

What We Heard Report

New Land Use Bylaw: Draft Estate District Review

Residents' Workshops:

July 21, 2025 - 3:00 PM - 8:00 PM

July 24, 2025 - 3:00 PM - 8:00 PM



CITY OF
FORT SASKATCHEWAN
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Executive Summary

The City of Fort Saskatchewan is creating a new Land Use Bylaw (LUB). This process includes new, place-based Districts, including the draft Estate District. 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 development of the draft Estate District. This What We Heard Report includes the results of public engagement with the residents of above-mentioned areas.

Engagement was advertised by mailing notices containing details of the draft district and engagement times to the landowners of the above neighbourhoods.

The two (2) engagement sessions involved drop-in, one-on-one discussions between facilitators and attendees. Draft district and information about the engagement sessions 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 online.

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

The online engagement period was open from July 4 to August 4, 2025. A total of thirty-eight (38) residents signed in to the two sessions. A total of twenty-one (21) feedback forms were submitted. The Estate District webpage was viewed 532 times from 297 Users as of August 26, 2025, with fifty-one (51) residents submitting online feedback submissions via emails.

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; thus they plan 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 engagement sessions where the draft of the Estate District was discussed. Administration hosted two drop-in engagement sessions. Both sessions were at the Dow Centennial Centre's Lions Mane room. At these drop-in engagement sessions, the Project Team was available to answer any questions about the 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 the draft District and summary of some of the proposed changes. The webpage provided an opportunity to submit feedback by email.

Our Approach

Methodology

Data Collection

Two (2) drop-in engagement sessions were held from 3:00 pm to 8:00 pm on July 21st and July 24th, 2025. These workshops were informal conversational opportunities for participants to clarify changes, ask questions, indicate their preferences, and provide additional feedback through feedback forms. A total of twenty-one (21) Feedback Forms were received.

An online engagement period ran concurrently, with submissions open from July 4th to August 4th, 2025. During this period, residents could access the draft regulations on the project website. Participants submitted feedback through email or the Fort Report system. This resulted in fifty-one (51) electronic submission responses received.

Data Analysis

Submissions were summarized to create an understanding of resident perspectives. The summary analysis of comments was based on feedback from written and electronic submissions.

Promotional Activities

The workshops were promoted through:

- Mailed letters to residents of Southfort Estates, Pointe Aux Pins Estates, and Clover Park.

Drop-in Engagement Sessions and Online Engagement

Drop-in sessions to gather feedback from residents were held in the Dow Centennial Centre Lions Mane, on July 21st and July 24th respectively. There was no limit to attendance, and individuals were welcome to drop in at their convenience between 3:00 pm and 8:00 pm on either or both days.

A total of thirty-eight (38) residents signed in to the two sessions. A total of twenty-one (21) feedback forms submitted.

The Drop-in sessions were informal, with the City Planners available to discuss the overall LUB process, the Estate draft (Appendix C), 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 sessions. From July 4th to August 4th, 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 on. The information was promoted through mailed letters to residents of Southfort Estates, Pointe Aux Pins Estates, and Clover Park. Residents could provide feedback by email or through Fort Report. As of August 26, 2025, the webpage had been viewed 532 times by 297 users, with fifty-one (51) online feedback submissions received.

Additional in-person, telephone, or virtual meetings were held for four (4) residents who could not attend the in-person engagement sessions.

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

Neighbourhood	Feedback forms	Attendees	Electronic Submissions
Southfort Estates	13 Forms	21	33
Clover Park	5 Forms	11	9
Pointe Aux Pins Estates	3 Forms	4	9

Southfort Estates Key Takeaways:

- 38% (5 out of 13 feedback forms) and 79% (26 out of 33 electronic submissions) expressed opposition to backyard dwellings in Southfort Estates. Respondents did not specify whether they would support one backyard dwelling.
- 62% (8 out of 13 feedback forms) and 9% (3 out of 33 electronic submissions) noted a preference to keep the existing Land Use Bylaw regulations for backyard dwellings.
- Participants provided mixed feedback about Urban Agriculture, especially Chickens within Southfort Estates. 31% (4 out of 13 feedback forms) participants suggested that Urban Agriculture may be compaitable within Southfort Estates but require regulations. While 9% (3 out of 33 electronic submissions) expressed concerns about the Urban Agriculture within Southfort Estates.

Comments from the feedback form and online submissions are summarized in separate tables below.

Southfort Estates Feedback Forms – Comments

A total of **13 of the 21 attendees** (62% 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, Agriculture, General, and Landscaping. The entirety of the feedback comments can be found in Appendix A.

Theme	Feedback Form Comments
Backyard Dwellings	Backyard dwellings didn't fit the unique character of the community that was intended for the spacious lot size (8)
	Keep the existing regulations in the Land Use Bylaw for a backyard dwelling and only discretionary approval with notification. (8)
	Backyard dwellings would cause parking, snow clearing, and traffic congestion. (7)
	Property values and re-sale values will decrease with the addition of backyard dwellings. (4)
	Backyard dwellings would lead to rental opportunities in Southfort Estates. (4)
	The new land use bylaw regulations would allow for 2 – 1250 sq. ft. backyard dwellings without any say from their neighbour. (2)
	Building an addition to the principal dwelling would accomplish a similar goal of backyard dwellings. (2)
	Concerns about potential tax increase to accommodate operations for backyard dwellings. (1)
Density	Southfort Estates is not designed for increasing density with additional housing options. (3)
	A participant noted that lots over 1 acre should be targeted for densification. (1)
Agriculture	Goats and chickens should be permitted and need to be managed properly. (2)
	Support more vegetable gardens instead of large lawns. (2)
	Urban agriculture section needs clarification, and residents should be allowed to oppose what the neighbour builds or be informed. (1)
	Concerns regarding chickens in the bylaw. (1)
General	Southfort Estates shouldn't be included in the Estate District along with Pointe Aux Pins Estates, and Clover Park due to Southfort Estates lot sizes. (2)
	Any improvements to properties should be restricted by a caveat and not allow for commercialized development. (2)
	Include more senior accommodations that is not in the form of a backyard dwelling and that seniors don't live with their children. (2)
	Add provisions that denies backyard dwellings on vacant lots. (2)
Landscaping	Support for landscaping updates. (1)

Southfort Estates Online Engagement – Comments

A total of **33 electronic submissions** were received through fortplanning@fortsask.ca and Fort Report. The communications have been categorized as they relate to the dominant themes: Backyard Dwellings, Density, Urban Agriculture, and General. The entirety of the communications can be found in Appendix B.

Theme	Online Submission Comments
Backyard Dwellings	Backyard dwellings do not fit the character of spacious lots within Southfort Estates. (20)

Theme	Online Submission Comments
	Backyard dwellings would cause parking, noise, snow clearing, and traffic congestion. (20)
	Backyard dwellings would increase taxes and create additional demand on existing infrastructure and operational capacity. (12)
	Property values and re-sale values will decrease with the addition of backyard dwellings. (6)
	Backyard dwellings would lead to rental opportunities in Southfort Estates. (6)
	Keep the existing regulations in the Land Use Bylaw for a backyard dwelling and only discretionary approval with notification. (3)
	The new land use bylaw regulations would allow for 2 – 1250 sq. Ft. Backyard dwellings without any say from their neighbour. (1)
Density	Southfort Estates is not designed for increasing density with backyard housing options. (11)
Urban Agriculture	Review the regulations for garden plots, as they may allow for non-aesthetically pleasing designs. (1)
	Would support Urban Agriculture but was unsure of the regulations and intention. (1)
	Oppose Urban Agriculture. (1)
	Concerns that the use of garden plots would increase demand on infrastructure. (1)
	Potential risks or hazards from herbicide and pesticide use within the residential neighborhood. (1)
General	Development of backyard dwellings should be done elsewhere and not within Southfort Estates. (3)
	Southfort Estates shouldn't be included in the Estate District along with Pointe Aux Pins Estates, and Clover Park due to Southfort Estates lot size. (2)
	The City should focus on traffic, road maintenance, and street parking. (1)
	Provisions should be added that denies backyard dwellings on vacant lots. (1)
	Concerns about the engagement process, particularly landowner consultation, project risks, City costs, and design review capacity, referencing past drainage issues in Southfort Estates. (1)

Pointe Aux Pins Estates Key Takeaways:

- 100% (9 out of 9 electronic submissions) opposed backyard dwellings while 67% (2 out of 3 feedback forms) would accept the existing regulations for backyard dwellings.
- 100% (3 out of 3 feedback forms expressed support for permitting chickens within Pointe Aux Pins Estates.
- Participants expressed a range of opinions about Agriculture. 55% (5 out of 9 electronic submissions) opposed Agriculture regulations, while 11% (1 out of 9 electronic submissions) would support some form of Agriculture.
- 67% (2 out of 3 feedback forms) indicated Roosters should not be permitted within Agriculture.

Comments from the feedback form and online submissions are summarized in separate tables below.

Pointe Aux Pins Estates Feedback Forms – Comments

A total of **3 of the 4 attendees** (75% 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: Backyard Dwellings and Urban Agriculture. The entirety of the feedback comments can be found in Appendix A.

Theme	Feedback Forms Comments
Backyard Dwellings	Prefer the existing regulations to allow for one backyard dwelling only and to remain as discretionary. (2)
Urban Agriculture	Support regulations for chickens. (3)
	Roosters should not be permitted. (2)

Pointe Aux Pins Estates Online Engagement – Comments

A total of **9 electronic submissions** were received through fortplanning@fortsask.ca and Fort Report. The communications have been categorized as they relate to the dominant themes: Backyard Dwellings and Agriculture. The entirety of the communications can be found in Appendix B.

