplex: means a single structure designed for residential use, intended to facilitate habitation for its occupants, with two principal dwelling units arranged vertically. The building type is characterized by each unit's individual and separate access. The structure is surrounded by open space on all sides, and typically includes ancillary spaces or objects (such as driveways, sidewalks, gardens, or yards) that are integral to the residential use.

Stacked Townhousing: means a building that is comprised of four or more dwelling units designed for residential use, each facilitating habitation for its occupants. Dwelling units are arranged with at least one dwelling unit located totally or partially above another dwelling unit. All dwelling units shall have a separate, direct entrance from the exterior, ensuring individual access for each unit.

Townhousing: means a building that contains 3 or more small-scale units designed for residential use, each facilitating habitation for its occupants. Units are joined in whole or in part at the side, the rear, or the side and the rear, with none of the units being placed over another. Each unit has separate, individual, and direct access to ground level.

Commercial

Large Scale Retail Centre: means a structure purposefully designed with a minimum footprint of 5,000 square meters to accommodate consumer-facing operations. The built form is characterized by its capacity for significant space to accommodate a large quantity of goods and services readily accessible by customers. Such a facility is typically standalone and incorporates the infrastructure needed to support high-volume customer traffic and large-scale retail functions. Large Scale Retail Centre includes the following activities: Business Support Services, Warehouse Sales, Indoor Recreation, and General Retail.

Single Structure Commercial Pad: means a standalone, single-occupant building characterized by a smaller footprint and scale compared to a Large Scale Retail Centre. Designed to support a variety of commercial and service-oriented uses, this structure is typically adaptable to businesses and services requiring individual access, efficient operational space, and customer interaction. The building accommodates the following activities: Brewery, Winery, and Distillery; Business Support Services; Community Service Facilities; Custom Manufacturing Establishments; Eating and Drinking Establishments; Entertainment Facilities; Government Services; Greenhouse; Health Services; Personal Services; Pet Care Services; Personal Service; Professional and Financial Offices; Indoor Recreation Centres; General Retail; Commercial Schools; Childcare Facilities; Places of Worship; and Veterinary Clinics.

Strip Mall: means a low-rise commercial structure containing two or more front-facing units, each designed to accommodate a range of independent businesses and services. These units are typically aligned in a linear configuration, sharing common parking and pedestrian access, and are accessible directly from the exterior. Strip Mall includes the following Activities: Brewery, Winery, and Distillery; Business Support Services; Childcare Services; Commercial Schools; Community Service Facilities; Custom Manufacturing Establishments; Eating and Drinking Establishments; Entertainment Facilities; Government Services; Health Services; Personal Services; Pet Care Services; Professional and Financial Offices; Indoor Recreation Centres; General Retail; and Veterinary Clinics.

Storefront: means a single-story building, which may include a mezzanine, designed specifically for ground-floor retail or service uses that prioritize pedestrian access and engagement. This structure is characterized by its Pedestrian-Priority Frontage, offering direct access and visibility from public walkways to encourage foot traffic and street-level interaction. Intended to accommodate pedestrian-focused and street-oriented functions, the storefront provides a conducive space for small-scale shops and services. A Storefront accommodates the following activities: Brewery, Winery, and Distillery; Business Support Service; Community Service Facility; Eating and Drinking; Entertainment Facility; Government Service; Health Service; Personal Service; Pet Care Service; General Retail; and Veterinarian.

Commercial Block: means a multi-storey structure designed for a vertical mix of commercial and service-oriented functions, prioritizing Pedestrian-Friendly Frontage. The ground floor is reserved for retail or service uses that engage directly with public walkways, enhancing street-level activity through easy access and high visibility. Upper floors accommodate business support services, professional offices, health services, and other functions with similar land use impacts. The building supports a variety of small-scale shops and services that contribute to an active and

vibrant streetscape. Activities within a Commercial Block include: Business Support Services, Childcare Facilities, Commercial Schools, Community Services, Eating and Drinking Establishments, Entertainment Facilities, Government Services, Health Services, Professional and Financial Offices, and Personal Services.

Commercial Office Building: means a multi-story structure designed exclusively for non-residential activities across all floors. These buildings are designed to accommodate a range of non-residential activities. Floors are configured for flexible office layouts to accommodate non-residential functions. Activities include business support services; commercial schools; eating and drinking establishments; health services; personal services; professional, financial, and office services; and general retail (convenience and general).

