



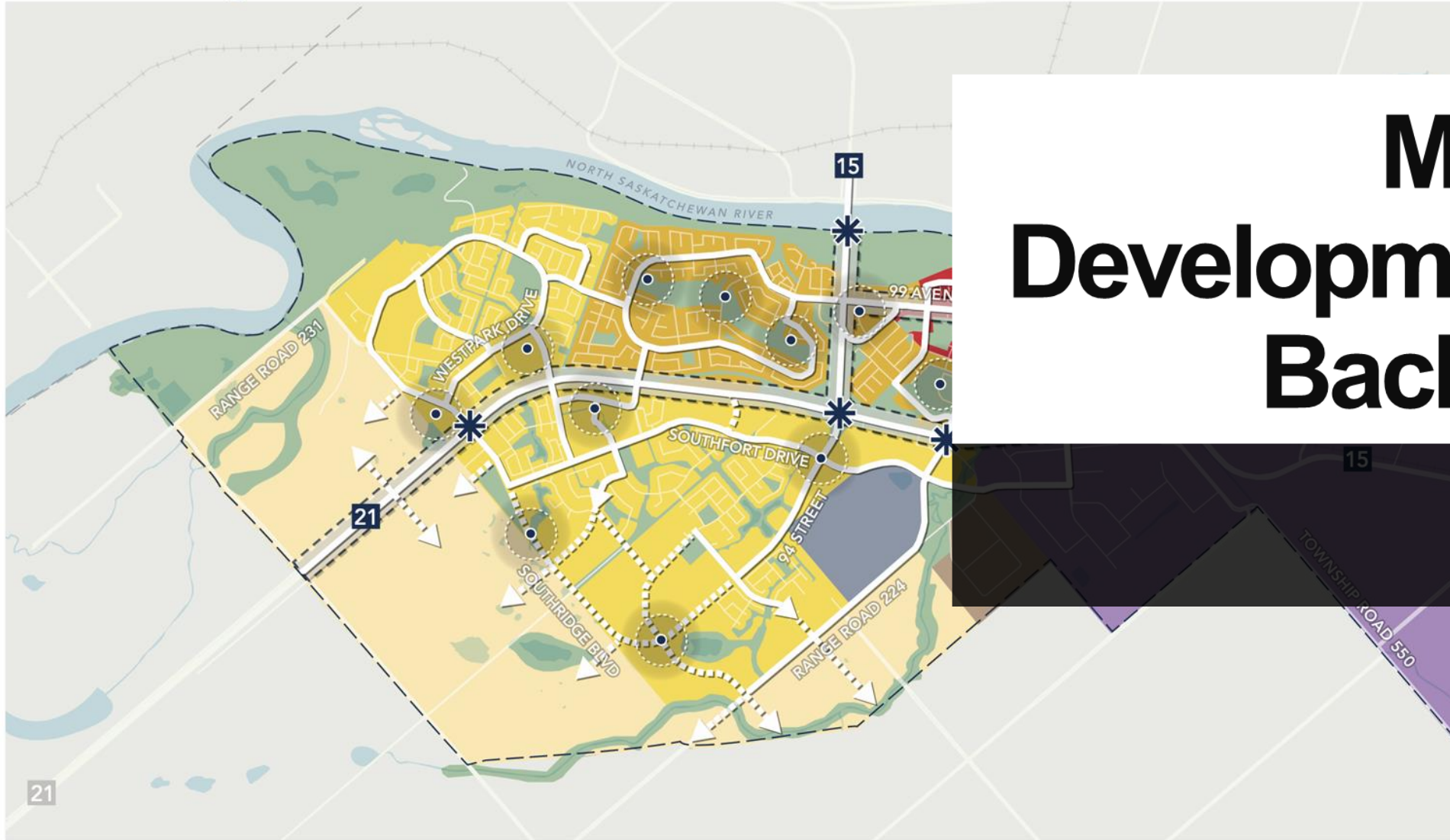
CITY OF  
FORT SASKATCHEWAN

# Restoring a Sense of Place

Place Types: A Character Based Land Use Approach



# Municipal Development Plan Background





YOU are  
invited....