Theme	Online Submission Comments
Backyard Dwellings	Pointe Aux Pins Estates features spacious lot size and unique character. backyard dwellings do not fir the character. (5)
	Backyard dwellings would cause noise and traffic congestion. (1)
	Backyard dwellings would increase demand on existing on-site infrastructure and operational capacity. (1)
	Building an addition to the principal dwelling would accomplish a similar goal of backyard dwellings. (1)
	Backyard dwellings would lead to rental opportunities in Pointe Aux Pins Estates. (1)
	Keep the existing regulations in the Land Use Bylaw for a backyard dwelling and only discretionary approval with notification. (1)
Agriculture	Oppose Agriculture regulations. (5)
	Oppose allowances for larger livestock such as cows. (2)
	Support of Agriculture regulations within reasonable limits. (1)

Clover Park Key Takeaways:

- Participants provided mixed feedback regarding backyard dwellings in Clover Park. 60% (3 out of 5 feedback forms) opposed two backyard dwellings and would prefer the existing regulations while 67% (6 out of 9 electronic submissions) opposed backyard dwellings. 20% (1 out of 5 feedback forms) supported the existing regulations for backyard dwellings, and 11% (1 out of 9 electronic submissions) supported two backyard dwellings.
- Residents provided mixed feedback regarding livestock within Clover Park.
- Residents requested clearer regulations and definitions for Agriculture.

Comments from the feedback form and online submissions are summarized in separate tables below.

Clover Park Feedback Forms – Comments

A total of **5 of the 11 attendees** (45% 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, Agriculture, and General. The entirety of the feedback comments can be found in Appendix A.

Theme	Feedback Forms Comments
Backyard Dwellings	Concerns of traffic and noise from the permitting backyard dwellings. (3)
	Two backyard dwellings are too many. (1)
	Accept only one permitted backyard dwelling, and the second backyard dwelling would be discretionary. (1)
	Oppose backyard dwellings noting that the current infrastructure (water system) to support fire fighting is not adequate and the road system only has one entry/exit. (1)
Agriculture	The definition of “rearing of livestock” needs to be clearly defined. (1)
	Include a regulation for the number of livestock units per acre. This regulation would become discretionary if the number is higher. (1)
	Better definition of “livestock/agriculture use” in Clover Park, and clarity for a “permitted amount” based on lot size. (1)
	Clarify why Clover Park is an “estate” district instead of a “country cluster”. (1)
General	Concerns to consider for Clover Park: animals, sea cans, Wi-Fi, city water, city sewer, and fire hydrants. (1)
	Environmental protection across from Ross Creek needs to be reviewed as that area contains a gravel yard which is a nuisance. (1)

Clover Park Online Engagement – Comments

A total of **9 electronic submissions** were received through fortplanning@fortsask.ca and Fort Report. The communications have been categorized as they relate to the dominant themes: Backyard Dwellings, Agriculture, Density, and General. The entirety of the communications can be found in Appendix B.

Theme	Online Submission Comments
Backyard Dwellings	Concerns of traffic and noise from the permitting backyard dwellings. (5)
	Oppose backyard dwellings noting that the existing infrastructure (water & sewer system) is not sufficient, concerns with fire fighting, and the road system only has one entry/exit. (5)
	Two backyard dwellings are too many. (4)
	Oppose backyard dwellings within Clover Park. (3)
	People purchased a lot within Clover Park for the spacious size and unique character, not for having backyard dwellings. (2)
	The City will generate more income via property taxes. (2)
	Concern about environmental impacts, including loss of green space, disruption of wildlife habitats, and increased pollution. (1)
	Support a second dwelling on the property. (1)
Density	Consider allowing subdivision of specific lots under certain conditions. (1)

Theme	Online Submission Comments
Agriculture	Given the amount of land, residents should be allowed to keep horses or other farm animals under certain conditions. (2)
	Oppose barn animals as they will attract coyotes, foxes, weasels, and skunks. (1)
	Concern about why the regulation changes for horses and feathered fowl keeps changing. (1)
	More clarity on the “Agriculture” definition. (1)
General	Clover Park shouldn’t be included in the Estate District along with Southfort Estates and Pointe Aux Pins Estates due to Clover Park is a “country cluster”. (1)
	Review the regulation to allow accessory buildings to exceed the height of principal buildings as Clover Park is more spread out. (1)

Additional Comments

As part of the feedback forms and electronic submissions, 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 & B.

Theme	Feedback
Workshop Feedback	Workshop was well-run. (7)
	Include pictures as examples of the proposed land use bylaw regulations. The size of the additional dwellings is not represented clearly to what people understand. (1)
	The City provided a one-on-one information session due to the venue change. (1)
	The event felt more like a presentation with breakout sessions rather than a workshop. (1)
	Use e-mail and social media to notify residents about the engagement. (1)
	Ensure all residents receive a letter regarding the proposed engagement and Estate District. (1)

Next Steps

The City will take the feedback from each neighbourhood into consideration and revise the regulations around Backyard Dwellings, Urban Agriculture, and Agriculture. The City acknowledges that the three neighbourhoods may require different regulations for the above mentioned uses and activities (i.e. Dwellings, Urban Agriculture, and Agriculture). Once the draft is updated, it will be shared with the residents for their feedback. 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	letter	Agree	Somewhat disagree	Agree		There is no need for a new land use bylaw in Southfort Estates. This neighbourhood was built as a low density area. The letter states that the new land use bylaw would preserve it's unique character, however the new bylaw would not preserve the unique character as it would create a higher density neighbourhood, bringing on many new challenges to the area. The area in Southfort Estates was built as single family home residences, not multiple residential units on one lot. The City must respect the people who used their hard earned money to build a home in a low density neighbourhood with the original land use bylaw in place.
							We visited the drop in engagement session on Monday, July 21, 2025 at the Dow Centennial Centre to understand what the proposed development changes were and what impact these could have on our residence in Southfort Estates. After discussing the changes at length with Taran Samra and his coworker, we feel there is not a need to change the existing Residential Estate Lot District Land Use Bylaw. The new proposed changes to reshape our neighbourhood could in no way preserve its unique character. In fact, the changes could also drastically negatively affect property values. Properties that existing residents have invested close to or sustainably more than \$1,000,000 in to obtain the less dense estate single family home environment. With this new proposed regulation, someone could build 2 - 1250 sq ft dwellings on their property without the neighbor even having a say. Not sure how this is respectful to the heavily taxed estate owners that have invested dearly in their properties.
							Issues with the new proposed land use bylaw: Adding the ability to construct 2 additional dwellings (homes) on an estate lot drastically changes the existing estate single family home designation and does not preserve its existing character. Having the ability to try and squeeze two 1250 sq ft houses on my lot seems absurd. More housing, more people, more traffic, more congestion - just what the estate area is NOT about. Estate lots are for a single family home which shouldn't change to single family homes .
							This new bylaw invites people to add rental housing to the single family estate property lots. I have witnessed what this does to a neighbourhood in BC where it invited transient people, crime, noise, congestion, parking issues, and conflict while harming the esthetics of the properties.
							If multigenerational housing is the driver, people can easily accomplish this with additions onto existing single family homes or abide by the existing bylaw. Addition of these "dwellings" totalling up to 2500 sq ft to 5000 sq ft can be done without any consultation with neighbours. This does not seem to respect the property owner who has a lot (\$1,000,000 +) invested in his property and has paid higher taxes.
2	Southfort Estates	letter	Agree	Somewhat disagree	Agree	I think you need to have examples of what the proposed land use bylaws actually mean so people can picture and relate better. The size of the additional dwellings is not represented clearly to what people understand.	same as above
3	Southfort Estates	letter	Agree	Agree	Agree	Sat down with Scott who was both professional and knowledgeable, thank you	I am opposed to the increase in the number of backyard dwellings being proposed. As a longtime resident, I wish to maintain the current look and feel in the community. Please add a provision that denies backyard dwellings for lots that are vacant at the time of the amendment. My concern and hope is that the City remains loyal to me as a long time taxpayer and does not provide opportunity for a developer to ruin the feel of my neighbourhood. I do live beside an empty lot so I am most vulnerable to the decisions made regarding this.
4	Southfort Estates	letter	Agree	Agree	Agree	same as above	same as above
5	Pointe Aux Pins Estates	email	Agree	Agree	Agree		In regards to the backyard dwellings; we would like it to remain discretionary and be limited to one dwelling only. Urban agriculture - we'd be in favour of chickens being allowed, as long as it's a small number and no roosters.
6	Pointe Aux Pins Estates	email	Agree	Agree	Agree		same as above
7	Clover Park	online, letter	Agree	Somewhat agree	Agree		Concerns to consider for Clover Park - animals, sea cans, Wi-Fi, city water, city sewer, fire hydrants

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?
8	Southfort Estates	letter	Agree	Agree	Agree		We don't want to change the current situation. Because a dwelling could be a rental for income. Seniors don't usually live with their adult children. There should be more senior accommodation. Parking on street could be a concern. There are no sidewalks so when there is snow at the sides of the street it limits space to walk. Goats and chickens could be ok as long as managed properly, I would like to see more vegetable gardens instead of large lawns.
9	Southfort Estates	letter	Agree	Agree	Agree		same as above
10	Southfort Estates	Facebook	Agree	Agree	Agree	The workshop format was good and easy to follow.	I support the landscaping updates. I do not support the updates to the land use bylaw. Our taxes are higher with bigger lots so we do not have to be on top of our neighbours. Second dwellings increase parking and traffic, there are already issues with this (speeding, added traffic volume). The urban agriculture bylaw - I have concerns regarding chickens and where they fall in this bylaw. I want privacy from my neighbours and this land use update will take that away. I don't want to be on top of neighbours, it's why we bought in the estates. With these second dwellings, taxes will need to go up to accommodate garbage pickup - what about sewage, snow removal? Please do not change the land use bylaw. I have concerns about re sale value - no one will want to buy our house if there is a secondary suite overshadowing the backyard.
11	Southfort Estates	Facebook	Agree	Agree	Agree	I appreciate the format	I am very strongly opposed to the changes. I believe people should have the opportunity to oppose additional dwelling units. I paid a premium for the lot and in taxes to not have my neighbours looking over my fence from their second story garage. The neighbourhood was not designed for high density housing. We already have traffic issues with being connected to 3 other neighbourhoods that use our streets as shortcuts. No where else do you see estate lots connected to so much higher density housing. The urban agriculture also needs clarification and residents should be able to oppose neighbours builds - or at a minimum be informed before.
12	Pointe Aux Pins Estates	friend	Agree	Agree	Agree		Urban hens were not included in this workshop. Living in Pointe aux Pins, we would like to make use of our larger lot size to raise hens. There should be little disruption to the neighbours with a coup and run for the hens.
13	Clover Park		Agree	Agree	Agree		Define "rearing of livestock" better. Suggest having number of livestock units per acre permitted. Discretionary if it's higher number of units. Concerned with 2 permitted backyard dwellings. Okay with one permitted, one discretionary.
14	Clover Park	letter & Facebook	Somewhat agree	Agree	Agree		We would like better definition of livestock/agriculture use in the Clover Park area. Would love a "permitted amount" based on lot size. What defines Clover Park as an "estate district" as opposed to a "country cluster". Review the environmental protection area across from Ross Creek. Why is there a gravel yard there? It's a nuisance.
15	Southfort Estates	letter	Agree	Agree	Agree		Would not support 2 dwellings to be allowed in this area. I feel this could cause too much crowding and is not the reason we chose to buy in this area. Street parking will cause congestion. We do not want to see this area commercialized. Notification that a neighbour is building an additional suite should remain in place.
16	Southfort Estates	letter	Agree	Agree	Agree	Format was intimate & personalized, Very good!	Any improvements to properties in Greenfield estates should be caveated to restrict any improvements to be non commercialized (not for profit). Greenfield is an open, spacious neighbourhood, where residents enjoy privacy and low density. They purchased their properties for that reason. Any development that encourages transient accommodations, should be prohibited (Air BNB models). Let's not add density to areas designed to be spacious. Lots over 1 acre should be targeted for densification.
17	Southfort Estates	letter, online	Agree	Agree	Agree	Good	Surprised that Southfort estate lots are put together with Pointe aux Pins and Clover Park. Southfort lot size is much smaller. Not a fan of back yard or detached dwellings being freely permitted! Would prefer only one or the other being permitted in Southfort and only with discretionary approval.
18	Southfort Estates	letter	Agree	Agree	Agree	Good format	I was surprised our estate lots in Southfort were included in this proposal. I do not support 2 dwellings on our lots, I would like to keep the current set up where 1 dwelling that is discretionary and requires neighbour approval.
19	Clover Park	letter	Agree	Agree	Agree		Want to keep as is. Less traffic and noise. There is no water system to support fire fighting and this is an issue with houses close together. There is only one way in and out. If every property was to have three dwellings, the population would nearly triple. This is NOT a reason to buy a place out here (semi-country). Road system would not handle triple the traffic.