Mixed Use Building: means multi-storey structure designed to integrate a vertical mix of commercial, service, and residential functions, with residential units above the ground floor and an emphasis on pedestrian-priority frontage at the ground level. The ground floor is reserved for retail or service uses, providing direct access and visibility from public walkways to enhance foot traffic and foster street-level engagement. Upper floors are dedicated to residential uses. Live/Work units must ensure a pedestrian-priority frontage is maintained. A Mixed Use Building includes the following Activities: Above Ground Floor Housing, Childcare Facilities, Eating and Drinking Establishments, Health Services, Live/Work Units, Personal Services, Professional and Financial Offices, and General Retail.

Inn: means a development dedicated to provide guest rooms or suites for a range of stay durations. The built form typically includes shared amenities which may include concierge services, cleaning services, meeting rooms, dining facilities, and other guest or resident services. This development is designed to cater to travelers, tourists, and those requiring longer-term accommodations, including supportive housing, assisted living, or temporary housing. Typical examples include hotel, motel, or apartment hotel.

Industrial

Office Industrial Building: means a low- to mid-rise building designed to accommodate a combination of professional, research, and testing functions within a unified structure. These buildings are characterized by their adaptable, utilitarian design that supports both knowledge-based office work and industrial support activities. Activities include: Business Support Services; Professional and Financial Offices; Health Services, Contractor Services; Eating and Drinking Establishments, Government Services, and Commercial Schools.

Light Industrial Building: means a building specifically designed to support a range of industrial or commercial activities whereby any adverse effects are contained to the building itself. Activities include:

- a) Processing of raw or finished materials;
- b) Manufacturing or assembly of goods, products, or equipment;
- c) Cleaning, servicing, repairing, or testing of materials, goods, and equipment associated with industrial, commercial, or household use, where operations present impacts typically incompatible with non-industrial Land Use Districts;

- d) Storage or transshipment of materials, goods, and equipment;
- e) Distribution and sale of materials, goods, and equipment directly to institutions, industrial, and commercial businesses, or for resale by General Retail Stores or other sales Use Classes as defined in this Bylaw;
- f) Training of personnel in general industrial operations.

Excluded from this definition are Cannabis Production and Distribution Facility, Retail Store (Cannabis), and any other cannabis-related uses, focusing on a broad spectrum of light industrial activities that contribute to the economic fabric without extending to the retail of controlled substances.

Industrial Flex Building: means a building designed with individual units, featuring rear loading areas and front office and/or customer access. Units within the building are allocated for a combination of functions: the back portion for warehousing, manufacturing, or similar light industrial activities, and the front portion for office spaces and customer service areas. This layout supports operational needs for light industrial processes, including manufacturing, warehousing, repair, testing, and logistics, alongside administrative and customer-facing functions. The design facilitates efficient use of space for businesses that engage in both production and client services within the same premises. Activities include: Brewery, Winery, and Distillery; Commercial School; Custom Manufacturing; Entertainment Facility; General Industrial; Kenel; Private Club; Professional, Financial and Office; Recycling Facility; Storage Facility; Vehicle Repair; Warehouse Sales, Warehouse Distribution and Storage; and Veterinarian.

Light Industrial Development: A development characterized by the parking, or storage of goods, materials, or equipment that does not require any permanent building or significant structure on-site. Activities include outdoor storage, parking facilities, and recycling depots. Despite the absence of buildings, any potential external impacts such as noise, odour, or dust must be managed to ensure they do not extend beyond the developed area. Outdoor areas must be screened or enclosed where necessary to minimize visual and environmental impact.

Medium Industrial Building: A building designed to facilitate a variety of industrial or commercial activities, whereby any objectionable, hazardous, or externally perceptible conditions do not extend beyond the site boundaries. Functions associated with this use include:

- a) Processing of raw or finished materials;
- b) Manufacturing or assembly of goods, products, or equipment;
- c) Cleaning, servicing, repairing, or testing of materials, goods, and equipment for industrial, commercial, or household purposes, specifically designed to contain impacts within industrial Land Use Districts;
- d) Storage or transshipment of materials, goods, and equipment;
- e) Distribution and sale of materials, goods, and equipment to institutions or industrial and commercial businesses, or for resale by General Retail Stores or other defined sales Use Classes;
- f) Training of personnel in general industrial operations.