*Dinner  
Party*



# The Menu....

Protein

Light Starch

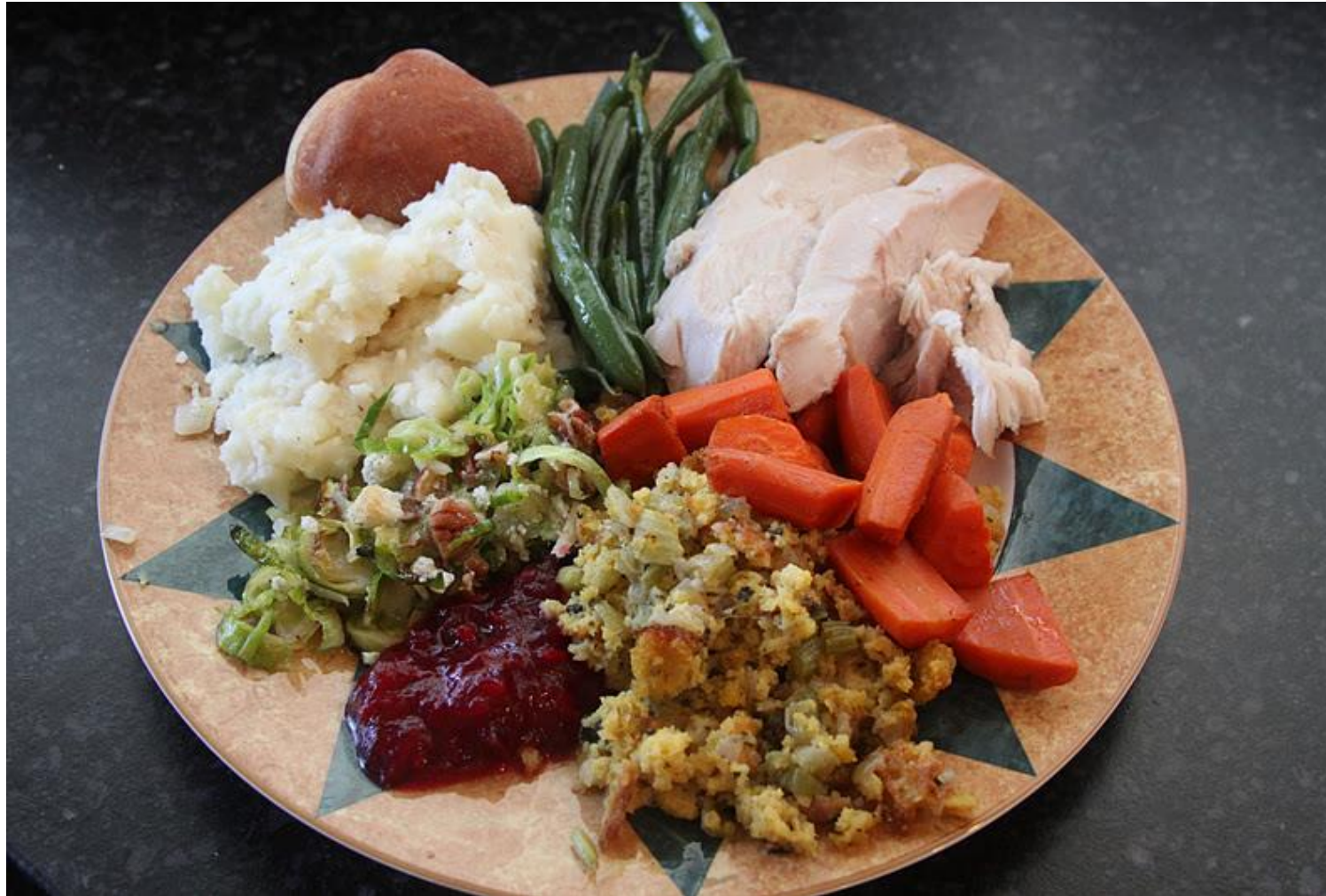
Green Vegetable

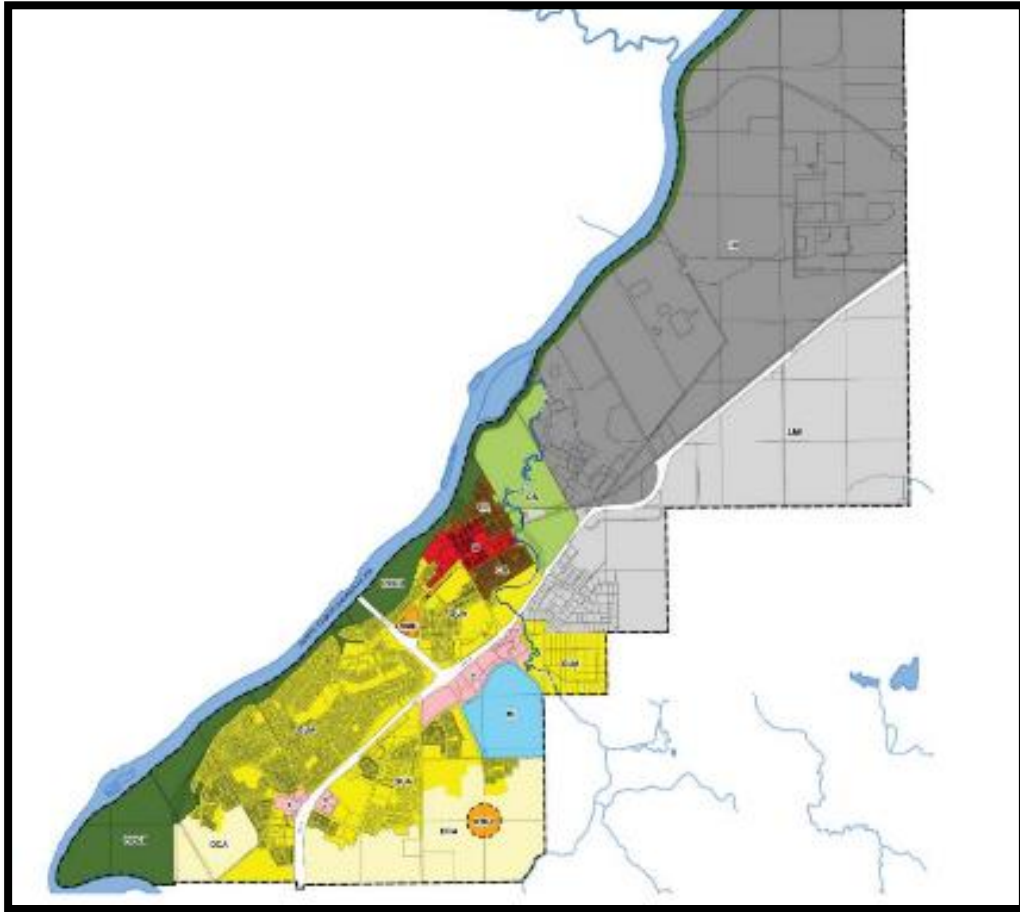
Leafy Greens



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ALBERTA







Protein

White Starch

Green Vegetable

Leafy Greens



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ALBERTA



