

Land Use Bylaw

What is a Land Use Bylaw?

- A Land Use Bylaw (LUB) is a local bylaw, approved by City Council, that guides how land is used and developed in St. Albert.
- It determines where homes, businesses, and parks can be built, and what types of buildings are allowed in different areas.
- We are proposing to amend the Land Use Bylaw to:
 - 1) Incorporate "housekeeping" updates (further to introducing a new Land Use Bylaw in 2024), and
 - 2) Address Housing Accelerator Fund commitments.

Proposed Changes to the Land Use Bylaw

Housekeeping Amendments

Minor updates and clarifications to the current bylaw.

Established Neighbourhood Overlay Amendments

Changes which respect the character of older neighbourhoods, while allowing for more flexible and practical redevelopment.

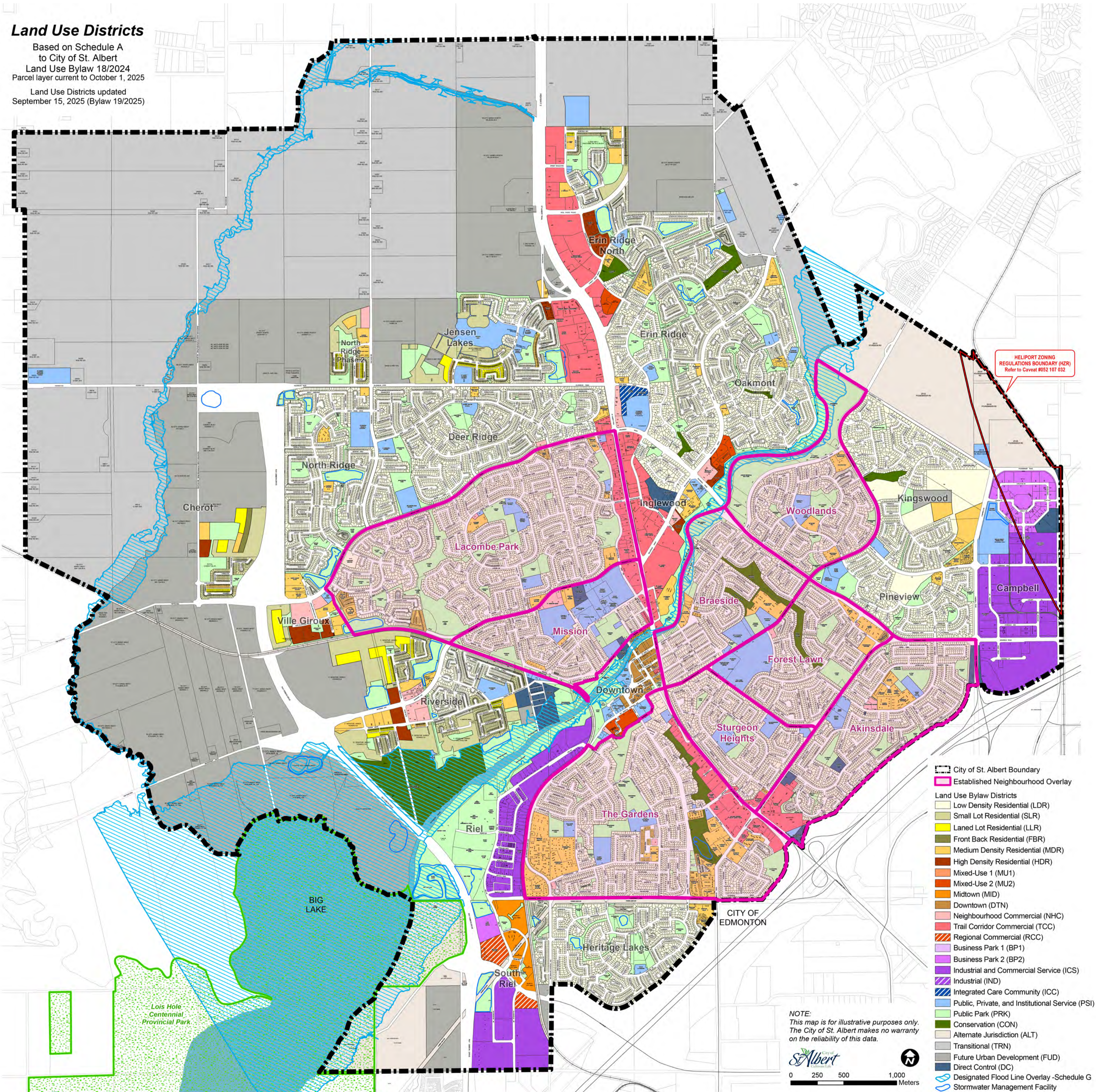
Residential Parking Supply Amendments

Updates to parking supply requirements to better reflect actual demand, support housing affordability, housing diversity, and land efficiency.

Land Use Map

Land Use Districts

Based on Schedule A
to City of St. Albert
Land Use Bylaw 18/2024
Parcel layer current to October 1, 2025
Land Use Districts updated
September 15, 2025 (Bylaw 19/2025)



Housekeeping Amendments

Proposed Changes Continued

- Clarification on subdivision application procedures, including how completeness is determined, and review timelines.
- Updating definitions for items like animal services, cannabis production and distribution facilities, hot tubs, livestock, private pools, and townhousing.
- Requiring buildings > 50 m to undergo an Urban Design Review, which looks at how the building fits with surrounding development.

