

File #: PH-24-011, Version: 2

TAMRMS#: B06



REQUEST FOR DECISION

Bylaw 25/2024 - Land Use Bylaw Schedule A Amendment, Cherot, 3rd Redistricting (1st, 2nd & 3rd Readings)

Presented by: Eric Schultz, Planner, Planning & Development

RECOMMENDED MOTION(S)

1. That the Public Hearing on Bylaw 25/2024 be closed.
2. That Bylaw 25/2024, being amendment 1 to the Land Use Bylaw 18/2024, be read a first time.
3. That Bylaw 25/2024 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 25/2024.
5. That Bylaw 25/2024 be read a third time.

SUMMARY

This report discusses a proposed amendment to the Land Use Bylaw Schedule A that will redistrict three sites in the Cherot neighbourhood: one from Small-Lot Residential (SLR) to Laned-Lot Residential (LLR); one from Public Park (PRK) to Small-Lot Residential (SLR), and one from High Density Residential (HDR) to Public Park (PRK). The proposed amendment requires a public hearing.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

The Municipal Government Act Section 692(1) 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.”

BACKGROUND AND DISCUSSION

Cherot is a residential neighbourhood located north of Twp 540A (Old McKenney Avenue), west of Ray Gibbon Drive, east of Carrot Creek, and south of Villeneuve Road / Highway 633. Development started along the south edge of the neighbourhood in 2022 and is continuing northward.

The Cherot Area Structure Plan was originally approved on October 6, 2014, with the most recent amendment occurring on July 5, 2021. The Cherot Area Structure Plan was repealed on September 6, 2024, and replaced with the Cherot Neighbourhood Plan.

The proposed redistricting is consistent with the Cherot Neighbourhood Plan, which shows the area with low density residential, high density residential, and park.

The Cherot Neighbourhood Plan now falls within the boundary of the St. Albert West Area Structure Plan Bylaw 14/2024, which was approved by Council on September 6, 2024. The proposed redistricting aligns with the new Area Structure Plan.

Select Engineering Consultants Ltd., on behalf of Rohit Land St. Albert West Ltd., applied to amend the Land Use Bylaw, Schedule A. This is the third redistricting application for the Cherot neighbourhood. Please refer to attachments Bylaw 25/2024 and Location Map.

The redistricting application was submitted on July 8, 2024, when Land Use Bylaw 9/2005 was in place. The applicant was advised that the Land Use Bylaw may be updated before Council’s consideration of the subject application. On October 15, 2024, Council approved Land Use Bylaw 18/2024. Land Use Bylaw 18/2024 changed the names of land use districts. The conversion of names are:

From Residential (RX) to Small-Lot Residential (SLR)

From Residential Lane (RXL) to Laned-Lot Residential (LLR)

From Public Park (P) to Public Park (PRK).

The redistricting area is located in the southern portion of Cherot, directly north of the 30PUL CHEROT BLVD stormwater management facility (SWMF 5). The legal description of the land affected by this proposal is SW ¼, Section 7, Township

54, Range 25 W4M, and the municipal address is 50 City Annex West. The applicant proposes to redistrict 1.40 hectares± (3.46 acres±) of land.

The lands were districted through Bylaw 8/2023; however, the proposed changes have been requested by the applicant to ensure that a future subdivision aligns with the land use districts. Proposed changes include:

Current District	Proposed District	Area of Land	Proposed Changes	Permitted Uses
Small-Lot Residential (SLR)	Laned-Lot Residential (LLR)	1.13 hectares± (2.79 acres±)	To enable vehicular access from a lane.	Single detached, semi-detached, duplex, townhouse-single, townhouse-plex.
Public Park (PRK)	Small-Lot Residential (SLR)	0.14 hectares± (0.35 acres±)	To enable proper lot depths within the SLR District.	Single detached, semi-detached, duplex.
High Density Residential (HDR)	Public Park (PRK)	0.13 hectares± (0.32 acres±)	To maintain the linear park size.	Park

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The proposed amendment was circulated on July 23, 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 December 3, 2024. A public hearing notice will be posted on the City website, and a full page Citylights advertisements will appear on both November 14 and November 21. A press release was also issued for this public hearing. A notification sign was erected at the entrance to the Cherot neighbourhood on August 6, 2024.

IMPACTS OF RECOMMENDATION(S)

The recommended approval of this application will enable continued development of the Cherot neighbourhood.

Financial:

None at this time.