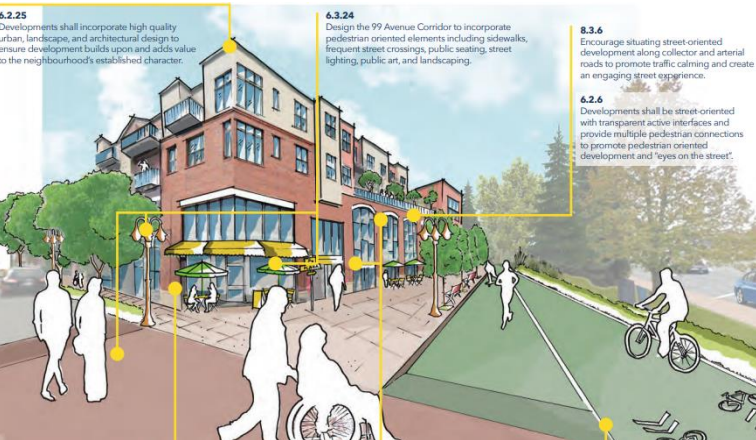


Cities are Habitats for People





# Ingredients of Place:



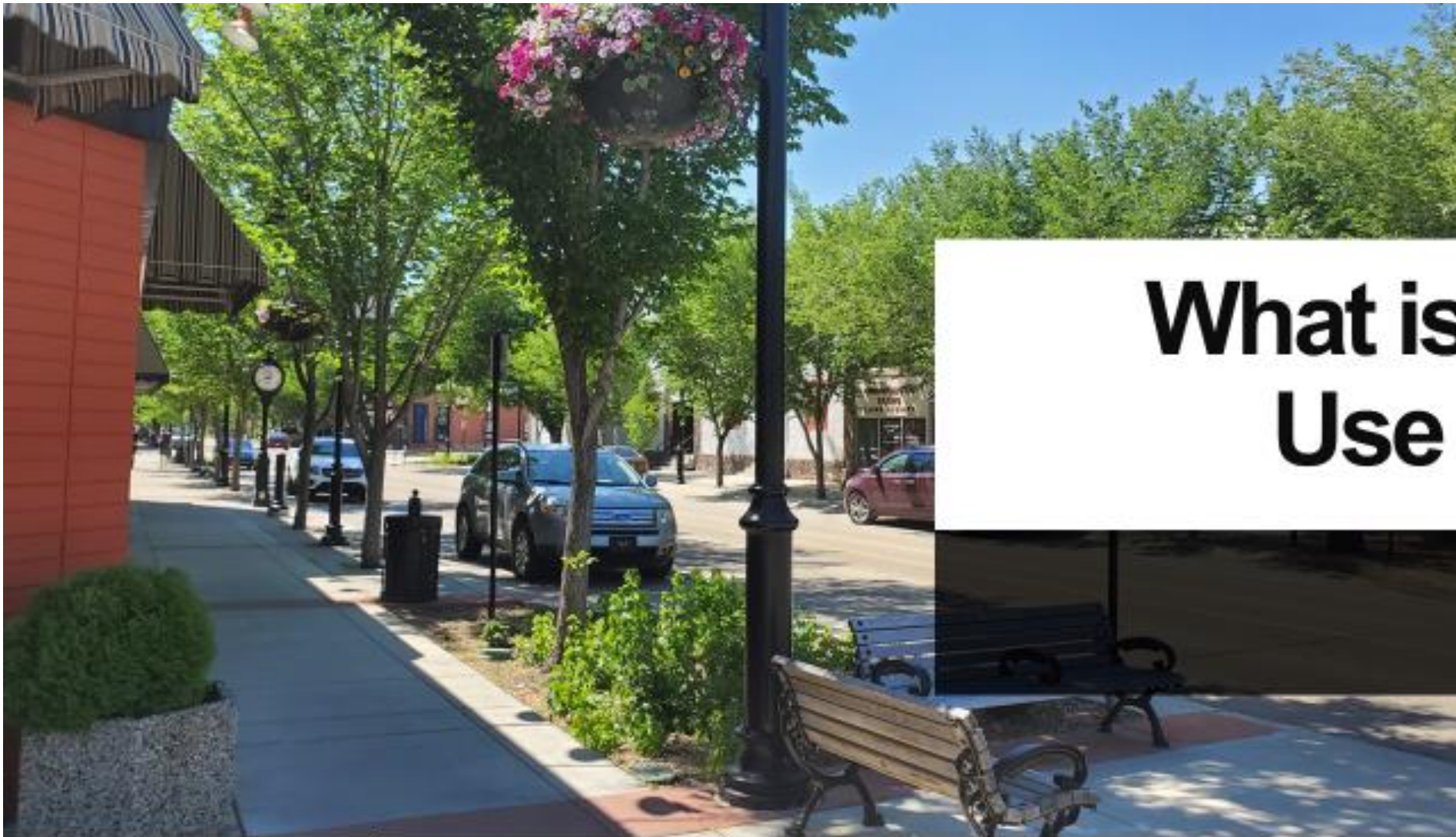


## CHARACTER AREAS OR "PLACETYPES"

- Downtown
- Mature Neighbourhoods
- Established Neighbourhoods
- Developing Neighbourhoods
- Future Urban Area
- Clover Park
- Major Employment Lands



