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**File #:** PH-24-006, **Version:** 1

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TAMRMS#: B06



## **Bylaw 11/2024 - North Ridge Phase 2, 3<sup>rd</sup> Redistricting, LUB Schedule A Amendment (1st, 2nd & 3rd Readings)**

Presented by: Eric Schultz, Planner, Planning and Development Department

### **RECOMMENDED MOTION(S)**

1. That the Public Hearing on Bylaw 11/2024 be closed.
2. That Bylaw 11/2024, being amendment 221 to the Land Use Bylaw 9/2005, be read a first time.
3. That Bylaw 11/2024 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 11/2024.
5. That Bylaw 11/2024 be read a third time.

### **PURPOSE OF REPORT**

This report discusses a proposed amendment to the Land Use Bylaw Schedule A that will redistrict two sites in the North Ridge Phase 2 neighbourhood from Urban Reserve (UR) to Residential (RX), Residential Lane (RXL), and Public Park (P). The proposed amendment requires a public hearing.

### **BACKGROUND AND DISCUSSION**

Select Engineering Consultants Inc., on behalf of Badger Land Development Corporation, submitted an application to amend the Land Use Bylaw 9/2005, Schedule A, by redistricting two parcels of land in the north and west of the North Ridge Phase 2 neighbourhood.

This is the third redistricting application for the neighbourhood. Redistricting of these lands is necessary to enable subdivisions for residential development. Specifically, this redistricting will allow for subdivision Stages 3, 4, and 5 to move forward following a decision of Council.

Please refer to attachments Bylaw 11/2024 and Figure 1 - Location Map.

The legal description of the land affected by this proposal is part of SE ¼ , Section 18, Township 54, Range 25, West of the 4th Meridian and the municipal address is 42 City Annex North.

The proposal will redistrict a total of 4.03 hectares± (9.96 acres±) of undeveloped land. The current land use district as shown in the Land Use Bylaw is Urban Reserve (UR) District, which is a holding district until urban development occurs on the land. Please refer to Figure 2 - Proposed Redistricting Map.

The first redistricting area is a 0.36 hectares parcel located along the west side of Nectar Wynd, north of Night Bloom Drive. The second area is a 3.67 hectares parcel located south of Night Bloom Drive and encompasses the area around Nerine Crescent. Access to Nerine Crescent will be from Night Bloom Drive. Please refer to Figure 3 - Aerial Map.

The proposed land use districts are shown in Table 1.

**Table 1: Proposed Land Uses**

<b>Proposed District</b>	<b>Area of Land</b>	<b>Some Permitted Land Uses</b>
Residential (RX)	2.56 hectares± (6.33 acres±)	Single-detached house, Semi-detached dwelling, Townhousing
Residential Lane (RXL)	1.46 hectares± (3.61 acres±)	Single-detached house, Semi-detached dwelling, Street-oriented townhousing
Public Park (P)	0.01 hectares± (0.02 acres±)	Park, to support the existing stormwater management facility

The housing forms within the RX District include single-detached house, semi-detached, duplex, and townhousing. The RXL District has lane access and the type of housing forms within this district include single-detached house, semi-detached, duplex, and street-oriented townhousing.

The proposed redistricting is consistent with the North Ridge Phase 2 Area Structure Plan, which shows the area with low density residential and park. The Municipal Development Plan shows the area as Neighbourhoods, which are predominantly residential areas made up of low-rise housing, along with schools, parks, local shops, and services.

## **STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT**

The proposed amendment was circulated on January 25, 2024 to internal departments, external referral agencies, and property owners within a 100-metre radius. There were no concerns raised by internal or external stakeholders, and no comments from residents.

The public hearing is scheduled for May 7, 2024. A public hearing notice will be posted on the City website, and a full page Citylights advertisements will appear on both April 18 and April 25. A press release will also be issued for this public hearing. A notification sign was erected at the entrance to the North Ridge Phase 2 neighbourhood on February 22, 2024.

## **IMPACTS OF RECOMMENDATION(S)**

The recommended approval of this application will enable continued development of the North Ridge Phase 2 neighbourhood.

Financial:

None at this time.

Compliance & Legal:

The public hearing and first, second, and third readings of Bylaw 11/2024 are scheduled for the same day. The Municipal Government Act provides that a proposed bylaw must not have more than two readings at a council meeting unless the council members present unanimously agree to consider third reading at the same meeting.