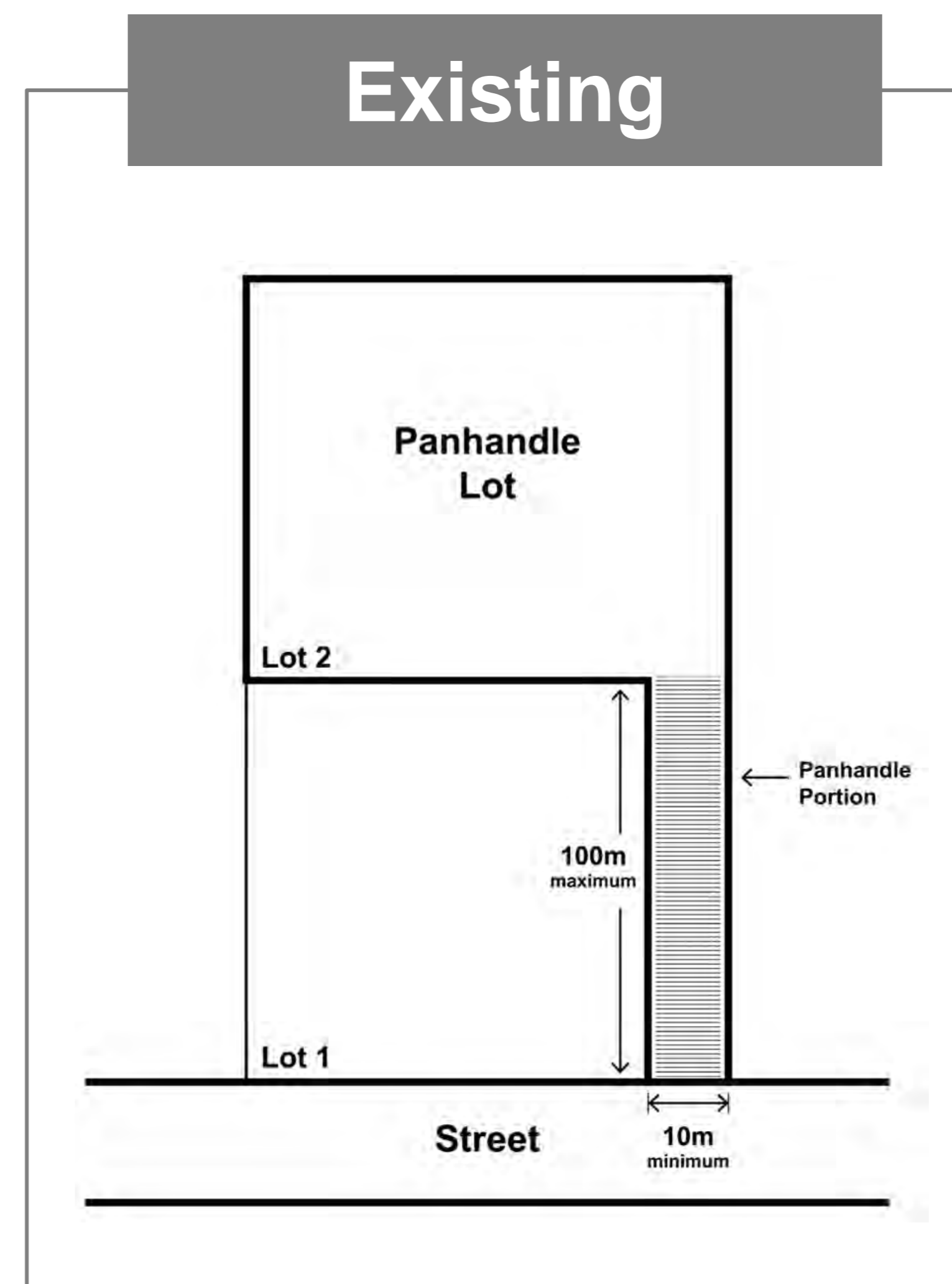


Housekeeping Amendments

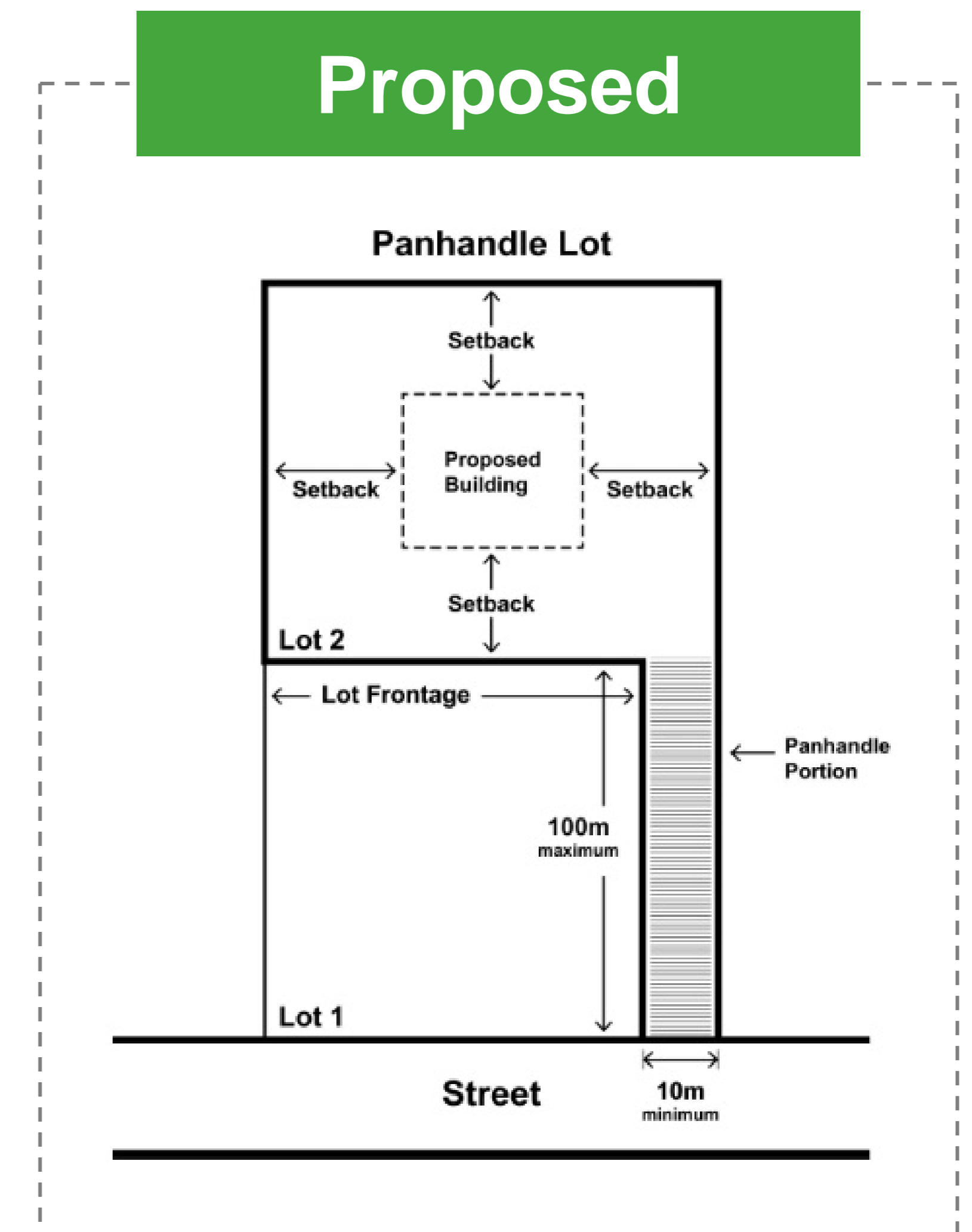
Proposed Changes

- Correcting errors in numbering, punctuation, and grammar.
- Adjusting figures and measurements for clarity.
- Updating maps to illustrate new lots, neighbourhood boundaries, and road names.

Existing



Proposed



What is the Housing Accelerator Fund (HAF)?