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?
20	Clover Park	letter	Agree	Agree	Agree	As the venue was changed last minute. I did not attend in the new location. But I was fortunate to have the city reach out to me and offer a one on one info session. Very impressive, that was above and beyond. It wasn't really a 'workshop', more of a presentation with break out sessions following.	I would like to see the rules remain the same as they stand now. Although we can already have one additional dwelling to the primary residence, I think allowing two is too many. The concern for me is building rental properties, adding to the traffic flow and changing the current solitude of a larger property.
21	Southfort Estates	letter	Agree	Agree	Agree		People in Southfort estates bought there for the bigger lots for a single dwelling, not for having a neighbour having 2 additional dwellings next to them. If that happens the property value will go down in the subdivision. Leave the estates as is.

Appendix B: Online Feedback

Feedback Form Submission	Neighbourhood	Date	Request
1	Southfort Estates	6-Jul-25	Hello, I wanted to start off by stating that I have lived in Southfort estates for the past 10 years. We were drawn to this location due to its unique nature. Large lots, large driveways, spaced out homes, very little parking of vehicles on roads and overall more quiet neighbourhood with fewer neighbours and people. To read the latest proposal of allowing up to two secondary dwelling units on these properties is very disappointing. I feel that the area was not designed for a more dense population in the area. There are no sidewalks in Southfort estates for instance. The new intersections and crosswalks on Greenfield Way done recently already shows how this neighbourhood wasn't thoroughly designed for the traffic it already sees, let alone an increase in more traffic due to this proposed change. I really hope that my neighbours are expressing the same concerns and sentiment and that this proposal does not go through. It makes little sense as all the phases in the area are complete and there are maybe 10 lots that are undeveloped out of the hundreds that are already here. A concerned resident.
2	Clover Park	6-Jul-25	I wanted to write in to show my support for the new Draft ESD land use bylaw changes. I am a resident of Clover Park and look forward to being able to construct a garage suite in the near future. For the record I would support a second dwelling on the property as well since I have a large field that is vacant and would be ideal for a new home to be built on.
3	Southfort Estates	7-Jul-25	As a homeowner in Southfort Estates, I wish to formally object to the proposed Estate District (ESD) bylaw. While it is framed as estate-compatible, the bylaw allows a level of residential and accessory development that will, in my view, significantly and negatively alter the social and physical character of our neighbourhood. The allowance for multiple dwellings per lot, oversized accessory structures, and broad use of lots for urban agriculture introduces the potential for congestion, traffic, reduced privacy, and noise. These changes are not consistent with the quiet, low-density estate atmosphere that makes Southfort Estates unique and desirable. I believe this bylaw represents a shift toward higher residential intensity not in line with the expectations or planning vision that long-term residents were led to understand when purchasing here. From my own backyard, I can see five neighbouring properties. If each of those properties were developed to the full extent allowed under the proposed ESD bylaw, it would drastically change the feel of the area — from a quiet, private community into something much denser and more urban in character. I urge Council to consider the broader social consequences of this rezoning and to reject or substantially revise the proposed ESD bylaw before it is implemented.
4	Southfort Estates	9-Jul-25	Under no circumstances did we buy and build in Southfort estates to have our neighbours building inlaw suites or any other kind of suites next to my property. This is an invasion of our privacy and should never be allowed. We would have bought a small lot down town if this is what we wanted. If someone wants to build an inlaw suite, do like the rest of us and put it inside your home cause people who buy or build in these areas do it for a reason and now the city wants to remove this reason. We will sign every petition etc that comes our way to stop this travesty.
5	Southfort Estates	15-Jul-25	Good day, I'm writing to you to express my frustration about NOT receiving the letter regarding the potential changes to building extra dwellings on a single property. I STRONGLY oppose to this potential change in building codes. I believe this will cause a parking nightmare not to mention overcrowd a single property. This will look less than normal and potentially lower the value of our current homes as the common person does not want to see multiple dwellings on a single address property. I believe the risk for fire danger will also increase with more dwellings. I would not even know about this had a neighbor not brought it up. This is very discouraging that we were not included in the mail out.

Feedback Form Submission	Neighbourhood	Date	Request
6	Southfort Estates	17-Jul-25	Good afternoon. Fellow fort Sask resident. I do not approve of these new developments by the city of fort Saskatchewan. We don't need more estate type places in the areas your have listed. They are unique on their own. What we need is affordable housing in fort Saskatchewan. No duplex, apartments or 450,000 homes. We need bungalows with some yard or old style war homes for these affordable housing. More big units with nothing around. Putting everyone on top or immediately beside eachother. We have space. Stop trying to fill it with useless housing NOONE Can AFFORD. Thank you
7	Southfort Estates	17-Jul-25	As a resident of Southfort Estates, I'd like to express my concerns about the proposed Estate District (ESD) Bylaw. While it's presented as being in line with estate living, I believe the scope of development it allows would seriously undermine the character of our neighbourhood. The proposed bylaw would allow for multiple dwellings per lot, large accessory buildings, and broad uses like urban agriculture. To me, this introduces the risk of noise, congestion, and a general loss of the quiet, spacious atmosphere that makes estate living so appealing. These changes would shift the tone of the community away from the estate-style environment many of us chose intentionally. This neighbourhood was designed — and purchased into — as a low-density, open-space area where privacy, aesthetics, and lifestyle are core values. Turning that into something more urban in feel is concerning, especially when the changes seem to be driven by individuals or developers looking to capitalize on infill potential. If the lots around mine were developed under the full permissions of the proposed bylaw, it would feel less like an estate neighbourhood and more like a compact subdivision — a drastic departure from what currently exists and what long-term residents were led to expect. I encourage Council to seriously reconsider these changes and to think about whether this level of development truly aligns with the original planning intent of Southfort Estates.
8	Southfort Estates	19-Jul-25	Thank you for the opportunity to provide feedback on the proposed Land Use Bylaw changes, particularly those affecting the Estate District and my neighborhood, Southfort Estates. While I appreciate that many aspects of the regulations continue to respect the character of the Estates, and I have little concern with the majority of the proposed changes, I am very concerned about the proposal to permit up to two Backyard Dwelling Units per property. This change represents a significant increase in residential density and is not aligned with the original intent or established character of Southfort Estates. One of the defining features of this neighborhood is its low-density, large-lot development, which provides valued privacy, open space, and a unique sense of community. Allowing two additional dwellings per lot would effectively triple the density in some cases. This would substantially alter the character of the neighbourhood, reduce privacy, increase traffic and parking pressure, and compromise many of the reasons residents chose to buy in Southfort Estates in the first place. My family moved here from Southpointe, taking on a larger mortgage and investment because we were seeking exactly what Southfort Estates offers: more space, privacy, and a quieter, less crowded environment. If neighbouring properties add two Backyard Dwellings, that experience would be drastically altered—we would find ourselves once again surrounded by multiple households, defeating the purpose of investing in an estate lot. I also want to highlight the notable disparity in lot sizes between Southfort Estates (as small as 0.29ha, with a site width as narrow as 25m and a site depth of 60m) and other Estate District areas like Clover Park and Pointe Aux Pins (whose minimum site area is .8ha, with a minimum site width of 65m and depth of 140m). This significant difference should be carefully considered when evaluating the impact of increased density, as the smaller lots in Southfort Estates cannot absorb this scale of intensification without affecting neighbouring properties, community character, safety, and the overall enjoyment of property. At the very least, I strongly urge that Backyard Dwellings in Southfort Estates remain discretionary, with notification to neighbours and an opportunity for input. Thank you again for considering community feedback. I would be pleased to discuss these concerns further if helpful.