If unanimous consent for third reading of Bylaw 11/2024 is not granted on May 7, 2024, after first and second reading, third reading of Bylaw 11/2024 will occur at the next regular Council meeting on May 21, 2024. During that time between May 7, 2024 and May 21, 2024, Council members will be unable to accept further written or verbal submissions germane to this matter, and will not be able to ask for new, substantive information on the subject matter prior to third reading (MGA, s. 187; Procedure Bylaw, Schedule E, s. 19).

Program or Service:

None at this time.

Organizational:

The approval of Bylaw 11/2024 will have immediate impact on the Planning and Engineering Department, as subdivision plans and engineering drawings will have to be reviewed and development agreements negotiated to enable development. Other various departments may also need to conduct inspections and be involved in meetings with the developer / consultants.

Risks:

None at this time.

**ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN**

Strategic Priority One, Economic Prosperity:

Support plans and agreements that foster development in St. Albert, including mature neighbourhoods, and build affordability in all new development. This strategy includes an update to the Land Use Bylaw and completion of the Infill Strategy.

**ALIGNMENT TO LEVELS OF SERVICE DELIVERY**

Current Planning Application Processing:

Processing and coordination of the approval of Statutory plans and amendments, subdivisions and condominium applications.

**ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION**

The Municipal Government Act Section 692(1) (e) a proposed land use bylaw, requires the subject

matter of this report to go to Council, and that a public hearing be held.

The amendment conforms with Flourish (Municipal Development Plan) Policy 14. Land Use and Development, which states:

The policies in this section guide land use and development, according to the land use designations on Map 3: Urban Structure and General Land Use. Together, Map 3 and the policies guide the preparation of, and updates to, Area Structure Plans, Area Redevelopment Plans, and development guidelines.

Map 3: Urban Structure and General Land Use shows this area as Neighbourhoods, which are defined as:

“predominantly residential areas, as identified on Map 3, made up of low-rise housing, along with schools, parks, shops, and services. Many existing Neighbourhoods will evolve by adding new housing that respects the established character, while new Neighbourhoods will include a greater variety of housing types.”

## **IMPACTS OF ALTERNATIVES CONSIDERED**

If Council does not wish to support the recommendation, the following alternatives could be considered:

Alternative 1: Defeat second or third reading of Bylaw 11/2024 after closure of the Public Hearing and after first reading. An implication of defeating this Bylaw would be that the applicant cannot re apply within six months.

Financial:

None at this time.

Compliance & Legal:

None at this time.

Program or Service:

None at this time.

Organizational:

None at this time.

Risks:

None at this time.

Report Date: May 7, 2024  
Author(s): Eric Schultz  
Department: Planning and Development  
Department Director: Adryan Slaght  
Managing Director: Diane Enger  
Chief Administrative Officer: Bill Fletcher

**CITY OF ST. ALBERT**

**BYLAW 11/2024**

**LAND USE BYLAW SCHEDULE 'A' AMENDMENT**

**Being Amendment 221 to Land Use Bylaw 9/2005**

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The Council of the City of St. Albert ENACTS AS FOLLOWS:

1. Bylaw 9/2005, the Land Use Bylaw is hereby amended by this Bylaw.
2. The lands legally described as part of SE-18-54-25-4 (municipally described as 42 City Annex North) are redistricted as shown on the map attached as Schedule "A" to this bylaw, and the Land Use District Map being Schedule "A" to Bylaw 9/2005 is amended accordingly.
3. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 9/2005 that incorporates the amendments made by this amending bylaw and otherwise conforms with the requirements of section 69 of the *Municipal Government Act*.

READ a First time this \_\_\_ day of \_\_\_\_\_ 20\_\_.

READ a Second time this \_\_\_ day of \_\_\_\_\_ 20\_\_.