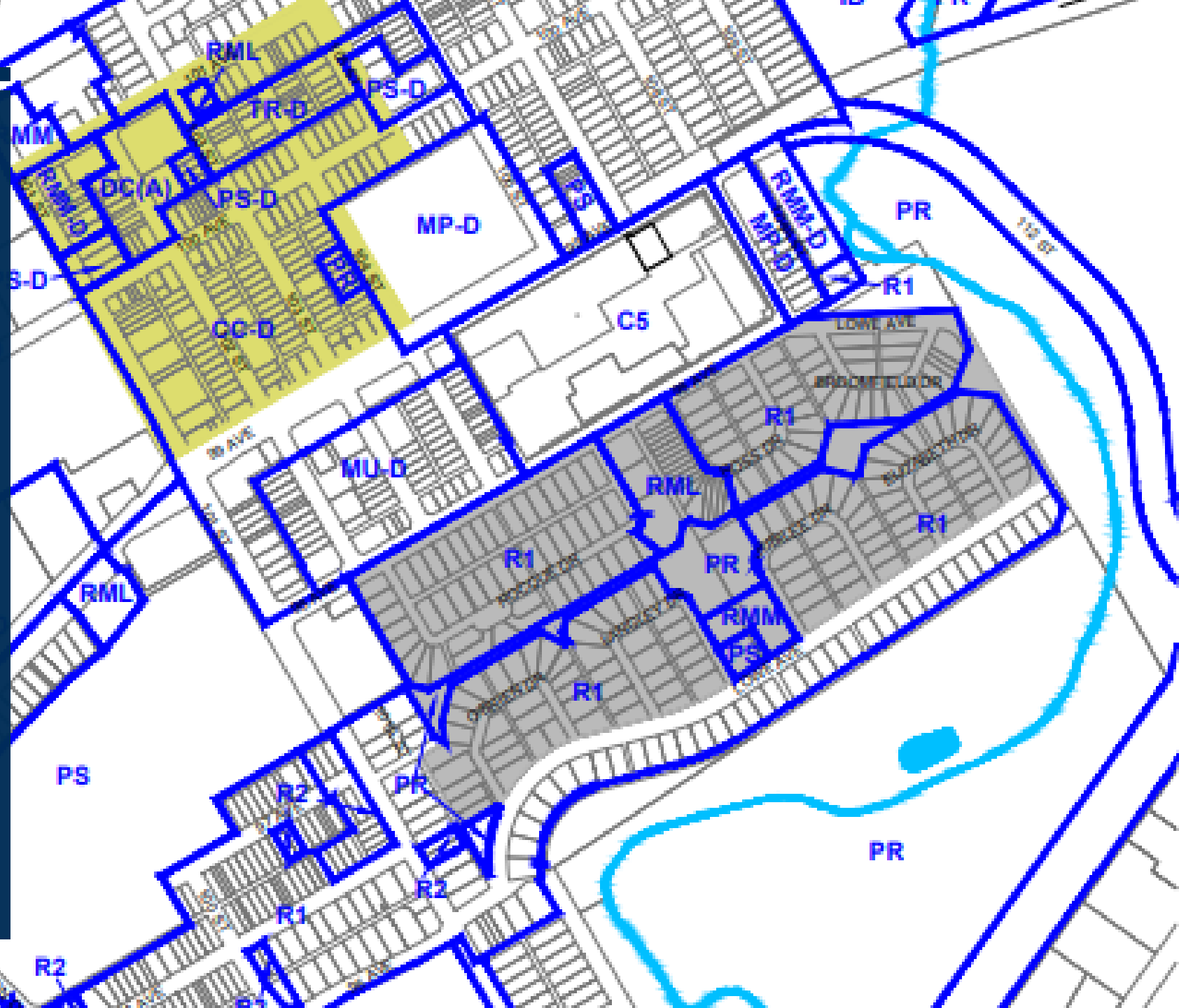




# What is a Land Use Bylaw?

# THREE PARTS OF A LAND USE BYLAW

## #1 Map





# THREE PARTS OF A LAND USE BYLAW

## #1

## Map

Residential  
Commercial  
Industrial  
Institutional  
Parks



## R1



## R2



## R3

# THREE PARTS OF A LAND USE BYLAW

## #2

# Use Table

### (b) R1 Permitted

- Home Office
- Secondary Suite