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9	Southfort Estates	19-Jul-25	Im not going into a lot of detail as my concerns are odvious. Fort Saskatchewan has become overpopulated. Allowing basement suites in single family dwellings which were never designed for had cause double in amount of petals cars in the areas. Rent for people who can't afford to buy had become absolutely outrageous. i feel like it's all about greed on the cities part. It has to stop.
10	Southfort Estates	20-Jul-25	We are strongly against any changes to the original Land Use Bylaw that we based our decision to purchase our land and build. It is already bad enough that some of the owners in our area are allowed to have renters which is stipulated in the bylaws that this is not to be allowed and is happening. Allowing two dwellings extra per property will only encourage this more. We specifically purchased and built because we were tired of the abuse of owners renting in our old area. We do not pay some of the highest or highest taxes in Fort Sask. to now have our bylaw agreement changed against our wishes. The City should focus their energy on how the roads are being developed and used with wonky curbs and speed bumps and letting individuals park large motor homes in driveways and on the street and vehicles on both sides which limits visibility to oncoming traffic. Our estate area is one of the last large lot developments, which we knew going in, and will never agree with any changes to the current bylaw.
11	Southfort Estates	21-Jul-25	As a property owner in Estate, I am very much AGAINST the new bylaw city wants to propose of building multiple dwellings in the back yard. please leave the Estate as it is now.
12	Clover Park	21-Jul-25	We are opposed to the new proposed bylaw of 2 backyard dwelling units. I do believe the cons outweigh the pros. This project seems to be a bit of a fast track. It also seems to being done in an untimely manner. We have needed important work and construction to our ditches that control the flow of run off water properly for years. And, on a personal matter, water runs into my property for the last 8 years or so and floods. The engineering department gave a permit to allow a business to build up their swamp land about 5 feet, which flows hundreds of thousands of gallons of water into the green belt, and then to my property. Engineering said they made a mistake by issuing the permit, but promised they would fix and repair the problem. That was over 4 years ago. I have reached out to the department for the last 2 or 3 years and no one has responded to me. I know this is somewhat a different issue but, I wish it to be on record, as it is the first time I have put it in writing. I have made many documented phone calls. I look forward to hearing from someone. I was told that plans were in place to do something, over 4 years ago, but have seen or heard nothing.
13	Southfort Estates	22-Jul-25	Hello, as a resident of South Fort Estates, we would be opposed to the change in the bylaw, we do not want 2 backyard dwellings in these areas you have identified. We have this property to enjoy space & privacy you don't have with regular lots. The idea to fill the lots with other dwellings defeats this purpose. It would also add extra traffic in the already busy area. If people want to have other residents on their property options can be as simple as buying an acreage in the area.

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14	Southfort Estates	22-Jul-25	We visited the drop in engagement session on Monday July 21, 2025 at the Dow Centennial Centre to understand what the proposed development changes were and what impact these could have on our residence in Southfort Estates. After discussing the changes at length with Taran Samra and his coworker, we feel there is not a need to change the existing Residential Estate Lot District Land Use Bylaw. The new proposed changes to reshape our neighbourhood could in no way preserve its unique character. In fact, the changes could also drastically negatively affect property values. Properties that existing residents have invested close to or sustainably more than \$1,000,000 in to obtain the less dense estate single family home environment. With this new proposed regulation, someone could build 2 - 1250 sq ft dwellings on their property without the neighbor even having a say. Not sure how this is respectful to the heavily taxed estate owners that have invested dearly in their properties. Issues with the new proposed land use bylaw: Adding the ability to construct 2 additional dwellings (homes) on an estate lot drastically changes the existing estate single family home designation and does not preserve its existing character. Having the ability to try and squeeze two 1250 sq ft houses on my lot seems absurd. More housing, more people, more traffic, more congestion - just what the estate area is NOT about. Estate lots are for a single family home which shouldn't change to single family homes. This new bylaw invites people to add rental housing to the single family estate property lots. I have witnessed what this does to a neighbourhood in BC where it invited transient people, crime, noise, congestion, parking issues, and conflict while harming the esthetics of the properties. If multigenerational housing is the driver, people can easily accomplish this with additions onto existing single family homes or abide by the existing bylaw. Addition of these "dwellings" totalling up to 2500 sq ft to 5000 sq ft can be done without any consultation with neighbours. This does not seem to respect the property owner who has a lot (\$1,000,000 +) invested in his property and has paid higher taxes.
15	Pointe Aux Pins Estates	23-Jul-25	I am not in favour of New Planning for Clover Park with additional home, this will increase more traffic. There is only one road in & out of clover park, other road south across bridge is blocked off. If there going to build additional homes, what about septic & water line, fire hydrant, side walks. What about ditch flow of water, this been on back burner for a long time.
16	Clover Park	23-Jul-25	I am writing to express my strong opposition to the proposed land development project at Clover Park. As a resident of this neighborhood, I have serious concerns about the impact this development could have on our community. In particular, I am concerned about: Environmental impact, such as the loss of green space, disruption of wildlife habitats, and increased pollution. Infrastructure strain, including added pressure on local roads and emergency services. Community character, as the development may not align with the values or aesthetics of our area. I urge the planning board to reconsider this project and to prioritize responsible, community-focused planning that respects both the environment and the voices of residents.
17	Clover Park	23-Jul-25	Good morning I attended the open house session on Monday, July 21-2025. I live in Clover Park and I do not agree with the new proposed bylaw for 2 backyard dwelling units. The area is busy enough with just the residents who live here. Stacy and Scott were knowledgeable about the upcoming bylaw and listened to our concerns.
18	Clover Park	23-Jul-25	We do NOT support the allowing of 2 extra dwellings per property in Clover Park. This is a quiet community, except for the increased speeding traffic recently. Extra dwellings means even more increased traffic, and safety issues. There is absolutely no good reason to have this go through, other than for the City to collect extra taxes from homeowners.

Feedback Form Submission	Neighbourhood	Date	Request
19	Southfort Estates	23-Jul-25	I'm concerned about the proposed changes to allow additional dwellings on estate lots in fort Sask. As I read this paragraph, the proposal only applies to estate lots that are between 0.25ha (0.6ac) and 0.4ha (1.0ac). Is that correct? It is my understanding that this would really only be some of the pie shaped corner lots. Please confirm. 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.
20	Clover Park	23-Jul-25	We have been residents here for 30 plus years. We have seen a lot of new homes built, have had some of the old timers move on and new families move in. We moved to our location to have the space between our homes and enjoy the spacious yards and do some basic gardening. The larger acreages allow us to have more peace and quiet as there are less people. Our acreage has become our oasis. Allowing more people to live here gives me anxiety just thinking about it. If we wanted to live around more people we would have purchased a home in a more populated area. We are not interested in having the Land Use Bylaw changed to allow our neighbors to build additional living quarters. In speaking with the presenters this idea was proposed so people can age in place and have generational homes. I get that. Unfortunately the presenters could not guarantee that people wouldn't be able to rent out these additional homes/living spaces. Which means they are being built more for revenue than for aging in place. Allowing these extra dwellings to be built also allows the City to generate more income via property taxes. In this instance it is only a win win for the neighbor making money on the rental and the City charging more property taxes. In the 30 plus years we have lived here we have seen children grow up and take over their parents acreage and the parents move on to their new retirement home. These acreages are already generational homes just a different way than the City is proposing. Building these extra living spaces brings in more people into the neighborhood and this in turn means more traffic. We are currently experiencing traffic speeders on our roads now and this is a safety issue. We don't have sidewalks and it has become a bit dangerous walking down our streets with the current amount of traffic we already have. I don't see the City making the roads wider or laying down sidewalks in our neighborhood.
			Another problem we seem to have in our neighborhood is fires. In the 30 plus years I have lived here we have had 5 fires. We do not have fire hydrants in our neighborhood and we can pretty much guarantee that our home or out building will burn to the ground. No matter how many times we tell the fire department to bring a pumper truck they can't seem to understand why when they are responding to a city address. There is 1 hydrant now placed at the entrance of our neighborhood and when that was installed we felt better but we had 2 fires since that was installed and those buildings have burned to the ground. Bringing in more people into the neighborhood brings more of this type of risk. This may sound unreasonable but ask yourself how many fires have you had in your neighborhood since you lived there. By my calculations we have 1 fire every 5 years in Clover Park. Another concern would be sewers. We are on field systems and from what I understand it would be difficult to hook up to some of the existing field systems. More people living in our neighborhood means more noise, more traffic and more potential for neighbors not getting along due to their renters or relatives living there creating these issues. We have many other issues in our neighborhood currently that go unaddressed so I can't imagine putting more people here to add to these issues. We already have neighbors confronting each other about speeding, noise and what type of business they may be running out of their home. We don't need more of this.

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21	Clover Park	23-Jul-25	We don't want any changes to the clover park subdivision. The cost, interruption and the headaches of dealing with this change would be a negative impact from a financial standpoint. Any changes that the city makes will come out of our pockets. As pensioners living on a fixed income and the cost of living rising, our taxes are outrageous as of now. The infrastructure here would definitely NOT be able to handle any additional homes, more traffic, we've already got a huge problem with speeders that already live in this subdivision. So we say ABSOLUTELY NO infill, no to barn animals no fowl as they draw in coyotes, foxes, weasels, skunks. (And they STINK) I recall many, many years ago, people that lived in clover park had animals like horses and feathered fowl. Then it wasn't allowed and any new residents were NOT allowed to have any. Why was it CHANGED back years ago. If it was a problem and not acceptable then why would it be acceptable now?
22	Southfort Estates	23-Jul-25	We live in Southfort Estates and STRONGLY disagree with the proposed land use of being allowed to have two additional dwellings on your property. We bought and built our house on a larger lot in the Southfort estate with the knowledge that this area would remain an estate Per se. By allowing a main residence and two other dwellings, which can house people if so desired doesn't make this an estate area anymore....it's more like having apartments beside you. If this is allowed the value of our house would go down, but taxes would just keep going up. If the city wants to start doing this, there is ample opportunity to do so in the future development of Fort Saskatchewan Who even thought of this idea to add this bylaw for well established homes that pay high taxes at the outset...counsel, the planning committee? At the info meeting we attended when asked this question of our info person (Scott) he said he didn't know?????? Really and he is on planning. Don't we, as tax payers have a right to know who is making all these suggested bylaw changes? We expected more consideration and respect from this city with regards to careful future planning but alas, another big disappointment
23	Southfort Estates	24-Jul-25	To Whom It May Concern, Fort Saskatchewan and I want to let you know that I am opposed to the estate properties being permitted up to a maximum of 2 backyard dwelling units. It will make this area too crowded and likely to have problems with parking and noises. Sparseness is what makes estate properties unique and attractive and why I purchased my home. With the new ESD, estate properties will not be estate properties anymore. Sincerely yours,
24	Southfort Estates	24-Jul-25	Thank you for reaching out to the homes that will be negatively affected. I am 100% against any population densification in the Southfort Estates. The City has already surrounded this district with high density, small lots, and multi-family dwellings. We moved here specifically for the quiet neighborhood and reduced traffic and all of that has already been compromised by the surrounding homes. Please don't ruin the home we worked so hard to get.

