



File #: PH-25-005, **Version:** 1

TAMRMS#: B06

7.1

REQUEST FOR DECISION

Bylaw 16/2025, Redistricting in Cherot Neighbourhood (1st, 2nd & 3rd Readings)

Presented by: Suzanne Ruegg, Planner, Planning & Development

RECOMMENDED MOTION(S)

1. That the Public Hearing on Bylaw 16/2025 be closed.
2. That Bylaw 16/2025, being amendment 7 to Land Use Bylaw 18/2024, be read a first time.
3. That Bylaw 16/2025 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 16/2025.
5. That Bylaw 16/2025 be read a third time.

SUMMARY

This report discusses proposed amendments to Schedule A of the Land Use Bylaw 18/2024 within the Cherot Neighbourhood. The proposed amendments require a public hearing and Council's approval, as per the requirements in the Municipal Government Act (MGA). These amendments will enable development in a pattern consistent with the Municipal Development Plan, St. Albert West Area Structure Plan, and the Cherot Neighbourhood Plan.

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 before giving second reading to the bylaw.

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.”

This amendment conforms with the Cherot Neighbourhood Plan approved September 6, 2024, which shows the amendment area as low density residential.

BACKGROUND AND DISCUSSION

Select Engineering Consultants Ltd. on behalf of Rohit Land St. Albert West Ltd., applied to amend the Land Use Bylaw 18/2024, Schedule A, by redistricting a portion of the Cherot neighbourhood. The amendment area is within SW-7-54-25-W4M, which has the municipal address of 50 City Annex West. Please find attached a copy of the Location Map (Attachment 2) and a Comparison Map - Side by Side of Amendment Area (Attachment 3). The proposed redistricting map is contained within the Bylaw as Schedule A.

Access to the proposed redistricting area will be from Chelles Wynd. The current land use district as shown in the Land Use Bylaw is Future Urban Development (FUD) District. The Future Urban Development District is a holding district until urban development occurs on the land. The application is to redistrict the subject lands from Future Urban Development (FUD) to Small-Lot Residential (SLR), Front-Back Residential District (FBR), and Laned-Lot Residential (LLR).

Proposed District	Area of Land	Some Permitted Land Uses
Laned-Lot Residential (LLR)	1.97 hectares±	Single Detached, Semi-detached, Duplex Dwelling, and Townhouse Dwelling (plex and single)
Front-Back Residential (FBR)	1.20 hectares±	Single Detached, Semi-detached, and Duplex Dwelling
Small-Lot Residential (SLR)	4.48 hectares±	Single Detached, Semi-detached, and Duplex Dwelling

The proposed redistricting is consistent with Municipal Development Plan that shows the area as Neighbourhood; the St. Albert West Area Structure Plan that shows the area as Neighbourhood; and the Cherot Neighbourhood Plan that shows the area as Low Density Residential.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The application was circulated to internal departments of the City, to external agencies, and to landowners within a 100-metre radius of the amendment area.

There were no concerns raised about the proposed redistricting following the circulation.

A public hearing notice has been posted on the City website, and full page Citylights advertisements appeared on both May 22 and 29, 2025.

IMPACTS OF RECOMMENDATION(S)

The approval of Bylaw 16/2025 to amend the Schedule A of the Land Use Bylaw, enables the continued development of the Cherot neighbourhood, in the manner detailed within the St. Albert West Area Structure Plan and the Cherot Neighbourhood Plan.

Financial:

None at this time.

Compliance & Legal:

The public hearing and first, second, and third readings of Bylaw 16/2025 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 16/2025 is not granted on June 3, 2025, after first and second reading, third reading of Bylaw 16/2025 will occur at the next regular Council meeting on June 17, 2025. During that time between June 3, 2025, and June 17, 2025, 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:

Approval of Bylaw 16/2025 would allow for the subsequent subdivision, and then development of the subject lands.

Risks

None at this time.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

Strategic Priority One, Economic Prosperity:

Support an investment positive environment that encourages economic growth and the development of new and existing sectors.

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.

IMPACTS OF ALTERNATIVES CONSIDERED

If Council does not wish to support the recommendation, Council could defeat second or third reading of Bylaw 16/2025. An implication of defeating this Bylaw would mean that the applicant cannot re-apply for six months.