- Single Detached Housing

Accessory development to any use listed in subsection 6.12.2(b)

### (c) R1 Discretionary

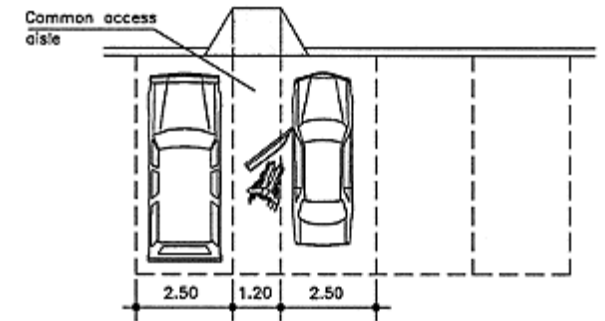
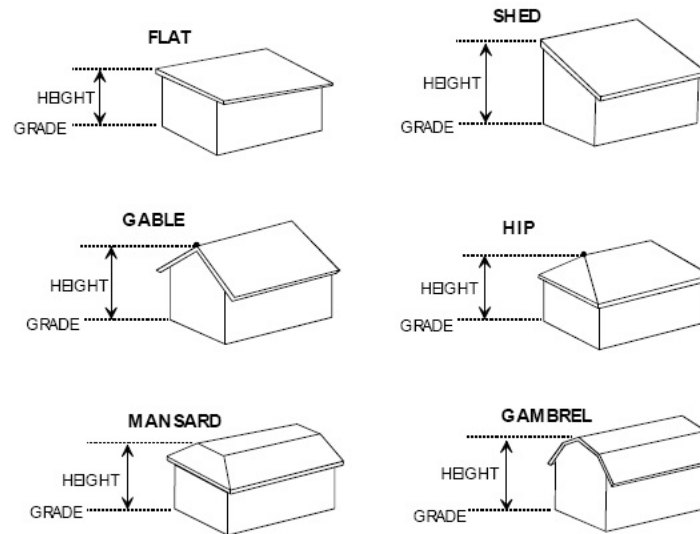
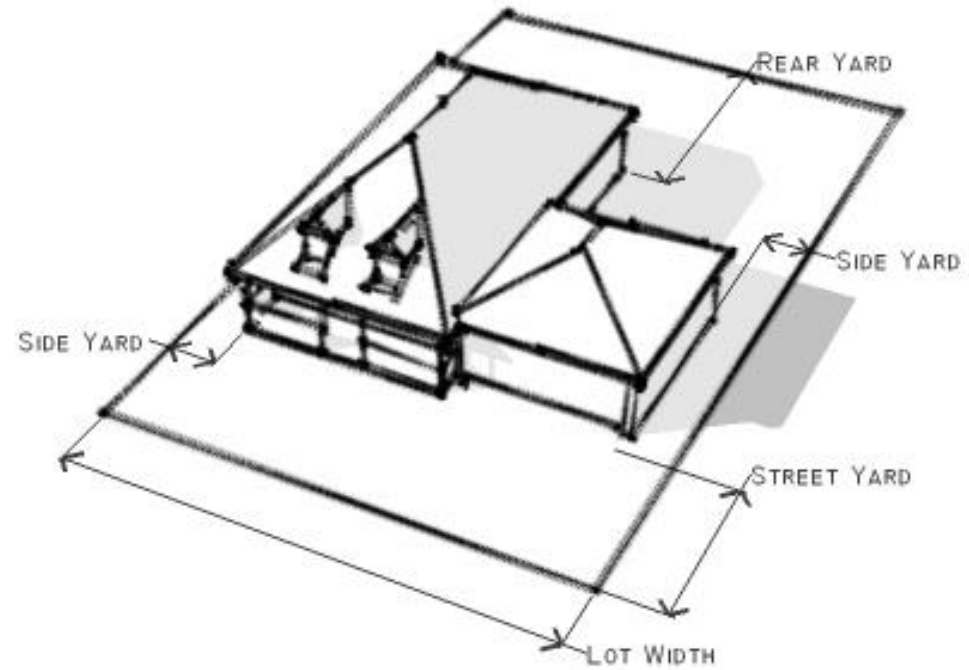
- Bed and Breakfast
- Boarding Facility
- Garage Suite
- Garden Suite
- Group Home (Limited)
- Home Business
- Show Home
- Temporary Sales Centre