Feedback Form Submission	Neighbourhood	Date	Request
25	Southfort Estates	24-Jul-25	I have been a resident, homeowner and taxpayer of Fort Saskatchewan since 2007. I currently own in the Southfort Estate District. I strongly oppose the permission for allowing building secondary dwellings in the Estate districts. The ESD's are beautiful neighborhoods and are unique with large lots and beautiful landscaping. They are called Estates for a reason lets keep them that way. They are not multifamily dwellings. Those are called apartments. There is absolutely NO REASON for permitting the building of secondary dwellings on these properties. The only ones who would want this allowed are immigrants so they can have a conglomeration of multiple families on one property. They come in and take over and next thing you know there is 10 gravel trucks and 12 Uber drivers parked on the road. Its time to say NO to them. This has to be one of the dumbest ideas I have ever heard and I can't actually believe that City of Fort Saskatchewan is entertaining this idea. If the City of Fort Saskatchewan allows this to happen you will ruin these neighborhoods and decrease the property values of everyone in these Estate Districts Just go have a look at Fountain Creek Estates in Sherwood Park. I had a few friends that lived in that neighborhood and it was beautiful. Once the immigrants started moving multiple families into those houses the neighborhood went to hell. There was a mass exodus of white people from there and now that area of Sherwood Park is undesirable unless you are from the middle east Then I guess it seems like home. So if you want the same thing to happen to your beautiful estate districts in Fort Saskatchewan, then go ahead and allow it, But you will see these beautiful neighborhoods get destroyed in a matter of a few years. Please use common sense on this
26	Southfort Estates	24-Jul-25	Here is our feedback for the proposed new Land Use Bylaw and Workshop 1. We are firmly against Estate properties being permitted up to a maximum of 2 Backyard Dwelling Units. 2. The letter sent to Landowners is misleading when it states they are preserving the unique character! It is the exact opposite when you are proposing more Dwellings. This change would increase traffic, congest parking, impose on our privacy, and appears to be another Tax Grab!!! 3. Notification of the proposed new Land Use Bylaw would get better attention by using e-mail, Facebook, social media, in addition to the letter sent to Landowners. 4. The venue for the Workshop was convenient, clear and easy to understand and the opportunities to ask question were provided.

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27	Southfort Estates	24-Jul-25	As a current landowner in the Estates, I am questioning why the city of Fort Saskatchewan is entertaining the idea of changing the rules and regulations on how a site can be developed and what can be built. We purchased in Southfort Estates with the idea that the area would be developed promoting a less dense neighbourhood with less traffic and activities surrounding our home. To date the city has developed high density housing surrounding us and has deemed the roads through the ESD as collector roads for those areas. This has already lead to unsafe living conditions on our roadways and very high traffic counts. If the city approves multi dwellings in the existing properties (without neighbour approvals for additional buildings) it would only activate more people living (multi generational circumstances) where the properties could also be rented out diminishing the value of property/area, increasing the traffic counts and further reduction of safety in the neighbourhoods increasing the population and traffic on roads that currently are not set up nor were ever intended for this type of increase. It is very disappointing to see the city of Fort Saskatchewan consider to overpopulate areas in which the original intent was never for this type of increase or set up of multi dwellings per property. I would strongly stand against this initiative.
28	Southfort Estates	24-Jul-25	After reviewing the draft proposal, we are NOT in favour of the proposed 2 backyard dwelling units. Further to this, the land use in the immediate area has changed significantly since we moved here 10 years ago with increased multifamily homes and with that comes more traffic and people activity, specifically noise and potential crime. Estate lots are meant to have more privacy and yard space.
29	Southfort Estates	25-Jul-25	I've recently reviewed the new land use bylaw proposal being tabled for Southfort Estates, Pointe Aux Pins, and Clover Park. I live in Southfort Estates and I am in agreement with portions of the changes being suggested, but I am in FIRM opposition to the allowance for backyard and detached additional dwellings. This area was developed with the idea of people building larger homes on larger lots which helps ensure a low density type living with nicely kept yards and buildings. By allowing people to add additional living structures to their back yards, we are setting ourselves up for people to start building tiny homes in their back yards to provide living spaces for relatives, and potentially for renters. Building planners who approve the building of these structures will be told that they are just "Mother in Law" suites, which sounds innocent enough. However, once those people move on and the property changes hands, there is a high likelihood that the new owners will purchase the property with the intent of renting out the additional tiny homes in the back yard. It may not be legal, but it will happen (guaranteed). I lived in one of these "illegal" rentals in Fort McMurray for 4 months before moving here. There was no separate address for where I lived, and I have no idea if my landlord was claiming any of the rent. I came with 2 vehicles and a work truck which just compounded the already congested parking. In closing - I do not agree with allowing separate dwellings in the back yards of lots in Southfort Estates.

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30	Southfort Estates	25-Jul-25	As a resident of Southfort Estates we wanted to express appreciation for the public engagement that has happened to further explain proposed changes. It has allowed us to understand better the proposed Land Use Bylaw changes that could affect our home and neighbourhood. We wanted to submit in writing our concerns and thoughts regarding these proposed changes: -Surprized that Southfort Estates was put together with Clover Park and Pointe Aux Pins Estates. They are acreages of 3ish acres vs Southfort Estates which are much smaller, our lot being 0.3 of an acre. -Homeowners have bought their lots/homes in these areas agreeing to the current bylaw conditions with all that entails; traffic and population density etc. It would be disappointing if this changed. Kind of feels like a bait and switch. -Upon inquiring at the public engagement sessions, we asked about requests for these specific changes. Those presenting were knowledgeable and forthcoming but couldn't site any examples in the last five years of there being approval for permits allowing multiple dwellings in Southfort Estates. Is there really a need for changes in our area? It didn't appear that there is. - "Aging in place" was brought up as reason for this land use bylaw change. I can confirm that we do have neighbours who currently have multiple generations living in existing homes in our Southfort neighbourhood. My own grandparents live with my parents in Edmonton. These seniors wouldn't do stairs to an above garage dwelling and they wouldn't walk across the back yard from a garden dwelling to the main house in the winter. Just my experience and observation. -In other cities like Calgary and Medicine Hat I am aware of new developments that have been specifically set up to have multiple dwellings on a lot. Laneway housing was part of the development planning in those NEW AREAS. If the City of Fort Saskatchewan truly wants to have properties with additional dwellings on single lots, we feel a new area with this as the mandate is the way to go. -Our desire would be to keep things as they are for our area. We bought in our area for a reason, per the terms of the neighbourhood at the time. We love Fort Saskatchewan, our Southfort community and our home! Thank you for the opportunity to share our thoughts and concerns. [the people working the engagement sessions as "knowledgeable and professional", so well done. Concern with the density increase, backyard dwellings should be discretionary. Growing up in Fort Mac and I'm nervous about opening the flood gates based on the impacts of rapid growth there.]
31	Southfort Estates	25-Jul-25	We attended the July 24th workshop and here is our feedback as we discussed with the workshop personnel. We live in South Fort Estates, and we are not in favour of any additional back yard or detached dwellings, whether it be permitted or discretionary. We are also not in favour of allowing urban agriculture, again, whether it be permitted or discretionary. We believe these developments would diminish the curb appeal of the district. We purchased in South Fort Estates to have the extra space, peace & quiet and limited traffic. The way it currently is

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32	Southfort Estates	25-Jul-25	I am writing to you to express my concern for the changes to the land use bylaws for estate district properties including Southfort Estates, specifically in regards to the proposed amendment to allow 2 backyard dwelling units per lot. Unfortunately the city has not taken into consideration that adding 2 additional dwellings per lot will result in increased traffic and higher roadside parking needs. Currently the road infrastructure in Southfort Estates does not allow for parking on roadways due to the narrow roadways without shoulders and a complete lack of sidewalks. There are ongoing issues with increased traffic and pedestrian safety in Southfort Estates due to high density housing development around this neighborhood that have only been addressed in minimally effective ways with the addition of speed humps and curbing along high use intersections such as Greenfield Way and Dillingham Avenue. Adding more traffic and roadside parking to Southfort Estates would result in more pedestrian safety issues. As a parent of a child using the bus to travel to school this is especially concerning - there is no public sidewalk that can be designated as a safe space for a child to use as a bus stop. I had this issue come up when my child's bus stop was assigned as the intersection of Greenfield Way and Dillingham Avenue - the only safe space for her to stand was in someone's private driveway. If there was an increase in roadside parking this would also result in more pedestrians walking closer to moving vehicles as there are no sidewalks. This would cause huge pedestrian safety issues, particularly for children, during peak hours of traffic - such as before and after school. Elk Island Transportation sends all busing via Greenfield Way to Dillingham Avenue to Southfort School as it is designated as a transfer station. In conclusion: my opinion is that the land bylaws for estate properties should not be changed to accommodate more dwellings per lot.
33	Southfort Estates	26-Jul-25	My wife and I have owned an estate lot in Southfort since 2012 with the intention of building a home, but our financial situation changed soon after the purchase. We have recently purchased a 20-year-old home in October of last year, on Greenfield Crescent and have sold the estate lot closing at the end of this month. I have lived in this town/city all my life in the original Fort Saskatchewan downtown district, therefore I have seen all the changes that have happened over the last 50 years. The downtown neighbourhood was changing in a bad way which influenced our decision to move. I did attend the info session at the DCC on July 24, 2025 and had a conversation with a gentleman there that ran me through the reasons for the new proposal. I want to share my opinions/concerns of the proposal: The current land use bylaw states that you can have a home office, secondary suite, or single detached housing. The current permitted development is more than adequate and there is no need to increase more dwellings. After conversation with the gentleman from P&D team, it meets the intention of having another dwelling for elderly or student children on the family residence. This 20+ year development should remain a family orientated neighborhood. Once we start adding options for more dwellings, you invite the rental owners and lose control of "transient renters" entering the area. Already the current area is extremely busy with vehicle traffic and noise, especially on Greenfield Way. This is becoming extremely congested and a common route for residences of adjacent neighborhoods to access their homes. (The reason we decided to sell our lot on Greenfield Way) More dwellings will increase vehicles on driveways and overflow onto roadways. Once vehicles begin parking on both sides of the street then there becomes a safety hazard like the rest of the high-density neighborhoods. The services (water, sewage, communications) of the extra dwellings will be taxing on the infrastructure. Has an assessment been completed to see if the existing infrastructure can handle the extra load? And if it's not.....I would assume my property taxes will be impacted for upgrades. The Urban Agriculture is an interesting proposal. Not sure the intention of this proposal? A garden plot in the backyard of 49% area could be non-esthetically pleasing. I believe 25% would be sufficient. Could the neighborhood infrastructure handle the load required to run a garden plot. Will there be a multiple 1000L (eye sore) watering totes to maintain the water requirements? Is there any risks/hazards of the herbicide and pesticide use within the residential neighborhood? Please consider the feedback. After finally getting to the neighborhood that my wife and I dreamed of owning a home in, I am hoping this proposal does not get approved. I don't want to move again!

