



File #: PH-26-003, **Version:** 1

TAMRMS#: B06



REQUEST FOR DECISION

Bylaw 3/2026 - Riverside 2025 Redistricting (1st, 2nd, & 3rd Readings)

Presented by: Eric Schultz, Planner, Planning and Development

RECOMMENDED MOTION(S)

Bylaw 3/2026

1. That the Public Hearing on Bylaw 3/2026 be closed.
2. That Bylaw 3/2026, being amendment 13 to the Land Use Bylaw 18/2024, be read a first time.
3. That Bylaw 3/2026 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 3/2026.
5. That Bylaw 3/2026 be read a third time.

SUMMARY

This report discusses a proposed amendment to the Land Use Bylaw 18/2024, Schedule A.

The purpose of this proposed redistricting application is to enable current and future subdivision of the lands. The Land Use Bylaw districts proposed will facilitate different sizes of residential lots to support a variety of housing products, as well as a future school site. Servicing details for future development stages in the amendment area will be reviewed and approved at the time of subdivision.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

The Municipal Government Act Section 692(1) states:

Before giving second reading to:

(e) a proposed land use bylaw,

...a council must hold a public hearing with respect to the proposed bylaw in accordance with

section 216.4 after giving notice of it in accordance with section 606.

BACKGROUND AND DISCUSSION

Proposal

On August 8, 2025, Select Engineering Consultants Ltd., on behalf of Genstar Titleco Ltd., submitted an application to amend the Land Use Bylaw 18/2024, Schedule A.

Riverside is a residential neighbourhood located in the southwest quadrant of St. Albert. It is bordered by the CN tracks to the north and northeast, the Sturgeon River to the south, and Ray Gibbon Drive to the west and southwest.

Please refer to attachments Bylaw 3/2026 and the *Location Map (Figure 1)*.

The legal description and municipal addresses of lands affected by this redistricting are shown in Table 1.

Table 1: Legal Descriptions and Addresses

Legal Description	Address
Plan 152 4950; Block 5; Lot 4	4 Genstar Annex
Plan 152 4950; Block 5; Lot 3	3 Genstar Annex

There are two areas proposed to be redistricted. The larger area has a total of 26.1 hectares± (64.1 acres±) of land. All the lands are within Plan 152 4950; Block 5; Lot 4 and currently Future Urban Development (FUD) District, which is a holding district until urban development occurs on the land.

The second area is a minor amendment proposed in Plan 152 4950; Block 5; Lot 3, to land currently districted. This amendment is being proposed to align with a future subdivision plan and changes 19 m² of Small-Lot Residential (SLR) to Laned-Lot Residential (LLR), and 113 m² of Laned-Lot Residential (LLR) to Small-Lot Residential (SLR).

The proposed land use districts are shown in Table 2. Please refer to *Figure 2 - Proposed Redistricting Map*.

Table 2: Proposed Land Use District Changes

Proposed District	Area of Land	Some Permitted Land Uses
Small Lot Residential (SLR)	18.6 hectares± (46.0 acres±)	Single-detached dwelling, Semi-detached dwelling
Laned Lot Residential (LLR)	3.1 hectares± (7.7 acres±)	Single-detached dwelling, Semi-detached dwelling, Townhouse (plex, single)
Public, Private, and Institutional Service (PSI)	4.4 hectares± (10.9 acres±)	School

Municipal Development Plan

The Municipal Development Plan (MDP) shows the area as Neighbourhoods:

Neighbourhoods are predominantly residential areas made up of low-rise housing, along with schools, parks, local shops, and services.

This Land Use Bylaw amendment conforms to the MDP. The following is a brief review of applicable MDP policies:

7.1.1. Address housing needs by monitoring changes in the local housing market and encouraging and enabling housing forms that respond to emerging housing needs

13.1.10. Require new growth and development to be contiguous to existing development to prevent the premature subdivision or fragmentation of agricultural land

14.6.1. Encourage a range of low- and medium-density housing forms in all Neighbourhoods throughout the city.

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. The policies also guide amendments to the City's Land Use Bylaw.