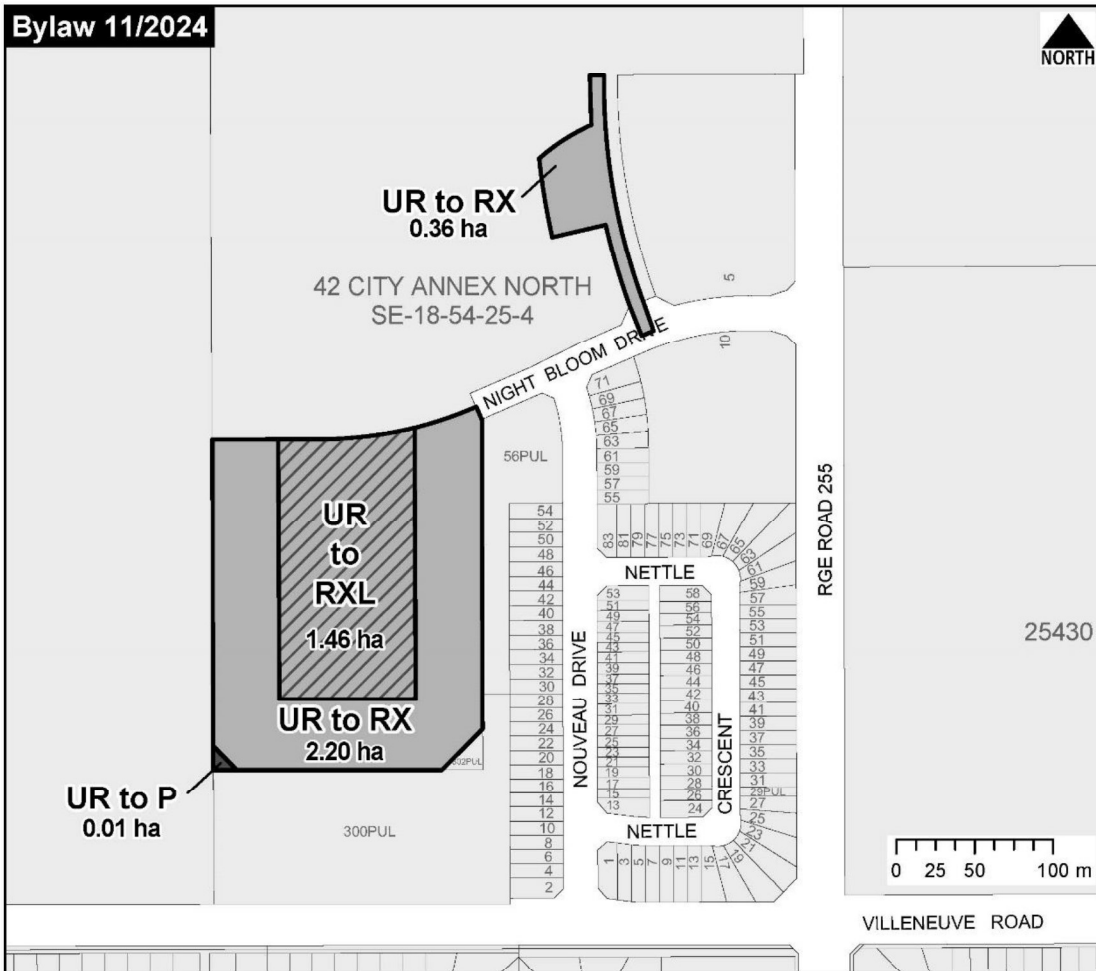
READ a Third time this \_\_\_ day of \_\_\_\_\_ 20\_\_.

SIGNED AND PASSED this \_\_\_ day of \_\_\_\_\_ 20\_\_.