Excluded from this definition are Cannabis Production and Distribution Facility, Retail Store (Cannabis), and any other cannabis-related uses, maintaining a focus on a broad range of industrial activities that do not extend undesirable effects beyond the site.

Medium Industrial Development: means a development characterized by the processing, manufacturing, assembling, parking, or storage of goods, materials, or equipment that does not require any permanent building or significant structure on-site. Activities include outdoor storage, parking facilities, and recycling depots. Despite the absence of buildings, any potential external impacts such as noise, odour, or dust must be managed to ensure they do not extend beyond the site boundaries.

Heavy Industrial Development: means the processing, manufacturing, or compounding of materials, products, or energy, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odors, vibration, or other external impacts detectable beyond the lot lines of the property. Heavy industrial uses can regularly employ hazardous material or procedures or produce hazardous by-products, include outdoor storage areas, and may have activities that take place outside of structures.

Civic

Indoor Assembly: means a building designed for the gathering of individuals to conduct organized services, meetings, events, or programs that serve to benefit, educate, entertain, or promote discourse among participants. Such facilities may be used in both public and private capacities. Activities include: community centres, places of worship, funeral homes, meeting or lecture halls, exhibition rooms, theatres, halls, and auditoriums.

School: A building or group of buildings designed for public assembly, intended for the purpose of public education, training, or instruction. The built form is typically characterized by large, adaptable spaces such as classrooms, lecture halls, laboratories, and recreational facilities, all structured to accommodate various educational activities. The building may also include specialized areas administrative offices or portable additions required to support the adaptability and/or support functions. Schools are designed with general public use in mind and are generally equipped with infrastructure to support large groups, such as auditoriums, libraries, and sports facilities. Activities include public and separate primary and secondary schools, community colleges, universities, and technical and vocational schools. This use specifically Commercial Schools. This definition is not exclusive to any School Board; the use of the word “public” is not an inference any particular school board.

Public Service Building: means a building or group of buildings designed to accommodate public functions and services that serve the community at large. These structures are typically designed for durability, accessibility, and efficiency, ensuring that they can support a wide range of public-oriented activities. Public Service buildings may include fire halls, police stations, libraries, city halls, hospitals, and other government or emergency response facilities. The built form typically incorporates specialized spaces such as emergency response bays, public assembly rooms, administrative offices, and service counters. Activities include: Community Service Facilities, Emergency Response, Government Services, and Hospitals.

Urban Agriculture and Sustainability

Agriculture: means the raising of crops or the rearing of livestock, either separately or in conjunction with one another. Typical functions include farming, horticulture, apiculture, and silviculture. It does not include minor intensive livestock agriculture, intensive horticulture agriculture, or any cannabis-related uses, such as Cannabis Production and Distribution Facilities or Retail Stores (Cannabis).

Renewable Energy Installation: means a standalone development dedicated to the generation, storage, and distribution of renewable energy from sources such as solar, wind, or geothermal energy. This use operates independently and may include facilities such as solar farms, wind energy systems, or other renewable energy systems that are not tied to any other principal building or use.

Community Garden: A shared area of land dedicated for the growing of vegetables, fruits, flowers, or other plants for personal or collective use. Community gardens may be organized and managed by a community organization or group of residents and are typically located in urban or suburban settings.

Urban Agriculture: means the practice of cultivating, growing, processing, and distributing food and other products in and around urban areas. Urban Agriculture encompasses a variety of activities including, but not limited to, aquaponic gardens, community gardens, greenhouses, hen houses, hoop houses, and rooftop gardens. These activities may involve the growing, acclimating, propagating, harvesting, displaying, and selling of plants, including bedding, edible, household, and ornamental plants. Urban Agriculture may also include accessory uses related to the storage, display, and sale of gardening, nursery, and related products. This use excludes Cannabis Production and Distribution Facilities, Retail Store (Cannabis), and any other cannabis-related uses.