Attachments:

Attachment 1 - Bylaw 16/2025

Attachment 2 - Location Map

Attachment 3 - Comparison Map - Side by Side of Amendment Area

Report Date: June 3, 2025

Author: Suzanne Ruegg, Planner

Department: Planning & Development

Department Director: Kristina Peter

Managing Director: Adryan Slaght

Chief Administrative Officer: William Fletcher

CITY OF ST. ALBERT

BYLAW 16/2025

LAND USE BYLAW AMENDMENT

Being Amendment 7 to the Land Use Bylaw 18/2024

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

1. Bylaw 18/2024, the Land Use Bylaw is hereby amended by this Bylaw.
2. The lands legally described as part of NW ¼, Section 7, Township 54, Range 25, Meridian 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 amending bylaw and otherwise conforms with the requirements of section 69 of the *Municipal Government Act*.

EFFECTIVE DATE

4. This bylaw comes into effect when it passes.

READ a First time this ____ day of _____ 20____.

READ a Second time this ____ day of _____ 20____.

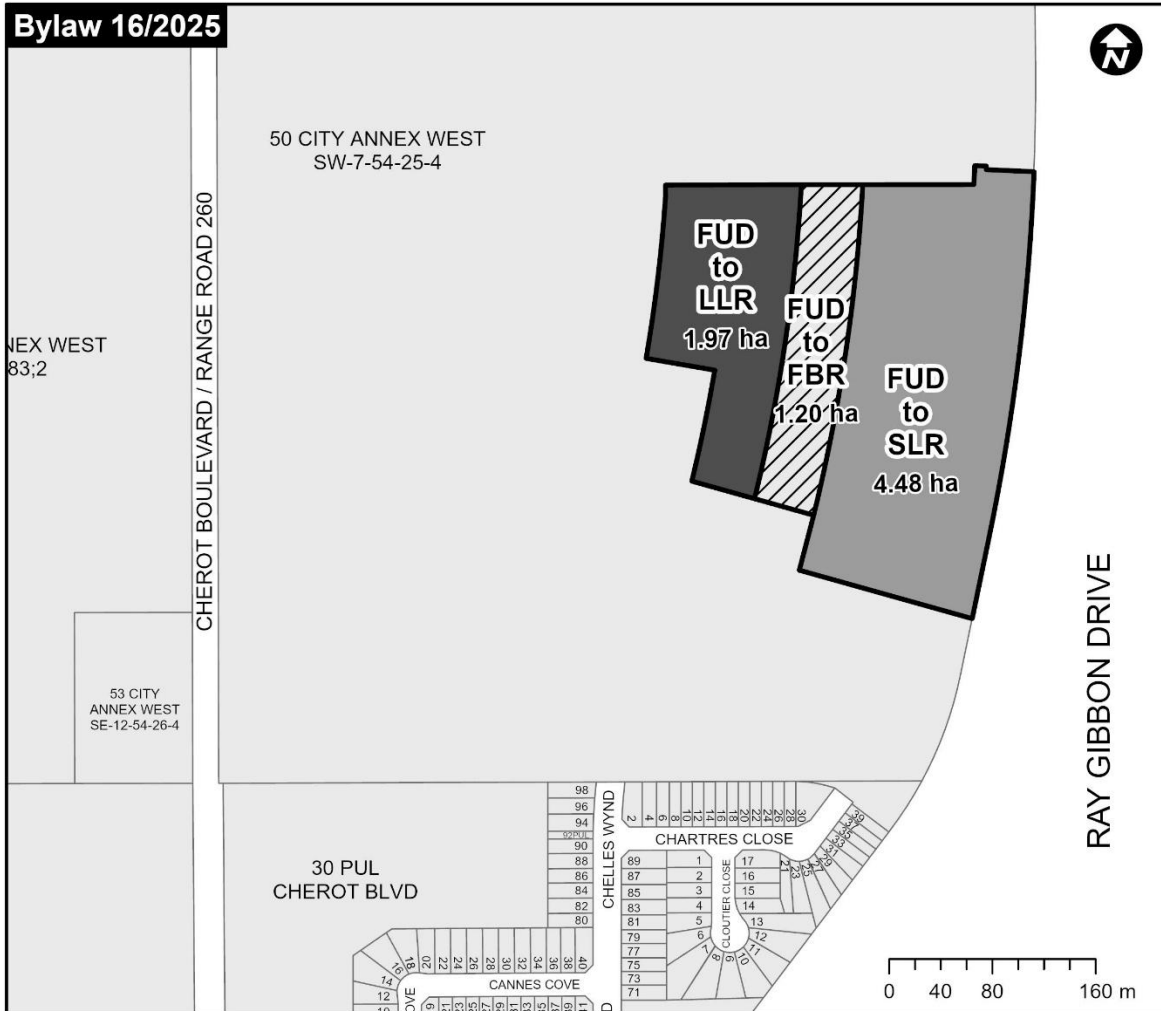
READ a Third time this ____ day of _____ 20____.