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MAYOR




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CHIEF LEGISLATIVE OFFICER

# Schedule A

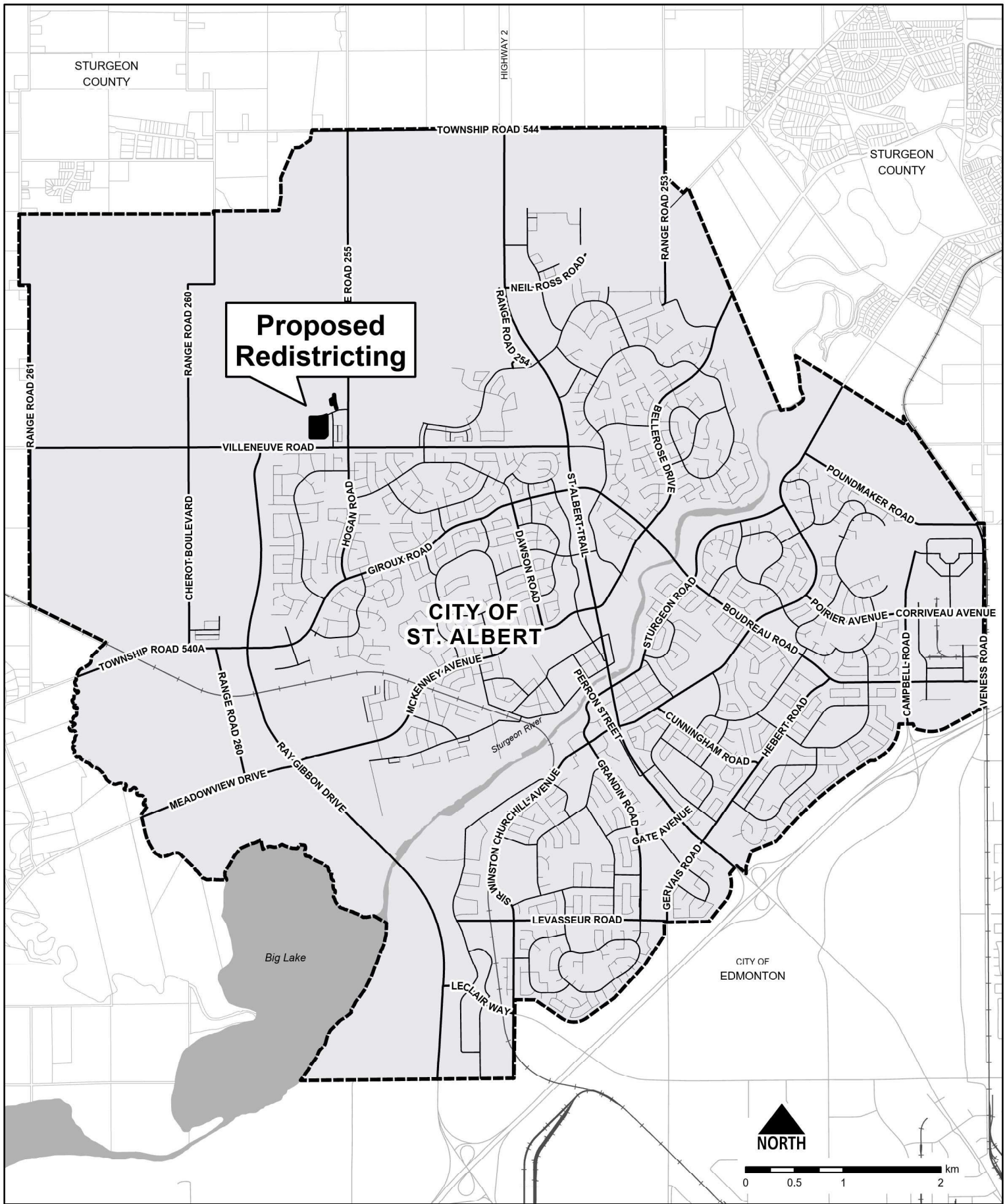


## LAND USE BYLAW AMENDMENT

### Nouveau 3rd Redistricting (North Ridge Phase 2)

-  Urban Reserve (UR) to Park (P)
-  Urban Reserve (UR) to Low Density Residential (RX)
-  Urban Reserve (UR) to Residential Lane (RXL)





Map Date: 24-Jan-2024

Document Path: G:\MAPS-City\North Ridge Phase 2\NR Ph 2 Stage 3 Subdivision and 3rd Redistricting\Redistricting\Nouveau\_3rd\_Redistricting\_CirculationMaps.aprx

## Location Map

Nouveau 3rd Redistricting  
(North Ridge Phase 2)



- Land Use Bylaw Districts**
- R1 - Low Density Residential
  - RX - Residential District
  - RXL - Residential Lane District
  - R3A - Medium Density Residential
  - P - Public Park
  - UR - Urban Reserve

**Proposed Redistricting**

UR to RX

42 CITY ANNEX NORTH  
SE-18-54-25-4

RGE ROAD 255

**Proposed Redistricting**

UR  
to  
RXL

UR to RX

UR to P

NIGHT BLOOM DRIVE

56PUL

- 54
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CRESCENT

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302PUL

300PUL

VILLENEUVE ROAD



**Land Use Bylaw Districts**

Nouveau 3rd Redistricting  
(North Ridge Phase 2)





**Proposed Redistricting**

**UR to RX**  
0.36 ha

Nectar Wynd  
(future)

42 CITY ANNEX NORTH  
SE-18-54-25-4

**Proposed Redistricting**

**UR to RXL**  
1.46 ha

Nerine Crescent  
(future)

Nerine Crescent  
(future)

**UR to RX**  
2.20 ha

**UR to P**  
0.01 ha

NIGHT BLOOM DRIVE

56PUL

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NETTLE

NOUVEAU DRIVE

CRESCENT

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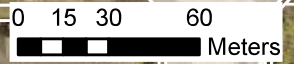
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300PUL

302PUL



Air Photo Date: 2023



Map Date: 3/7/2024

**Aerial Map**  
Nouveau 3rd Redistricting  
(North Ridge Phase 2)