The federal government is investing \$11.8 million in the City of St. Albert to help make it easier and faster to build more housing, while ensuring growth is thoughtful and well-planned for our community.

Work is underway on seven related initiatives, two of which are being presented in detail today.

#1 Transit Corridor
Intensification
Strategy

#2 Quick Wins
Regulatory
Updates

#3 Neighbourhood
Intensification
Strategy

#4 Public Lands
Redevelopment
Strategy

#5 Electronic
Building Permit
Program

#6 Parking
Regulation
Study

#7 Development
Concierge
Service



For more information visit:

<https://stalbert.ca/dev/planning/initiatives/haf/>

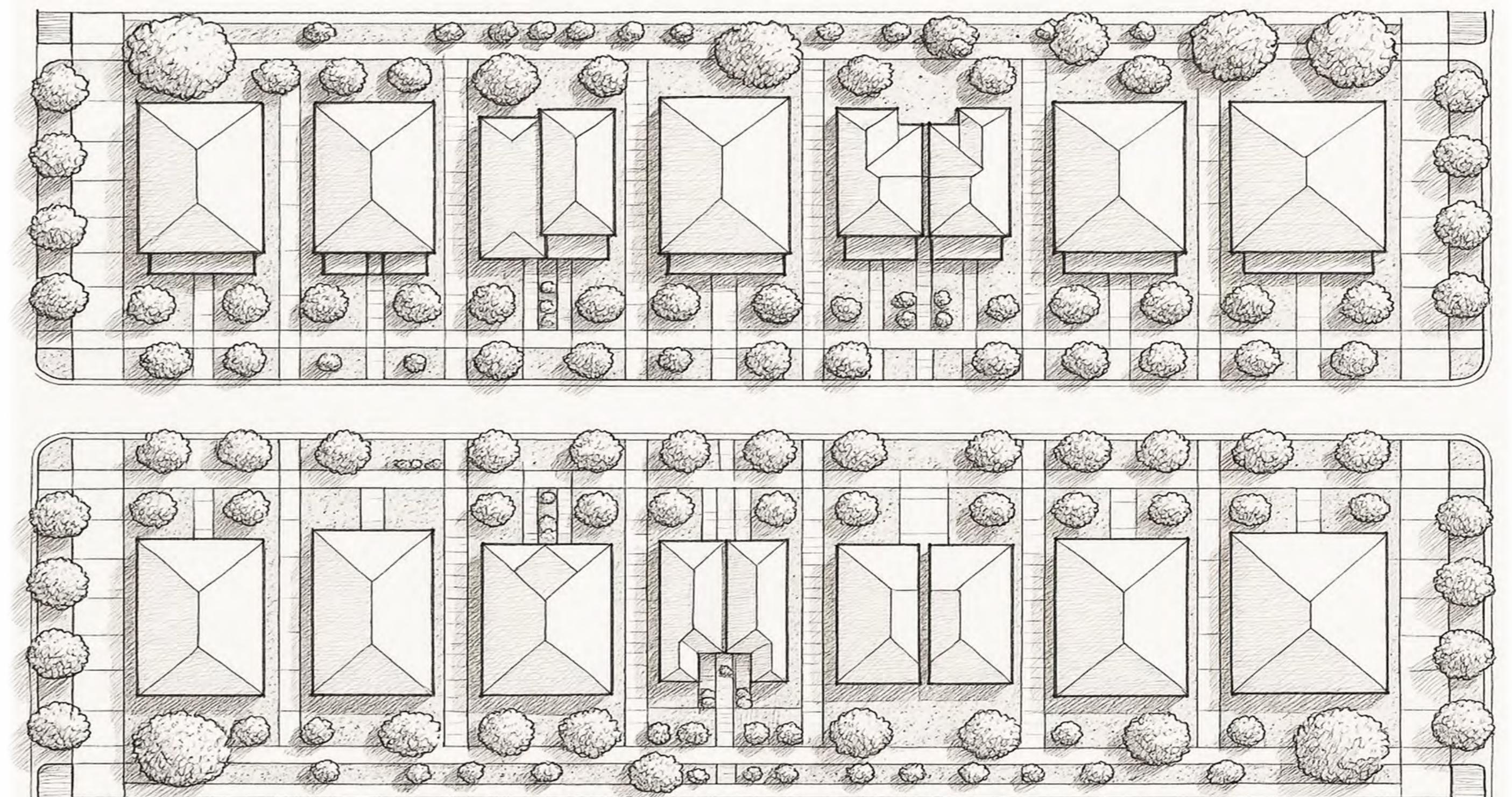
Initiative #2: Quick Win Regulatory Updates