Feedback Form Submission	Neighbourhood	Date	Request
34	Southfort Estates	26-Jul-25	I strongly oppose the amendment to the current bylaws which would allow up to a maximum of 2 additional backyard dwellings to be built on the estate property. This will increase traffic in an area that is designed to be quiet with minimal sidewalks. Most of us bought these lots and pay high property taxes to avoid high density living, and now you'd like to change what we all signed up for. How would it benefit us to allow such an amendment? I would like to know what the reason for this proposal is and what the study showed would happen to current property values as well as property tax, because I'm sure this study would have been conducted prior to trying to push this proposal through.
35	Southfort Estates	27-Jul-25	Hello, I am writing to oppose the proposed changes to the estate land use bylaw, specifically that "Estate properties are permitted up to a maximum of two (2) Backyard Dwelling units." Having additional secondary dwellings permitted on the lots will increase the traffic volume on Greenfield way, which is used to access majority of Southfort estates properties. This road has had ongoing issues with traffic volume and speeding, further exacerbating the safety concerns for residents in this area. In addition, this may decrease property value for the current residents in the area. The proposed changes to density should not be approved. Thank you,
36	Southfort Estates	27-Jul-25	NO, NO NO! I guess you know what our feeling is on this ridiculous new land use bylaw the city is proposing. Really - what is the planning department and council thinking? Do any of the councillors or members of the city planning department live in these areas and think this is a GREAT idea - I highly doubt it. I can guarantee you, a good majority of us that live in Clover Park, Sountfort or Pointe Aux Pins do not want this. No owner in these areas bought these lots to have the land bylaw changed and have to look out our windows and see possibly 3 houses on a lot, with more than likely multiple families living there. I am not being racist, I am only pointing out that some cultures live with multiple (2 or 3) families in one house. If you allow a total of 3 houses on a lot, you could potentially have several families on one lot. Wow - where would they all park? What are you going to do with the increase in traffic in these areas of town? Southfort Estates already has a traffic problem and certain areas like Greenfield Way are a race track (speed bumps or not). How is the increase in traffic and probably on street parking going to be addressed? This will also bring property values down. Who wants to buy a house in any of these areas next door to a lot that has 2 - 3 houses on it? Is city council willing to decrease my taxes because I now have multiple dwellings on a lot next to me? I highly doubt it. City council and planning need to do a better job in our community than what they have been doing in the past. This has got to be one of the most ridiculous plans I have seen the Fort propose and boy some doozies have been proposed over the years! This should not even be considered and needs to be dropped!

Feedback Form Submission	Neighbourhood	Date	Request
37	Southfort Estates	28-Jul-25	Thank you for the opportunity to inquire and provide feedback on this topic. My family and I are 20-year residents of Southfort Estates, and I appreciate your response to these points: Please provide the City Council decision-making minutes and business driver analysis for this change. Were the landowners of these affected areas consulted during the development and front-end decision-making of this plan? Please provide the full documentation for the project identify assess phases. What are the risks to the city and landowners of these subdivisions? What are the management plans to mitigate these? What is the city's investment for these changes? Please provide what the city capital and annual opex expenditure commitment is and demonstrate how this will be a positive change. I do not support any property tax rate increases. How does City Planning and Development intend to manage and adjust the performance outcomes of this change? Is a project implementation done to review and action learnings? I would like the results and learnings openly communicated to the landowners of this change. Development issues need to be managed proactively to minimize mistakes. This may require pausing development to resolve problems before construction advances. The project needs to be done right from the start, as the effects of not are too long lasting. What is the plan to manage the additional parking without clogging the streets? Please provide the city guidelines to manage the additional vehicle parking that will occur. Utilizing the public roadways and streets to accommodate this is not acceptable. The plan must also address commercial and business vehicles of the residents to ensure street roadways are not clogged for safe pedestrian and vehicle passage. I am sure you are aware that these subdivisions do not have public sidewalks adjacent to the streets. The designs are not safe for pedestrians and school children. What is the mitigation? Is the city public Works and engineering department staffed with competent people to review the designs of these new projects including any additional driveways to ensure best practices and consistent standards? As you are aware, there has been poor design of surface runoff in South Fort Estates. Resulting in city expense for annual drainage system maintenance and long-term mitigations. Thank you for providing us the opportunity to provide feedback. I look forward to your response. Please contact me by phone if any questions. I am also open to a meeting in person with your project team to provide input and discuss.
38	Southfort Estates	29-Jul-25	I would like to make it very clear that I am strongly opposed to any such project in this area. I do not feel that it is reasonable or fair for the City of Fort Saskatchewan to make changes to the look and feel of my neighborhood. My home and property is the single biggest investment of my life and I do not appreciate the City making decisions that either jeopardize my property value, or the neighborhood look and feel that we currently take great pride in. I also would like to emphasize that any discussion should completely exclude vacant lots by adding a provision that denies backyard dwellings for lots that are vacant at the time of any and all amendments. Again, I am opposed to the proposed Project in Southfort Estates in its entirety, but the added provision above regarding vacant lots is to emphasize its added importance for reasons that I will explain below. First, it's important to ensure that none of my following comments be taken as a contradiction or compromise to anything stated above. My home is my home first and my investment as a close second. I am not in favour of the City making decisions that negatively impact either of these things, regardless if the City has a different viewpoint on this matter. I purchased my property under the contractual obligations as specified by Strata Development. I have adhered to all those obligations as well as the obligations that have been asked of me by the City regarding being a responsible resident for over 15 years in Southfort Estates, as well as another 20 years in my previous Fort Sask home. Please note that this is the first time that I have become this disappointed and upset with the City of Fort Saskatchewan. At a time when my adult children are looking to move back into the city they were raised, I instead find myself wondering if it is better to sell our home asap and move away from Fort Saskatchewan and encourage our children to do the same. These types of projects suggest that the City's focus is on meeting quotas with increased dwellings, smaller spaces and catering to building developers, all while ignoring what is reasonable and fair for its long-time loyal residents.

Feedback Form Submission	Neighbourhood	Date	Request
			It is unfortunate that many home developers are choosing to 'cash-in' by building 'pocket' type houses so that they can generate more revenue per square meter and it somewhat baffles me that the City wants to follow suit by pitching this New Land Use Project for what appears to be similar-type goal. I find it unappealing that many of the new areas being developed are focusing on how many dwellings per square meter can be built rather than focusing more on developing beautiful spacious subdivisions with larger backyards, improved privacy, more plantations and wildlife surrounding the homes, with space for customized curbing, putting greens, pools, firepits, etc. I understand that's business, but it is that type of business that leads me to question any provisions that are being proposed for the Southfort Estates area. I respectfully understand that there is some market for 'pocket' style houses, but that market is not in Southfort Estates. Again, I am asking that the City please leave my neighbourhood alone as it is a neighbourhood that does not require altering in any way. Southfort Estates is a beautiful area that has been a great place to create family memories. The residents take pride in Southfort Estates and this is entirely because of what 'it is' and not what City Staff thinks it should become. Fix what needs fixing in other parts of the city but please leave Southfort Estates alone.
			As mentioned earlier, an area of this project that requires special thought is with regard to the vacant lots in the neighborhood. I live next to a vacant lot so I feel most vulnerable to any changes that this Project would potentially allow for, regarding development of this lot. To clarify, although I look forward to someone building an estate-style home on this lot under the same rules and regulations that I was asked to contractually agree to by Strata Development, there are high risks associated with the Project being proposed. For instance, allowing the owner or perhaps a professional developer the ability to build according to the Project's requirements potentially allows them to build multiple smaller dwellings that they can use strictly for revenue purposes. Perhaps this would satisfy the developer, and maybe even the City, but it most certainly would not satisfy me or my neighbours. We are most concerned about an owner or developer bullishly building out this lot in a manner which is conducive to occupying as many as 3 dwellings that each, including the primary residence, could be as small as 800 sq. ft. This would keep the dwellings below the approx. 2500 sq. ft or 35% coverage limit that I believe was mentioned at the Town Hall. It also would not stop the rest of the lot from being covered in pavement for parking, which is not something that I wish to have a self-serving developer, and their lawyers prove through the provisions of the City's Project, that they have every right to do. During the Town Hall, I submitted a request that asked to "add a provision that denies backyard dwellings for lots that are vacant at the time of the amendment". This does not change the fact that I see this Project unnecessary in every aspect, anywhere in Southfort Estates, it just emphasizes the added concern with the vacant lots. Lastly, I realize that this letter is rather long-winded but when someone arbitrarily decides they know what is best for our neighborhood, our homes, our families, our investments, our community spirit, etc., it stirs up a lot of worrisome and negative emotions. No one appreciates city workers messing with a good thing simply because they think they can jam in a few more dwellings to squeeze out a few more tax dollars from the area. Southfort Estates owners likely pay some of the highest taxes in the City so we deserve to be heard and to have our concerns competently managed. Therefore, please do not allow your city staff to make unnecessary changes to our neighborhood because their mistakes may only be a lesson learned for them but for us owners we then must live with the consequences of their poor decisions, for the unforeseeable future.

