



Planning Branch  
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www.stalbert.ca

File: Area Structure Plan Amendment B.27.1.2  
Municipal Development Plan Amendment G.12.47

May 15, 2020

**Attention: Registered Owner**

**Re: Proposed Area Structure Plan and Municipal Development Plan Amendments, Jensen Lakes Phase 2**

Select Engineering Consultants Ltd., on behalf of Melcor Developments Ltd. and Villeneuve Communities Inc., submitted an application to amend the Jensen Lakes Area Structure Plan (ASP) Bylaw 1/2014, and the Municipal Development Plan Bylaw 15/2007.

**Municipal Development Plan**

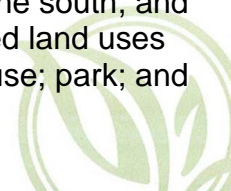
The Municipal Development Plan (MDP) Bylaw 15/2007, designates the area as residential, commercial, and future transit-oriented development (TOD).

The proposal is to amend the MDP so there are less commercial lands adjacent to St. Albert Trail. A portion of the commercial area will be replaced with residential lands, as shown on Figure 3. Fowler Way will also be re-aligned.

**Jensen Lakes Area Structure Plan**

The Jensen Lakes Area Structure Plan Bylaw 1/2014 was first approved on May 6, 2014. An amendment occurred by Bylaw 22/2019 on January 20, 2020, to adjust land uses in Phase 1. This will be the second amendment to the ASP. Please find attached a copy of the location map (Figure 1) and the proposed Area Structure Plan future land use map (Figure 2).

The amendment proposes to add approximately 69.10 hectares± (170.75 acres±) of land to the Area Structure Plan. The amendment area is bounded by the future Fowler Way to the north, St. Albert Trail to the east, Jensen Lakes Phase 1 to the south, and the municipal boundary with Sturgeon County to the west. The proposed land uses include: low, medium, and high density residential; commercial; mixed-use; park; and



transit-oriented development (TOD). The anticipated number of residents is 3,928 and the anticipated number of dwelling units is 1,591.

The lands included in the amendment area are listed in Table 1.

**Table 1: Legal Descriptions and Addresses**

<b>Legal Description</b>	<b>ATS Reference</b>	<b>Address</b>
A portion of the NE Quarter, Section 17, Township 54, Range 25, West of the 4 <sup>th</sup> Meridian	NE-17-54-25-W4M	35 City Annex North
Plan 752 0339; Block 1; Lot A	NE-17-54-25-W4M	2, 54218 Highway 2
Plan 4571NY, Parcel A	NW-16-54-25-W4M	1, 54218 Highway 2
A portion of the NW Quarter, Section 16, Township 54, Range 25, West of the 4 <sup>th</sup> Meridian	NW-16-54-25-W4M	36 City Annex North
A portion of the NW Quarter, Section 16, Township 54, Range 25, West of the 4 <sup>th</sup> Meridian	NW-16-54-25-W4M	37 City Annex North
Plan 012 0659, Lot 1	RL-27-54-25-W4M	38 City Annex North
Part of Plan 392EO, Parcel A	RL-27-54-25-W4M	39 City Annex North

Access to the proposed ASP amendment area will be from Jensen Lakes Boulevard, Jubilation Drive, St. Albert Trail, and Fowler Way. The lands are currently districted Urban Reserve (UR) District. The Urban Reserve District is a holding district until urban development occurs on the land. At this time, there is no Land Use Bylaw amendment.

Documents

The applicant provided these documents with their application:

- Jensen Lakes Phase 2 ASP Amendment Technical Report including
  - Appendix B Water Network Analysis
  - Appendix C Neighbourhood Design Report (Storm and Sanitary)
- Parks and Open Space Standards and Guidelines Evaluation Tool
- Biophysical Environmental Assessment and Wetland Compensation Plan
- Public Consultation Meeting Transcript, October 16, 2019
- Phase I Environmental Site Assessment (ESA)
- Geotechnical Report, dated May 2013
- Geotechnical Update Letter, dated March 31, 2014
- Fiscal Impact Analysis (FIA)
- Historical Resources Act Approval with Conditions

- Traffic Impact Assessment (TIA)
- Agricultural Impact Assessment (AIA)

These documents are available in digital format on the City website:  
<https://stalbert.ca/dev/planning/initiatives/>

### Public Hearing

A public hearing is required for the Jensen Lakes ASP Amendment and the Municipal Development Plan Amendment. The tentative public hearing date will be scheduled in 2021. The public hearing date will be advertised in the St. Albert Gazette newspaper under Citylights prior to the public hearing, and notification will be sent to property owners within a 100-metre radius advising of the public hearing. Any comments about the proposed amendments you wish to provide by **June 15, 2020** will be taken into consideration when staff prepares the agenda report for City Council.

Please be advised that comments you submit as part of this public consultation, either orally or in writing, may be recorded and made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act.

If you have any questions or comments, please contact me by email at [bdupuis@stalbert.ca](mailto:bdupuis@stalbert.ca).

Sincerely,

A handwritten signature in black ink that reads "Barb Dupuis". The signature is written in a cursive style and is followed by a long, horizontal, sweeping line that extends to the right.

Barb Dupuis, MEDES  
Planner

Enclosures: Figure 1, Location Map  
Figure 2, ASP Map  
Figure 3, MDP Map