Accessory development to any use listed in subsection 6.12.2(c)

# THREE PARTS OF A LAND USE BYLAW

## #3

# Development Standards

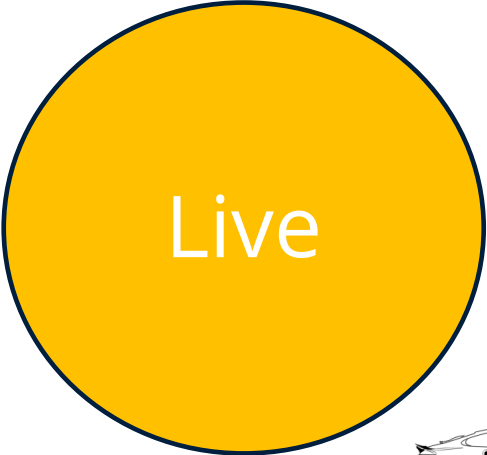




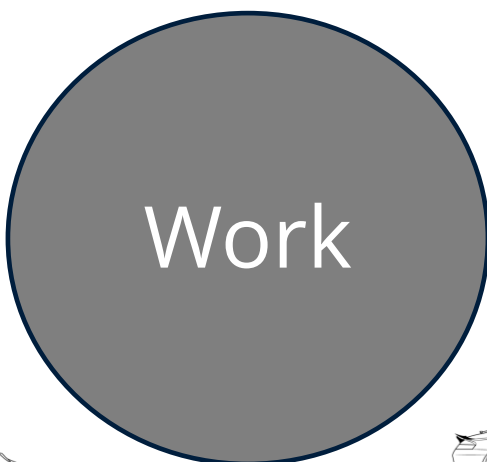


SEEMS REASONABLE, RIGHT?