Compliance & Legal:

The public hearing and first, second, and third readings of Bylaw 25/2024 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 25/2024 is not granted on December 3, 2024, after first and second reading, third reading of Bylaw 25/2024 will occur at the next regular Council meeting on December 17, 2024. During that time between December 3, 2024, and third reading, 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 25/2024 will have immediate impact on the Planning and Engineering Department, as subdivision plans and engineering drawings will have to be reviewed and development agreements prepared 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 SERVICE DELIVERY

Current Planning Application Processing:

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

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 25/2024 after closure of the Public Hearing and after first reading of Bylaw 25/2024. 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: December 3, 2024

Author(s): Eric Schultz

Department: Planning and Development

Department Director: Kristina Peter

Managing Director: Adryan Slaght

Chief Administrative Officer: Bill Fletcher

CITY OF ST. ALBERT

BYLAW 25/2024

Being Amendment 1 to Land Use Bylaw 18/2024

The municipal council of the City of St. Albert ENACTS AS FOLLOWS:

1. Bylaw 18/2024, the Land Use Bylaw, is amended by this bylaw.
2. The lands legally described as part of SW-7-54-25-4 (municipally described as 50 City Annex West) 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 18/2024 is amended accordingly.
3. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 18/2024 that incorporates the amendments made by this bylaw and otherwise conforms with the requirements of section 69 of the *Municipal Government Act*.

READ a First time this ____ day of _____ 2024.

READ a Second time this ____ day of _____ 2024.

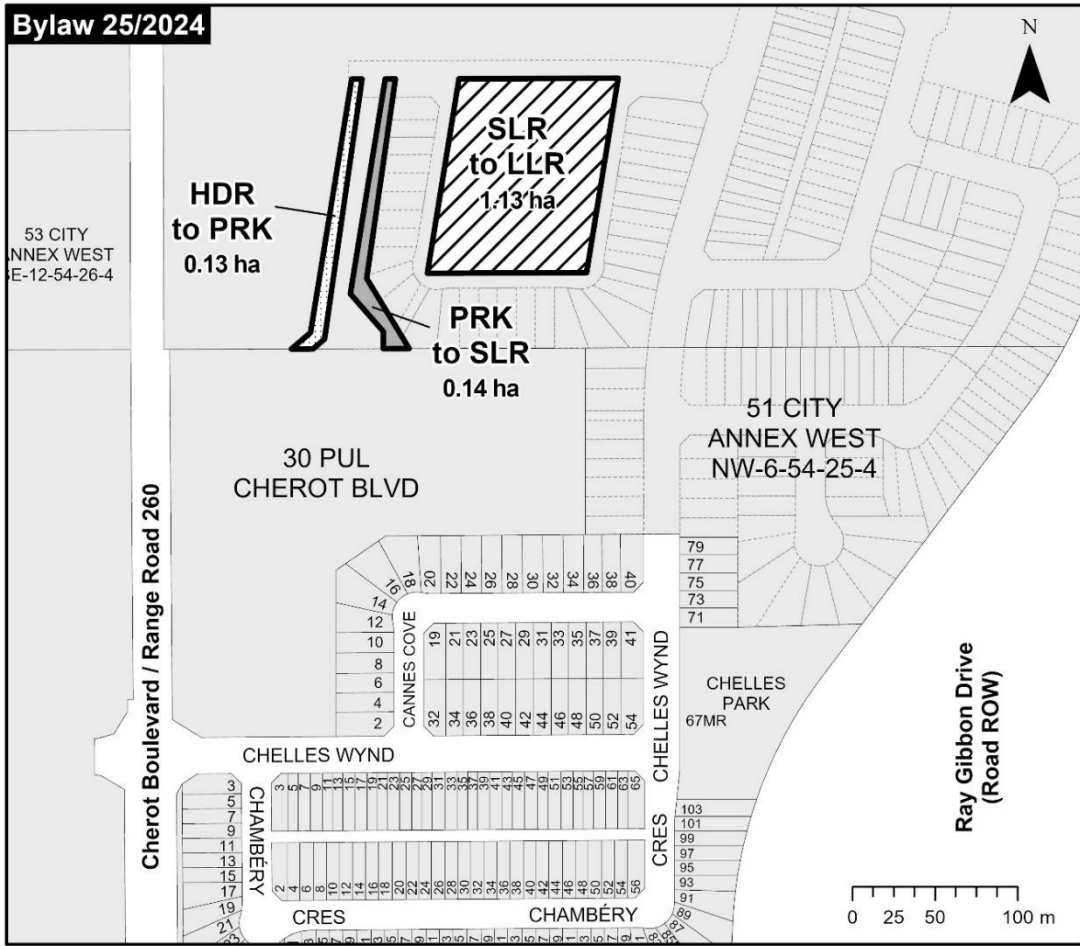
READ a Third time this ____ day of _____ 2024.