Feedback Form Submission	Neighbourhood	Date	Request
39	Clover Park	31-Jul-25	Wanted to share my thoughts on the LUB Estate district proposal. Number 4- I think you've heard this but I think 1 extra dwelling is sufficient. Number 9- Height of accessory building not to exceed principle dwelling. Speaking only for Clover Park I think this doesn't make sense here. Most properties here are bungalows with a shop that is 2 stories high. I don't see why someone else wanting to do the same couldn't do that. In a more dense residential area like Greenfield Estates I can see that this may not look good, however the dwellings are much more spread out in Clover Park. Number 8- Speaking strictly about Clover Park where the lots are a minimum of 3 acres the city should consider allowing subdivision in particular cases. I don't think most properties in Clover Park could nicely subdivide but there are several lots where this would make a lot of sense if the homeowner so chooses. For example all properties on the outside loop of North Ave are not good fits. However on large 3.25 acre lots on the inside loops, particularly on corners this could help increase some density. To be honest I would not subdivide my lot even though it is a good candidate. The corner lots still offer very long lot widths and ample space for new approaches. The reason I bring this up under number 8 is the servicing. It references not self servicing on properties under 2.2 acres. There are several that could be split to 1.5 acres each. Pretty much every inside corner lot (7-8 properties) are good candidates if the home owners were even interested. On the outside loop of First street, many along that street could also be easily subdivided in a way that kept the integrity of the subdivision. Lastly, I am not sure what your definition of agriculture is. But as far as farm animals go, Clover park is kept to the same standard of normal in city homes when it comes to pets. I think there is a great opportunity to recognize that Clover Park would be a good candidate for chickens, horses... small farm yard animals of those types on properties over a certain size.
40	Pointe Aux Pins Estates	3-Aug-25	Hello, I'm a resident of the estate lots and wanted to share my feedback on the proposed bylaw changes. We do not support the proposal to allow two dwelling units on an estate lot. This change could increase traffic and noise, and may encourage the development of rental properties that are not in keeping with the character of the neighbourhood. We do, however, support the concept of urban farming—within reasonable limits. For example, allowing chickens in a properly maintained and enclosed pen, with appropriate setbacks from property lines and consideration for noise, seems reasonable. However, we would not support allowances for larger livestock such as cows. Thanks
41	Pointe Aux Pins Estates	3-Aug-25	I'm responding to the cities intention to allow extra structures being built on estate property. We are not in favour of this action at all. We have been away and we were unable to attend the meeting(s). We have been in contact with several, almost all, of our neighbours and they feel exactly the same as we do. Why has this matter been brought forward and by whom. The original plan for Pointe Aux Pins is that this area remain as it is and not to be altered. Your response is requested.

Feedback Form Submission	Neighbourhood	Date	Request
42	Pointe Aux Pins Estates	3-Aug-25	When we purchased our lot at Point Aux Pins Estates, we agreed to his building and property restrictions. The restrictions he listed would ensure that the neighborhood would stay spacious, attractive, and orderly. One family home, no business or commercial enterprise, no horses or other farm animals, no mobile homes or trailers and the said lots were to be maintained in a neat, tidy and orderly manor. We chose this development because these restrictions would keep it attractive. The larger lots ensured the house next would not be looking into your windows. Anyone wanting to raise farm animals can do so by living in rural areas of nearby counties where this is permitted. The county of Lamont even restricts a farm to have no more than two homes on a farm property of 40 acres. At no time during the annexation of Point Aux Pins Estates was there any indication that the City would change the conditions that were agreed upon when we purchased this property. If someone wishes their children to live on the same property perhaps they could apply for a permit to expand their house- and even that would be against the single family home restriction that we signed. I strongly object to any changes that would allow more than one home on a property or for one to have farm animals. They are called estate lots because they are large lots for single family dwellings. The city if not short of land for housing after their annexation from the County of Strathcona.
43	Southfort Estates	3-Aug-25	I am writing to express my shock and strong opposition to the proposed 2025 amendments to the Estate District Bylaw, which would permit up to three full-sized dwellings per estate lot, each potentially as tall as 14 metres. This is not a minor policy shift—it is a complete reversal of the foundational principles that defined Southfort Estates and similar neighbourhoods. Why We Chose Southfort Estates In 2005, my family chose to build a home in Southfort Estates because of what the developer—and the City—promised: a peaceful, estate-style community offering large lots, single-family homes, privacy, green space, and architectural consistency. I could have purchased a rural acreage or moved to a denser subdivision. Instead, I made a significant financial and lifestyle investment in this neighbourhood because I believed in the long-term vision: a quiet, low-density enclave for families, retirees, and those seeking a city-adjacent retreat without the pressures of urban development. That vision, now 20 years in the making, is under direct threat. The Impact of Allowing Three Dwellings Per Lot Permitting three full-sized buildings per lot—each up to 14 metres tall—would fundamentally transform Southfort Estates from an estate community into a quasi high-density urban zone, completely unfit for the infrastructure and character of the area. Key negative consequences include: - Loss of privacy and light due to multiple tall structures crowding previously open spaces - Severe traffic increases, congested streets, and insufficient parking - Overloaded infrastructure, including garbage, sewage, emergency access, and snow removal - Visual and architectural inconsistency, eroding the community's cohesive look and feel - Declining property values, as the estate identity gives way to investor-driven overdevelopment - A fractured community, as multi-dwelling lots disrupt the neighbourly trust and stability we've built This is not about small in-law suites or secondary garden suites. These are disguised multi-plexes—up to three full-sized, independently occupied buildings on lots that were never meant to support them.

Feedback Form Submission	Neighbourhood	Date	Request
			A Community United in Concern I am not alone in this view. Many of my neighbours in Southfort Estates, Pointe Aux Pins, and Clover Park share these concerns. We have discussed them at length, and there is widespread alarm over the scale and speed of the proposed changes. We built this community together—with trust in the City's long-term planning. If these amendments pass, that trust is permanently broken. Rebutting Potential Justifications We understand the City may justify these changes with arguments about housing diversity, growth pressures, or alignment with broader densification trends. But these explanations do not hold up under scrutiny in the context of Southfort Estates: Housing Need: The region has ample areas zoned for medium- and high-density development. Estate subdivisions are a deliberate contrast—not a gap to be filled. Alignment with Growth Trends: Densification should not be forced onto established neighbourhoods that were explicitly built to resist it. Infill Strategy: Estate communities like ours were never intended as infill targets. If the City needs more housing, it must look to new developments designed to handle density—not retrofit estate zones to suit a new agenda. Architectural Harmony Will Be Preserved: Without mandatory controls, this is simply not credible. The proposed changes remove—not reinforce—standards that protected our community's unique character. Owner Choice Will Remain: This assumes individual decisions don't affect neighbours. In estate communities, every structure affects privacy, sightlines, value, and livability for those around it. Support for Extended Family or Multigenerational Living: There are already provisions in the existing bylaw that allow for a secondary suite within the primary residence and an additional garden or garage suite. This is more than sufficient for accommodating extended family if desired. Three full-sized dwellings go far beyond what is needed for family support and open the door to investor-style multiplexing. Most residents did not move here to create or live beside family compounds—and we should not be forced into that model.
			This Is a Betrayal of the Original Concept The bottom line is simple: this is not what we were promised. The Estate District zoning was a core part of the purchase and building decision for many residents. If this bylaw passes, it will not only devalue our investments, but permanently damage the lifestyle, identity, and integrity of a community we've spent decades building. I strongly urge you to preserve the original vision—one home per lot, architectural controls, and a low-density neighbourhood plan. Anything less is a betrayal of the trust the City earned when we chose to make Southfort Estates our home. To reinforce this point, I have attached a copy of the original Southfort Estates marketing material that outlines the developer's and City's intent for this community. It clearly illustrates the estate-style vision we were sold—one that many of us based our financial and lifestyle decisions on. That vision must be honoured.
44	Southfort Estates	3-Aug-25	I oppose this new bilaw to allow 2 residents on one lot. The area cannot support this type of living situation. There remains unresolved issues with drainage in the subdivision. There is a lack of parking for all the vehicles that could potentially be for one lot. We already have been having problems with ppl renting their estate homes to undesirable ppl that run chop shops out of the garages, drug deals and poor property up keep. A lot of this is done on a small scale not of true interest to RCMP or Bilaw they want to catch the "big fish" (I do understand that perspective). Some ppl moved to the estates to have a degree of separation between neighbours. The ability to grow a garden and enjoy your back yard and tinker on hobbies is nice. I am grateful to be able to let my dogs roam in my back yard and to be able to throw a ball. Also having the ability to have other dogs come for a playdate is nice. With this bi law change how many dogs can you have for a maximum and being that drainage is an issue and spring time we have to pump out yard water into the ditch out front can you imagine the mess and smell. How much are the taxes going to go up? Will the current underground service be able to handle more waste water? What about garbage removal will it be more frequent if not will there be places to park the garbage cans far enough apart.
45	Southfort Estates	3-Aug-25	I disagree with allowing more than one dwelling per property in the estate districts. I also disagree with "urban agriculture" such as chickens and livestock. Allowing infill and population density directly goes against the appeal and spirit of the estate areas in Fort Saskatchewan.