- Predictable
- Reasonable
- Minimizes Impacts



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# SEGREGATION OF USES

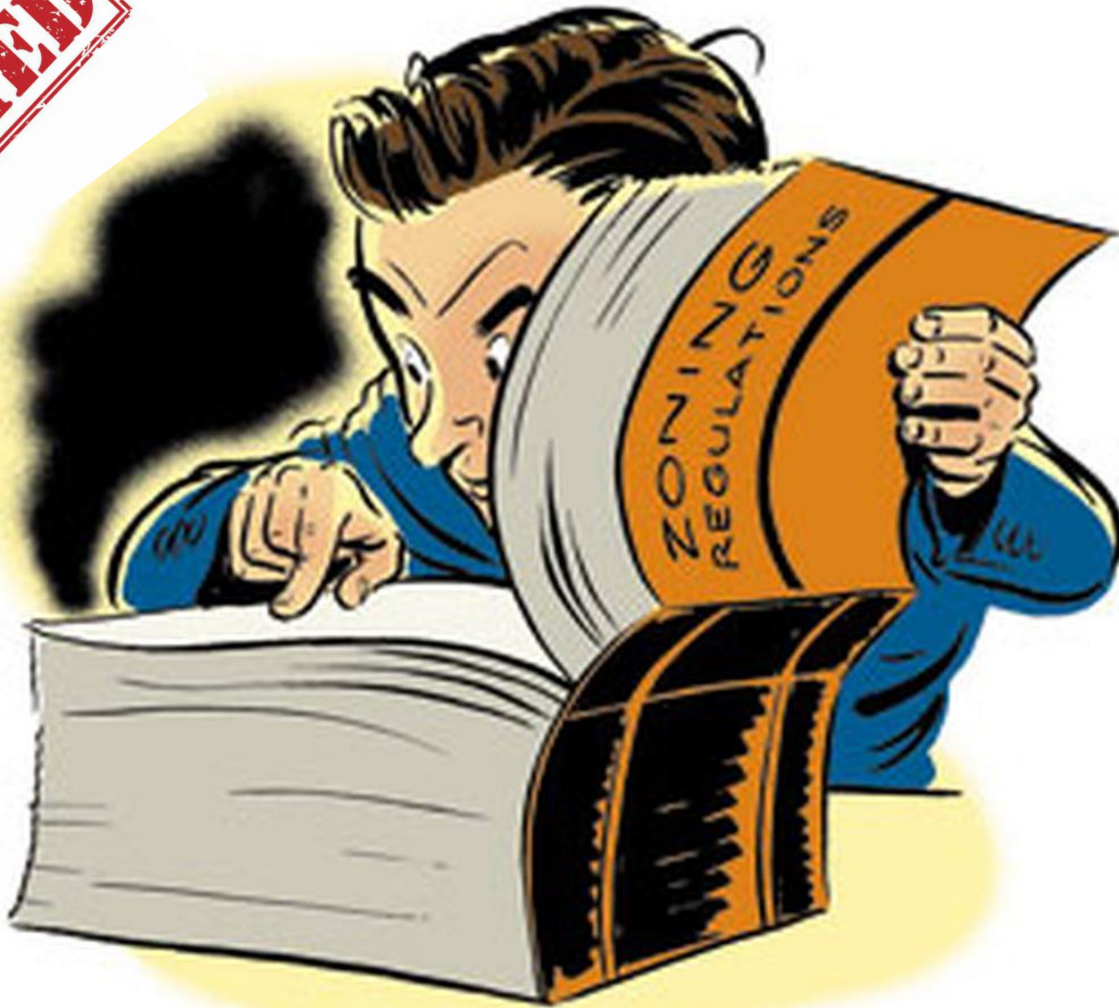




**SAMENESS = PLACELESSNESS**



**DENIED**



**FOCUS ON  
WHAT CAN'T  
BE DONE**



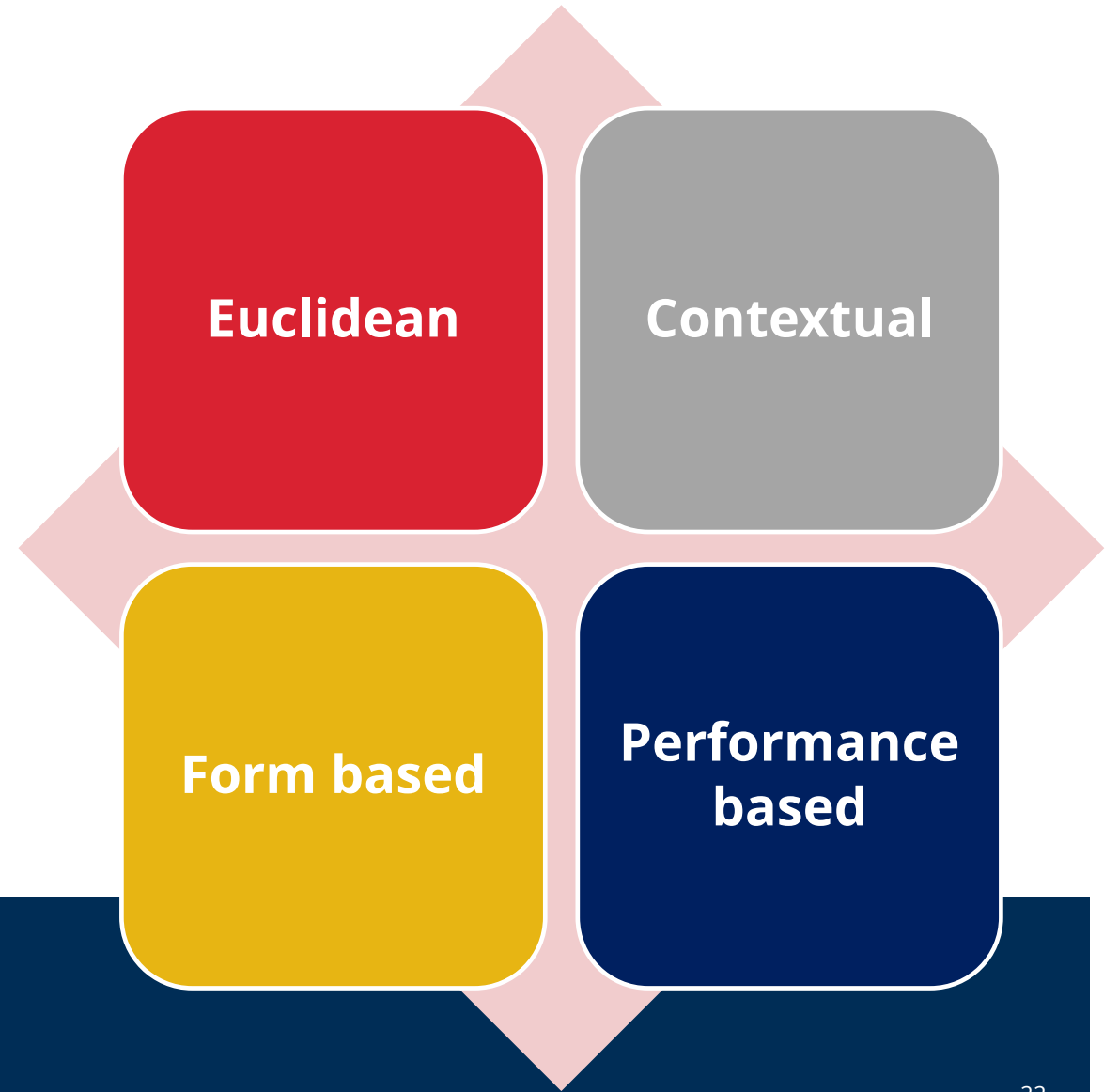
- Childcare
- Convenience Store
- Clothing Retail
- Accountant
- Dentist
- Printing
- Post Office
- Liquor Store
- Café
- Restaurant