Goal:

Clearer rules to strike a better balance between maintaining the character of established neighbourhoods and encouraging more housing options.

What is the **Established Neighbourhood Overlay**?

The ENO, which was originally introduced in 2006, is an existing, supplemental layer of Land Use Bylaw regulations which apply to low-density residential uses within St. Albert's "established" neighbourhoods, outlined in **pink** on the map.



Initiative #2: Quick Win Regulatory Updates

Proposed Changes

- Removing "contextual" rules: Using consistent development regulations, instead of site-specific calculations that previously relied on neighbouring properties for calculation.
- Supporting modern renovations: Slightly increasing the allowed height and floor area to make it easier to update older homes (e.g. adding a second storey to a bungalow).
- Providing greater flexibility for garage placement on corner lots.
- Streamlining decision-making process.
- Reducing duplication.

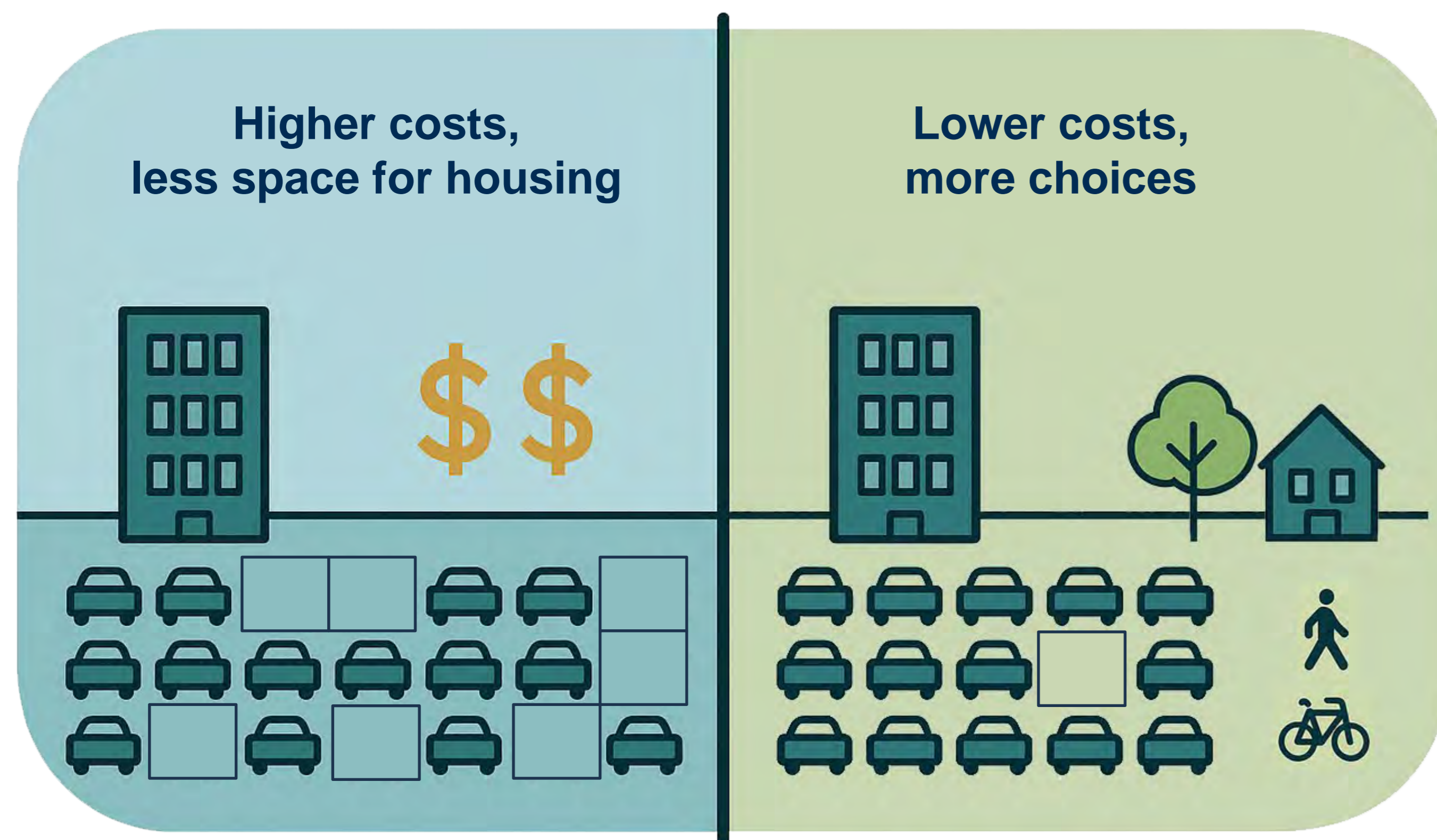
Initiative #6: Parking Regulation Study

Goal:

To update St. Albert's residential parking supply requirements to make sure they're the right fit for our community's needs.

Parking isn't free, it adds to housing costs.

Right-sized parking supports affordability and choice.



Study Included

- Compared St. Albert's residential parking supply requirements with other cities.
- Measured actual parking lot usage at ten apartment sites across St. Albert.
- Undertook a literature / technical review.