Open Space:

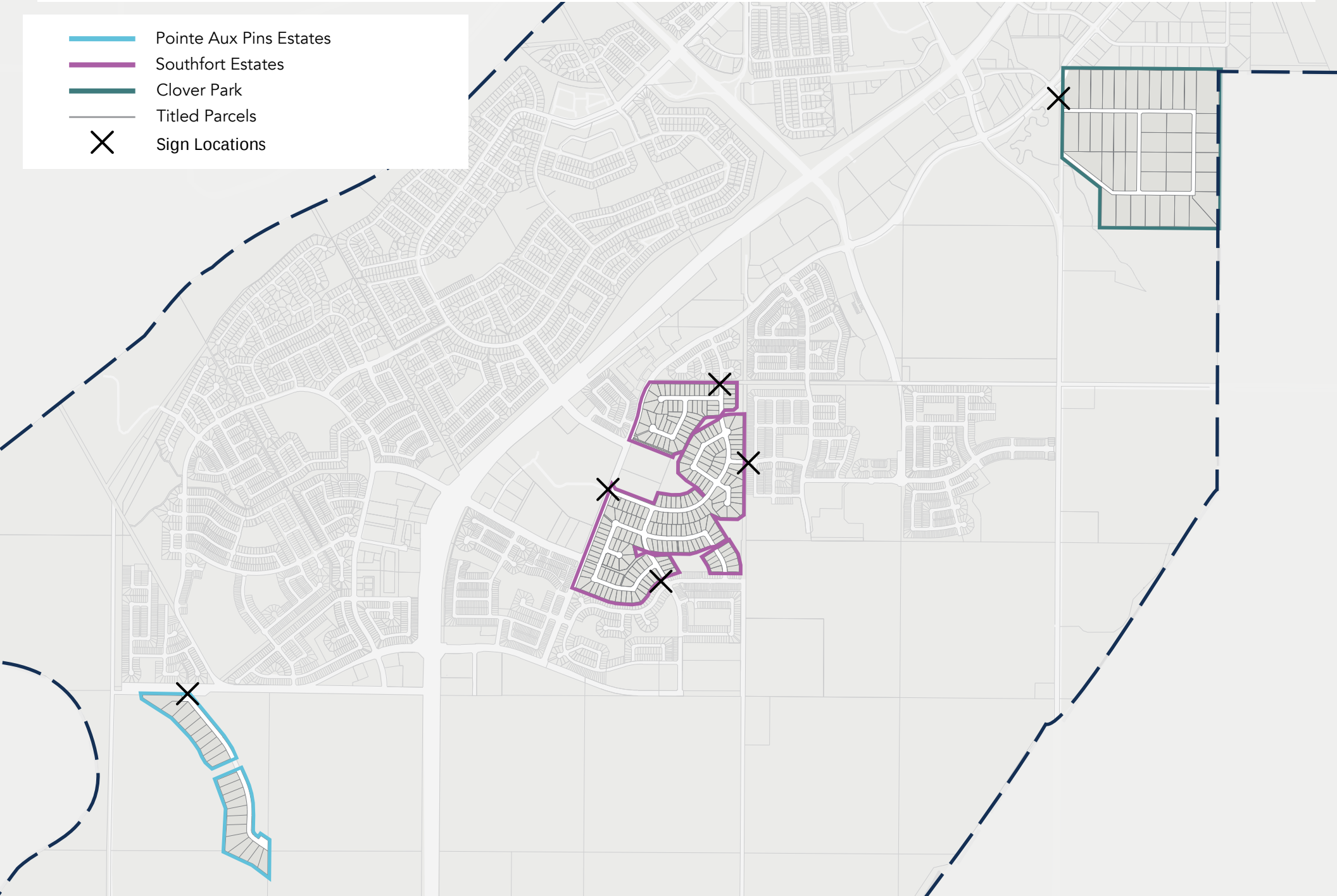
Park and Natural Areas: Land designated for outdoor recreation, the protection of natural features, or areas of cultural, ecological, or scenic value. This includes parks, environmentally sensitive areas, wilderness areas, ecological reserves, archaeological sites, playgrounds, municipal reserves, and landscaped areas. These areas may support activities such as walking paths, playgrounds, and picnic areas, with minimal facilities like public washrooms.