Feedback Form Submission	Neighbourhood	Date	Request
46	Pointe Aux Pins Estates	5-Aug-25	here are my comments related to the proposals for estate lots (Pointe aux Pins, in particular): For additional dwellings, it seems to me like the current rule (which I understand to be that one additional dwelling is allowed but only on a discretionary basis) is a good one. Allowing additional dwellings (and not on a discretionary basis) would seem to open up the door for development that does not suit the nature of an estate lot. I think an estate lot should be one where there is a high ratio of undeveloped space to developed space. Although this type of planning doesn't make sense for all types of lots, I think it is reasonable to have that for estate lots only since there are only a relatively small number of estate lots in Fort Saskatchewan. This provides residents with a variety of different types of lots to choose from, instead of trying to have high density on all lots. One additional comment related to number of dwellings – if the objective of having additional dwellings is to allow people to “age in place” it seems to me that that objective is already met by the existing rule of one additional discretionary dwelling. For agriculture, I don't think this should be permitted or discretionary within an estate lot. Although an estate lot is larger than a regular city lot, I do not believe that 1 or 2 hectares is sufficient to support an agricultural operation. That type of use should be restricted to much larger parcels. For urban agriculture, I feel like this is an area that could include many, many different types of development. As a result, it seems to me that urban agriculture should be a discretionary use, since that allows the exact type of urban agriculture to be examined more closely for a particular development, and it allows neighbors an opportunity to appeal a particular development. In summary, I feel like the relatively small number of estate lots in Fort Sask should be maintained in the nature of estate lots, which to me means a lot with a high ratio of open space to developed space. An estate lot is not a place for farming nor is it a place where the objectives of high density needs to be met. Thanks
47	Clover Park	5-Aug-25	They considered Clover Park a special study area and had told me that they wouldn't be looking at it yet. But now they've lumped us into this estate district with Greenfield estates and point Aux pins. I think they genuinely believe this is a good solution. We are a country cluster though and those other two areas really are not so I do think that we should have special rules for our area that may not necessarily apply to those other ones. for example, as a country cluster with the amount of land, we should be allowed to have horses, or other farm animals under certain conditions. However, you wouldn't allow that in Greenfield Estates. So if you don't keep us as a separate district, I'm not sure that we would get the rules that we would hope for in our unique area and we would still be restricted to development standards that are more conducive to low density residential neighbourhoods. That's just one example, but I think there are many ways our unique situation could be better used to our advantage if we had our own rules. I support Clover Park being removed from the estates district and perhaps creating a country cluster district.
48	Pointe Aux Pins Estates	8-Aug-25	disagree with the proposed additional dwellings or any other agricultural changes to The Estates. it was for only one dwelling & it was to be kept attractive & orderly. The land use was always intended as Executive Estates not for multiple dwellings.
49	Pointe Aux Pins Estates	8-Aug-25	please note that we do not support the proposed regulations for additional dwelling units on our properties, nor any urban agriculture.
50	Pointe Aux Pins Estates	12-Aug-25	I'm replying to share my serious concerns regarding land use bylaw proposed changes that directly affect our community. These concerns must be addressed . We/I would appreciate the planning department recognizing our concerns and rethink your position on this proposal to change the land use bylaw for our area. As you should be aware our community was annexed by the city a few short years ago with the promise that changes you suggest re the land use bylaws would not be changed unless we in pointe aux pins support It.

Feedback Form Submission	Neighbourhood	Date	Request
51	Pointe Aux Pins Estates	12-Aug-25	I am writing on behalf of my neighbours and myself, at Pointe aux Pins Estates. We are two of the original four owners who bought the properties in 1977 and signed the caveat that he required to maintain a one dwelling, tidy estate of high standards. Are you proposing to ignore this legally binding caveat? It is also something to keep in mind that we all have septic tanks and septic fields. How would it be possible to put two extra dwellings of any proportions on a one acre plus of land since the septic fields take up a large portion of the area? Also., would each dwelling have to have their own septic system? Both [my nieghbourhos] and I are definitely opposed to any changes in the caveat.

Appendix C: Draft Materials

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.

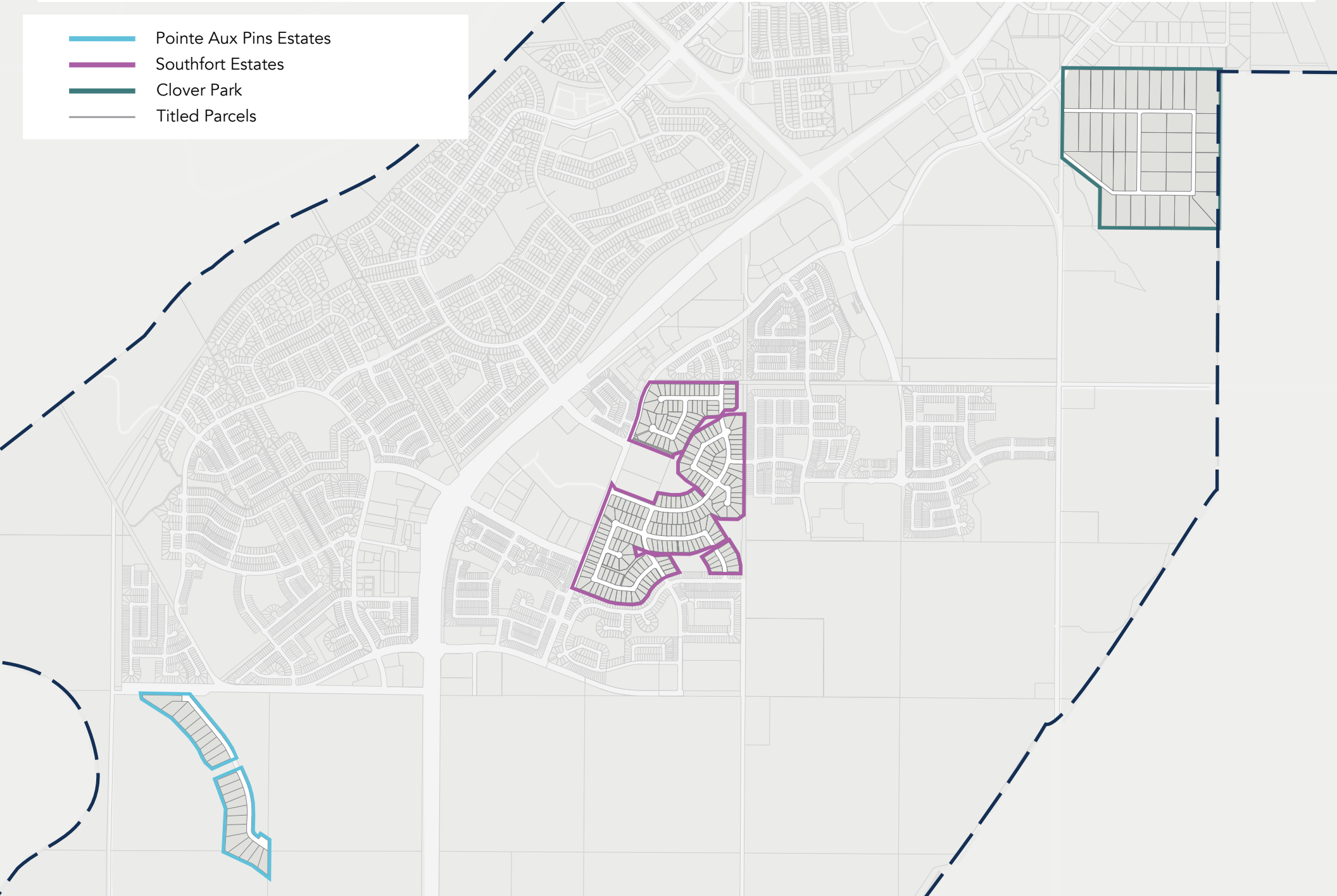
12. Applicability of the Regulations

- 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.

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

TWP Rd 543

Wilshire Blvd

Westpark Dr

23061 Twp Rd 543

23061 Twp Rd 543

AG-S

AG-S

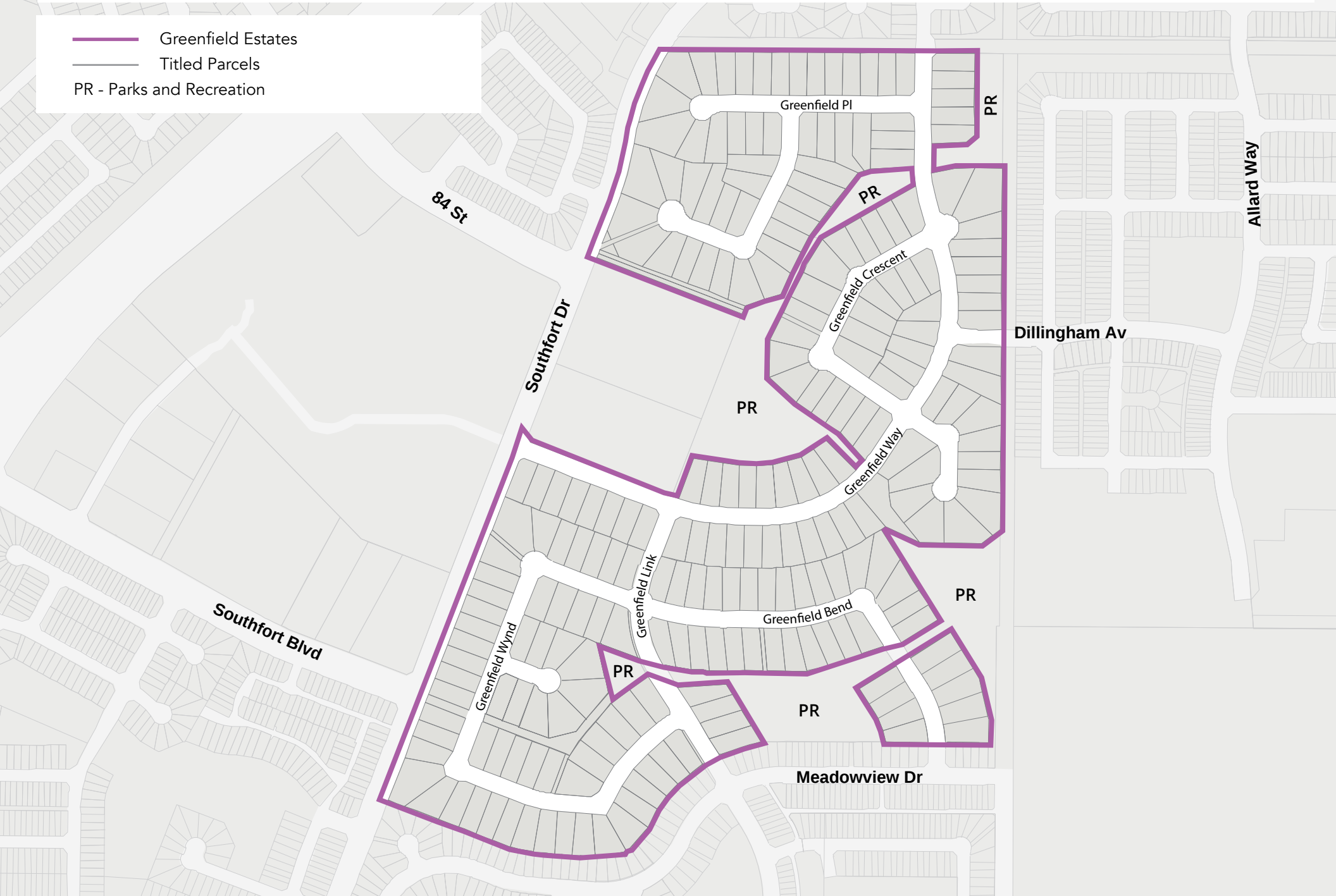
DRAFT ONLY

ESD - Estate District | Greenfield Estates

Greenfield 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



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.