Minimum Parking Supply Requirements

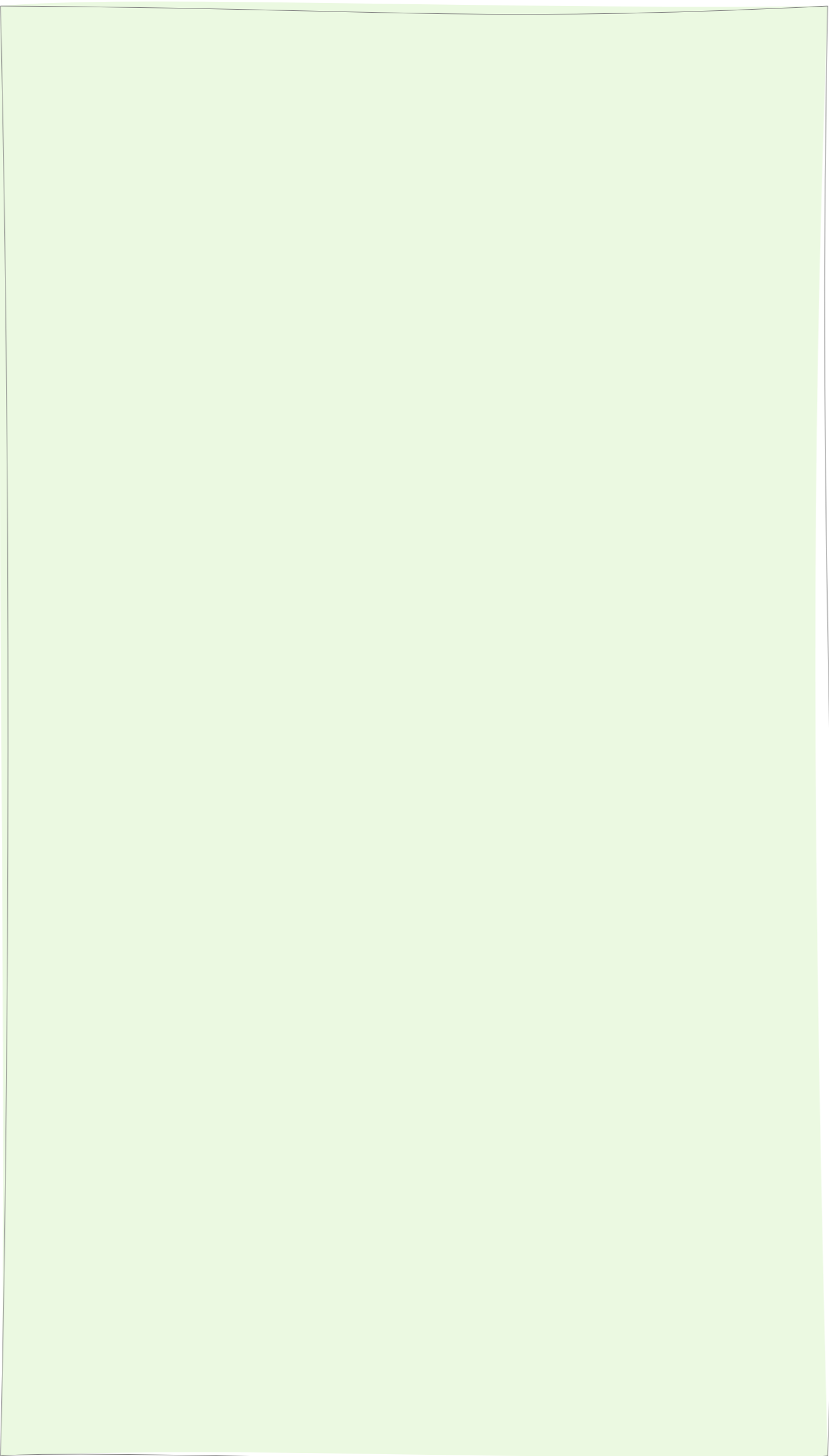
Proposed Changes

Type of Development	Existing Regulation	Proposed Regulation
<ul style="list-style-type: none">• "Dwelling (Apartment)",• "Dwelling Unit Above a Non-Residential Use"• "Dwelling (Loft Unit)"	<ul style="list-style-type: none">• 1 parking space per dwelling unit	<ul style="list-style-type: none">• 0.9 parking spaces per dwelling unit (10% reduction) <p>[Note: excludes Downtown]</p>
<ul style="list-style-type: none">• "Dwelling (Townhouse – Plex)"	<ul style="list-style-type: none">• 2 parking spaces per dwelling unit	<ul style="list-style-type: none">• 1 parking space per dwelling unit. (50% reduction)
<ul style="list-style-type: none">• "Supportive Living Accommodation"	<ul style="list-style-type: none">• 1 parking space per dwelling unit, plus• Additional parking requirements for visitors/employees	<ul style="list-style-type: none">• 1 parking space per 3 dwelling units (66% reduction), plus• Additional parking requirements for visitors/employees (i.e. leave unchanged).
<ul style="list-style-type: none">• "Affordable Non-Market Housing"	<ul style="list-style-type: none">• 1 <i>visitor</i> parking space per 7 dwelling units, plus• Additional parking requirements for residents.	<ul style="list-style-type: none">• 1 <i>visitor</i> parking space per 10 dwelling units (30% reduction), plus• Additional parking requirements for residents (i.e. leave unchanged).

Questions

We'd love to hear from you!

Do you have any questions about the proposed changes?
Write your question on a sticky note and post it here!



Next Steps and Timeline

Next Steps

- Administration will share information on the Housing Accelerator Fund and proposed Land Use Bylaw amendments at Standing Committee of the Whole on December 9, 2025.

Council Decision

- Any changes to the Land Use Bylaw need approval from City Council.
- Administration will prepare a report for Council, which will be posted on the City website ahead of the meeting, expected in January 2026.

