November 05, 2026

RE: Land Use Bylaw C14-26

Dear Mayor Makin and Members of Council,

BILD Edmonton Metro is a non-profit organization representing over 500 companies in the building and development industry. Our members are committed to shaping our region to ensure more people and businesses choose to live, invest, and thrive here.

BILD Edmonton Metro supports the proposed Fort Saskatchewan Land Use Bylaw C14-26, which will be presented on November 10, 2026, at a public hearing. On the whole, Fort Saskatchewan's new Land Use Bylaw represents a step forward for planning and development within the community. The Land Use Bylaw reinforces the directions provided within the City's Municipal Development Plan, allowing for Fort Saskatchewan's long-term vision for the community to be achieved via the day-to-day development that builds our communities. The proposal contains several steps forward when it comes to building the community and allowing for innovative designs in residential development.

Though we are prepared to support the overall proposed Land Use Bylaw, we note a few concerns that could be improved. We make a few straightforward suggestions to allow for greater housing attainability, without drastically changing the overall neighbourhood-built form.

- **Reduce minimum lot widths** (for example, the CND district, specifically Table 5.1.2) – All minimum lot widths for detached dwellings and duplexes on laned lots should be reduced to 5.5 meters. This housing form is already being built in new communities at this width and can be thoughtfully threaded within a neighbourhood through the planning process. Reducing the minimum lot width by a minor amount allows for housing that is already in the community to continue to move forward as neighbourhoods develop.
- **Remove maximum front setbacks in specific circumstances** (for example, the CND district, specifically Table 5.1.4) – The practical benefit of a maximum front setback is limited, since they end up creating considerable design constraints for limited impact on the overall look and feel of a residential street. They also slow down development timelines and use up administration's capacity due to unnecessary variance requests (particularly where shallow utilities or corner cuts reduce the available buildable area on corner lots).
- **Allowing secondary suites in more low-density housing forms** (for example, the CND district, specifically Table 5.1.1 (Internal Secondary Suite) and 5.1.3 (Density per Lot)) – As it currently stands, the Land Use Bylaw curtails potential for internal secondary suites in townhomes and duplexes. Allowing for basement suites in more low-density

housing types creates further opportunities for rental income for homeowners and multi-generational housing. Though we understand there are some concerns with parking, we believe Administration's original recommendation to permit these suites and the corresponding parking regulations alleviate this concern.

- **Reduce complexity regarding placements of different housing types** (for example, the HND district, specifically 5.5.6) – Proposed regulations requiring different housing products can be cumbersome and over-regulated. Under 5.5.6.b, reducing the minimum width for lots with front garages across from different styles of housing from 11.7 meters to 10.37 meters meaningfully allows for more housing options and flexibility, without creating concerns regarding housing typology placement. Similar improvements could be made by removing 5.5.6.c altogether.
- **Townhouses on local roads** (for example, the HND district, specifically 5.5.1) – We recommend amending the draft proposed Land Use Bylaw to allow for more than one townhouse development along the block face of a local road. This will result in greater diversity of housing goals and balance in density throughout a neighborhood.

Our members recognize that this bylaw has gone through several rounds of revisions and reviews. We are thankful for the opportunities provided by Administration for feedback, discussion, and improvement. Outside of these narrow changes, we believe we have a strong final product that we look forward to implementing alongside the City.

We appreciate Administration's efforts in engaging our industry on these changes and look forward to the continued evolution of planning and development within Fort Saskatchewan.

Sincerely,

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Vice President, Policy & Advocacy, BILD Edmonton Metro

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