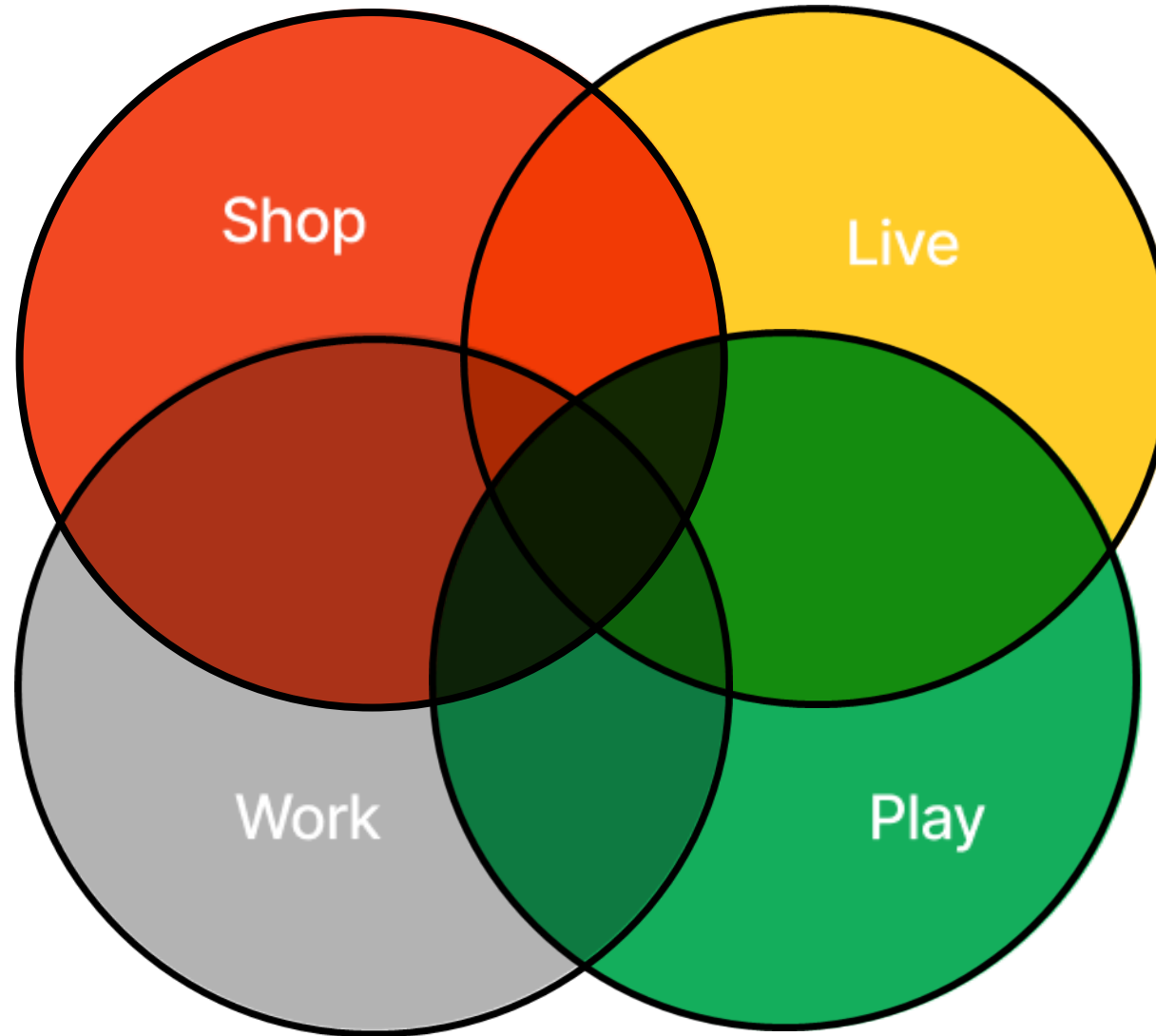


- General Service

# APPROACHES TO LAND USE REGULATION



# RESULT



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# OLD VS NEW

## Traditional

- Does not recognize unique character areas
- Single Use Neighbourhoods
- Not conducive for "complete communities"
- Focus on "cannot"
- Hinders creativity

## New Land Use Bylaw

- Context-sensitive "Place-Based"
- Encourages diversity of housing
- Conducive for "complete communities"
- Emphasis on intent rather than checking the boxes
- Group uses that have similar impact



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Danke

Grazie

Merci

Дякую

Thank you

Ви благодарам