SIGNED AND PASSED this ____ day of _____ 20____.

MAYOR

CHIEF LEGISLATIVE OFFICER

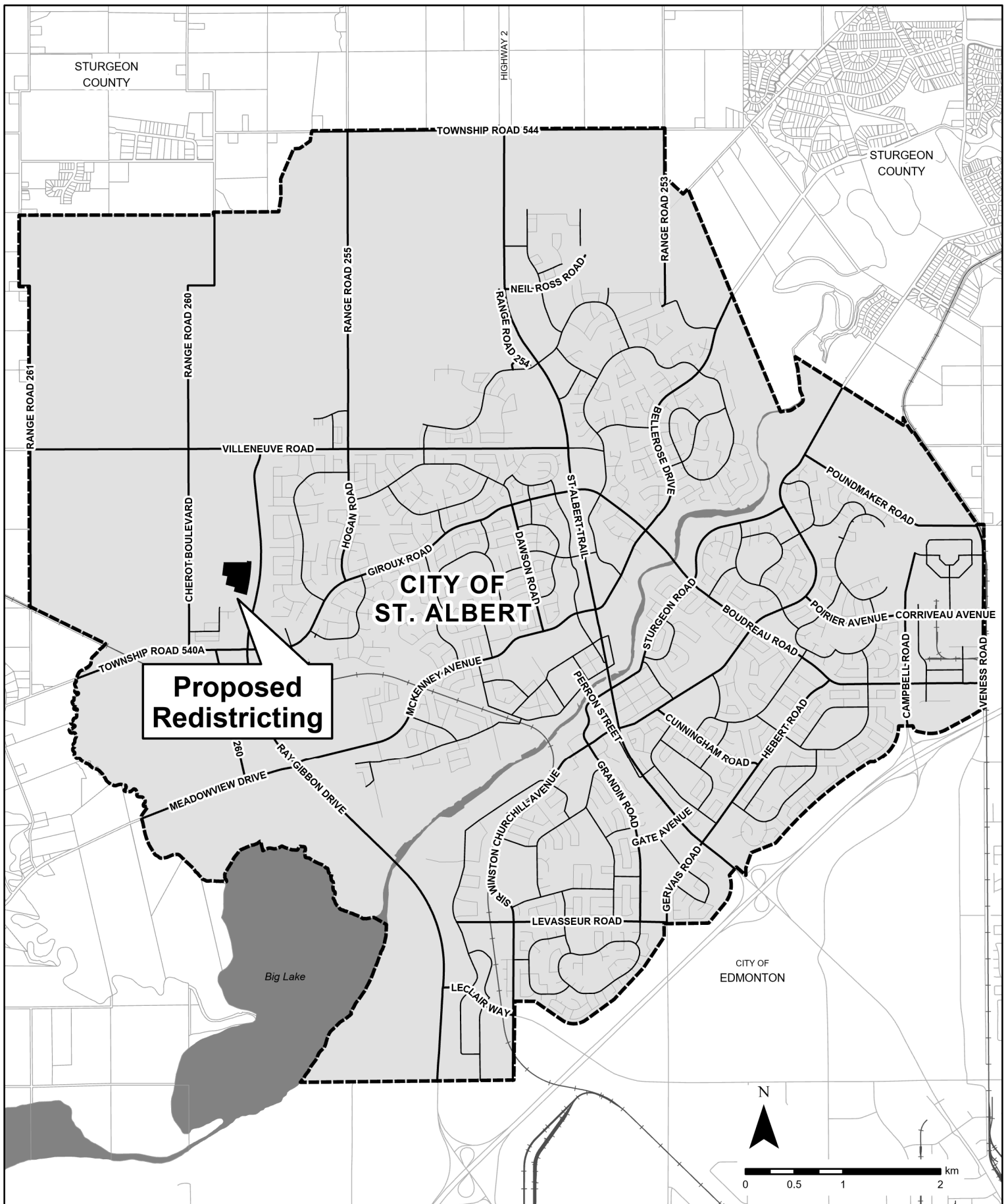
Schedule A

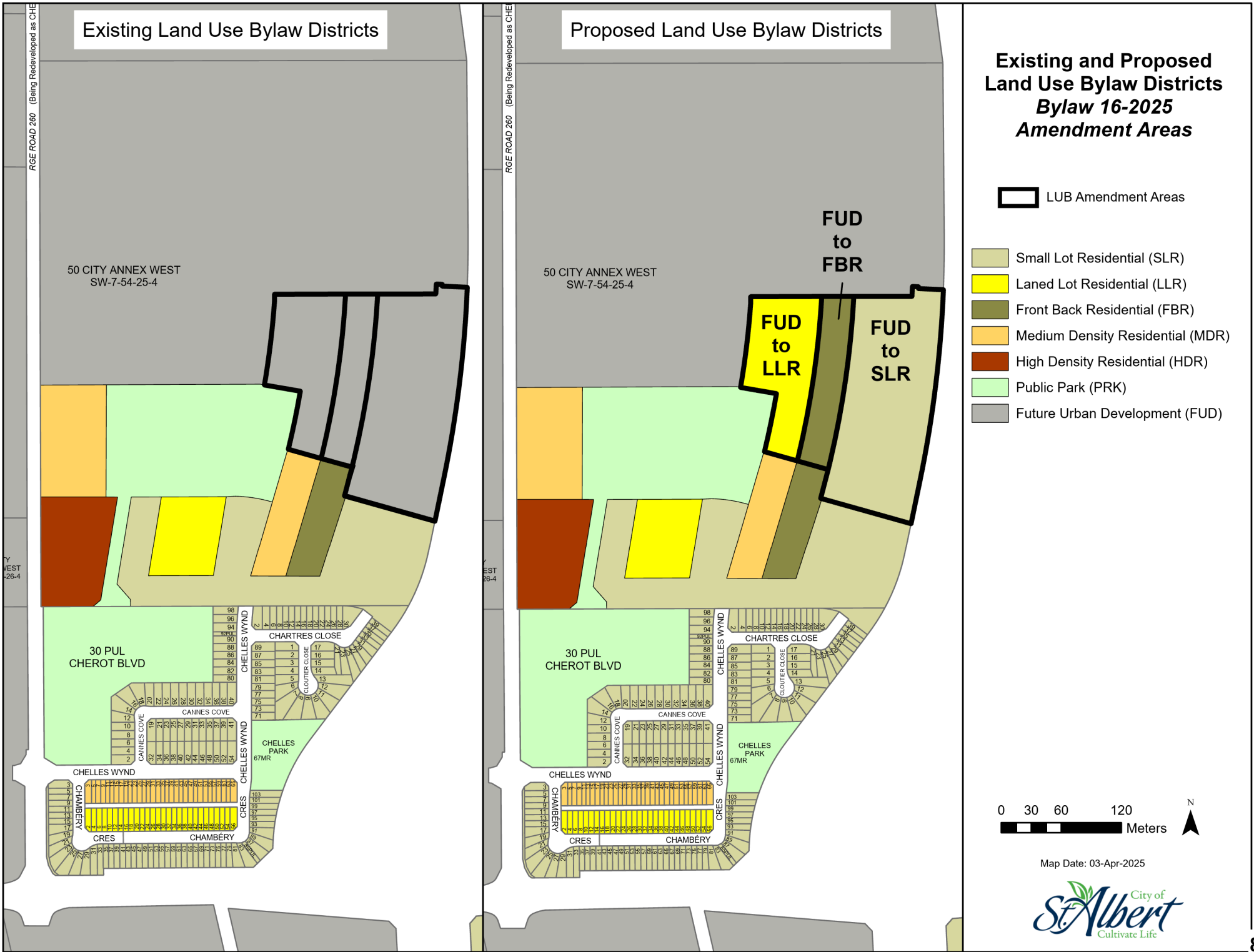


LAND USE BYLAW AMENDMENT

Cherot 4th Redistricting

-  From FUD (Future Development) to LLR (Laned Lot Residential)
-  From FUD (Future Development) to FBR (Front-Back Residential)
-  From FUD (Future Development) to SLR (Small Lot Residential)





8
Figure 4