SIGNED AND PASSED this ____ day of _____ 2024.

MAYOR

CHIEF LEGISLATIVE OFFICER

Schedule A

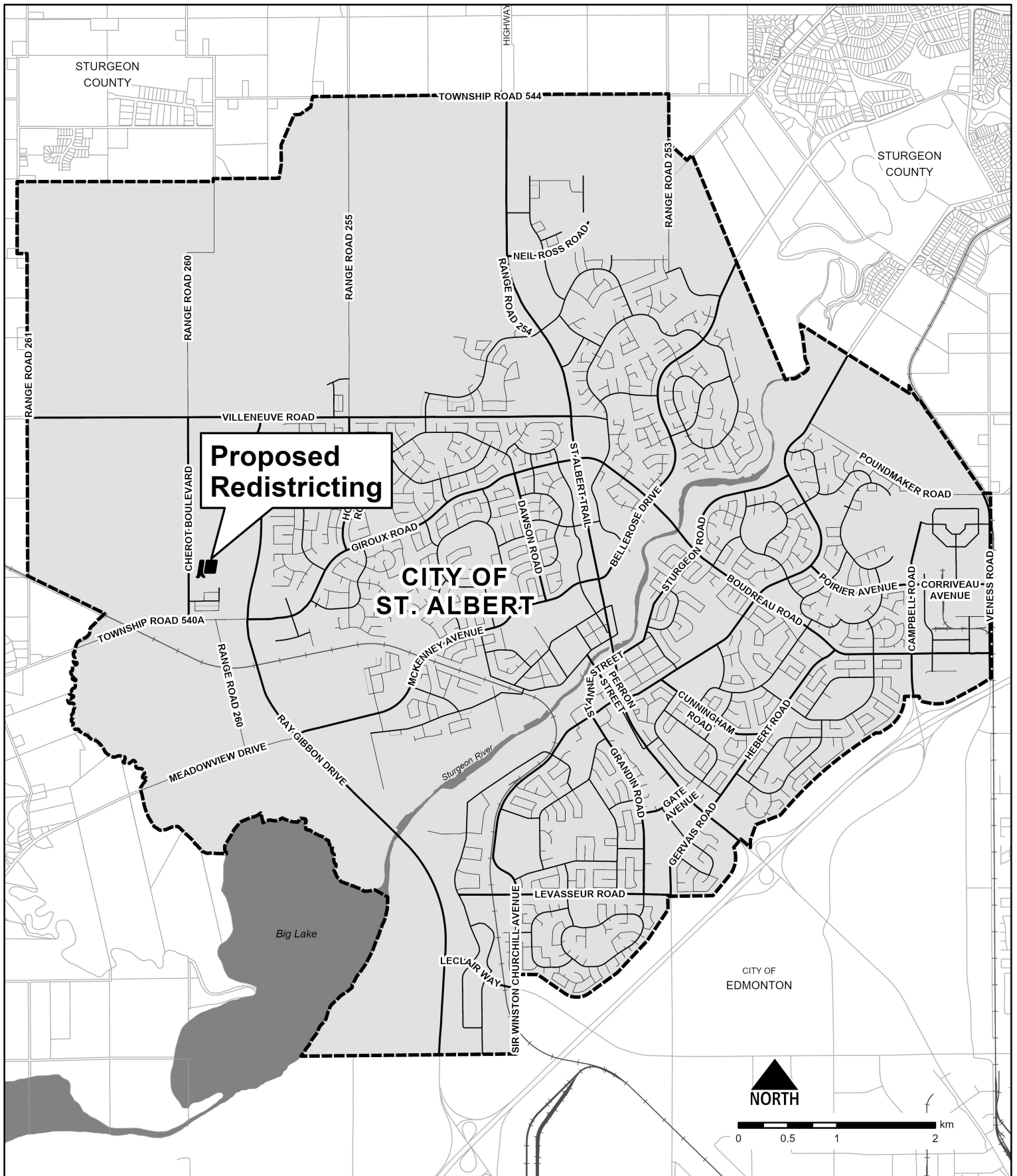


LAND USE BYLAW AMENDMENT Cherot 3rd Redistricting

-  From High Density Residential (HDR) to Public Park (PRK)
-  From Public Park (PRK) to Small Lot Residential (SLR)
-  From Small Lot Residential (SLR) to Laned Lot Residential (LLR)

Document Path: G:\MAPS-City\Cherot - formerly Range Road 260\Cherot east - formerly Elysian Fields\Redistrictings\3rd Redistricting - Bylaw25-2024\Cherot_Redistricting_3rd.aprx

Figure 2



Location Map
Cherot 3rd Redistricting