Appendix D: Sign Locations

DRAFT ONLY

ESD - Estate District

- Pointe Aux Pins Estates
- Southfort Estates
- Clover Park
- Titled Parcels
- Sign Locations



DRAFT ONLY

ESD - Estate District | Pointe Aux Pins Estates

Pointe Aux Pins Estates

Titled Parcels

AG-S - Agricultural General South



Sign Locations

TWP Rd 543

Westpark Dr

Wilshire Blvd

AG-S

AG-S

23061 Twp Rd 543

23061 Twp Rd 543

DRAFT ONLY

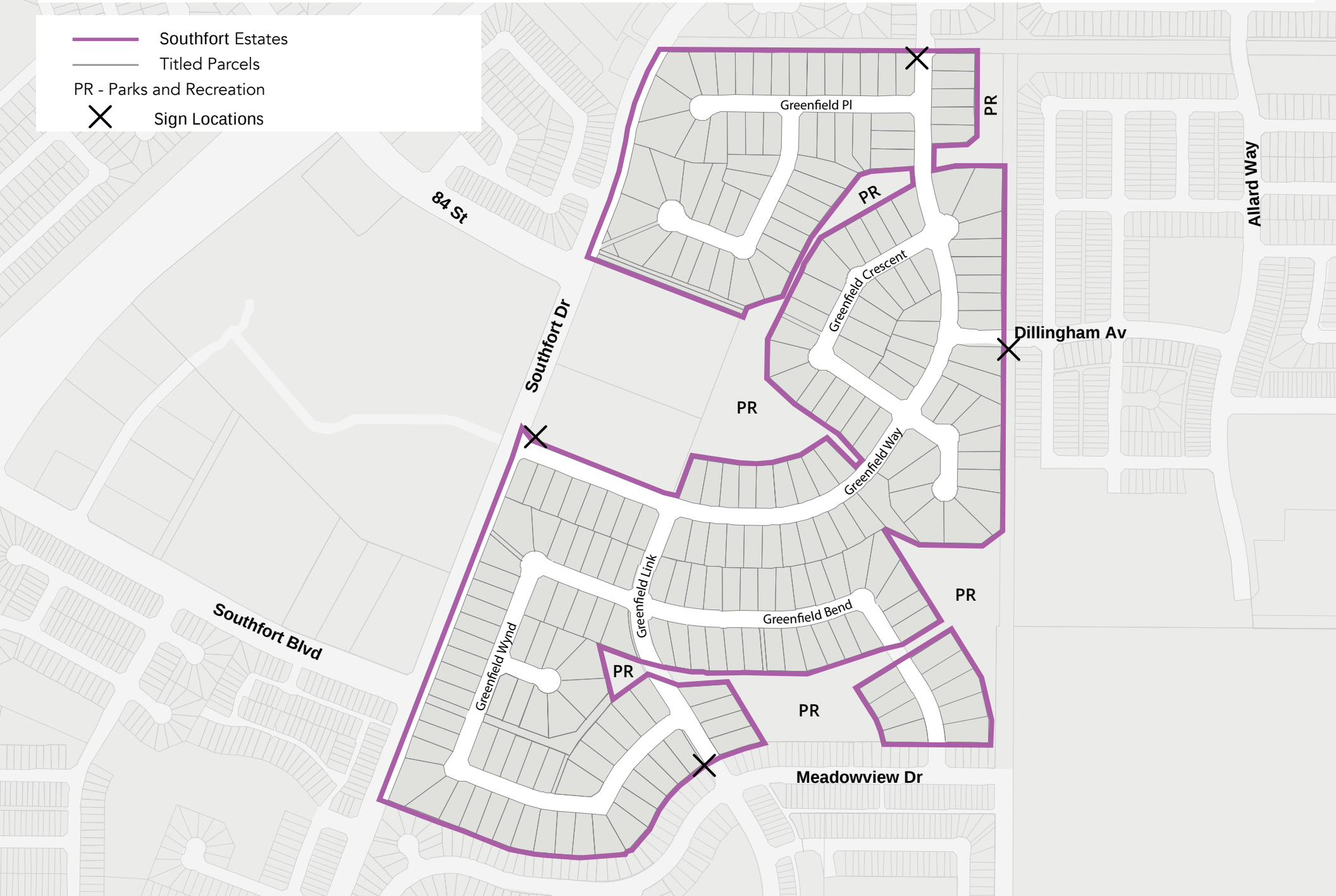
ESD - Estate District | Southfort Estates

— Southfort Estates

— Titled Parcels

PR - Parks and Recreation

✕ Sign Locations



DRAFT ONLY

ESD - Estate District | Clover Park

-  Clover Park
-  Titled Parcels
- PR - Parks and Recreation
- EP - Environmental Protection
-  Sign Locations