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.”

Riverside Area Structure Plan

The Riverside Area Structure Plan (ASP) was first approved on January 23, 2012, and last amended on May 6, 2025. Previously, this neighbourhood was part of the Timberlea Area Structure Plan, which was first approved on October 18, 2005, until it was repealed and replaced by the Riverside ASP.

The neighbourhood has been steadily building out over the last decade and is anticipated to continue to build out over the next decade. The proposed redistricting is consistent with the Riverside Area Structure Plan. Redistricting these lands is necessary to enable subdivisions and development permits for the envisioned development.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The application was circulated on September 10, 2025, to internal departments, external referral agencies, and property owners within a 100-metre radius. Internal departments responded that there were no concerns with this application, and external agencies provided information on obtaining future servicing while also confirming there were no concerns.

A notification sign was erected on September 28, 2025, at the west end of Raspberry Road, in the southwest corner of Raspberry Park.

Public Hearing

The public hearing is scheduled for February 3, 2026. A public hearing notice will be posted on the City website, and a full page Citylights advertisement will appear on both January 15, 2026, and January 22, 2026.

IMPACTS OF RECOMMENDATION(S)

Planning Administration recommends the approval of this application. The proposed redistricting aligns with the applicable statutory planning framework, and approval would enable continued development of the Riverside neighbourhood.

Financial:

None at this time.

Compliance & Legal:

First reading for Bylaw 3/2026 must be completed in order to get the bylaw “on the table” for Council’s consideration. First reading of a bylaw is not a debatable motion and providing first reading of a bylaw does not indicate agreement with the bylaw, but rather is the process by which the applicant’s bylaw may be put forward in accordance with procedural fairness principles.

The public hearing and first, second, and third readings of Bylaw 3/2026 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 3/2026 is not granted on February 3, 2026, after first and second reading, third reading of Bylaw 3/2026 will occur at the next regular Council meeting on February 24, 2026. During that time between February 3, 2026, and February 24, 2026, 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:

None at this time.

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 alternative could be considered:

Alternative 1: Defeat second or third reading of Bylaw 3/2026 after closure of the Public Hearing. An implication of defeating this Bylaw would be that the applicants 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: February 3, 2026

Author: Eric Schultz

Department: Planning and Development

Department Director: Kristina Peter
Managing Director: Adryan Slaght
Chief Administrative Officer: Bill Fletcher

CITY OF ST. ALBERT

BYLAW 3/2026

LAND USE BYLAW AMENDMENT

Being Amendment 13 to 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 below are redistricted as shown on the maps attached as Schedule "A" to this Bylaw, and the Land Use District Map, being Schedule "A" to Bylaw 18/2024 is amended accordingly.

Legal Description	Current District	Proposed District
Plan 152 4950; Block 5; Lot 4	Future Urban Development (FUD)	Small Lot Residential (SLR)
Plan 152 4950; Block 5; Lot 4	Future Urban Development (FUD)	Laned Lot Residential (LLR)
Plan 152 4950; Block 5; Lot 4	Future Urban Development (FUD)	Public, Private, and Institutional Service (PSI)
Plan 152 4950; Block 5; Lot 3	Laned Lot Residential (LLR)	Small Lot Residential (SLR)
Plan 152 4950; Block 5; Lot 3	Small Lot Residential (SLR)	Laned Lot Residential (LLR)

Legal Description	Municipal Address
Plan 152 4950; Block 5; Lot 4	4 Genstar Annex
Plan 152 4950; Block 5; Lot 3	3 Genstar Annex

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*.

EFFECTIVE DATE

4. This bylaw comes into effect when it is passed.

READ a First time this ____ day of _____ 2026.

READ a Second time this ____ day of _____ 2026.

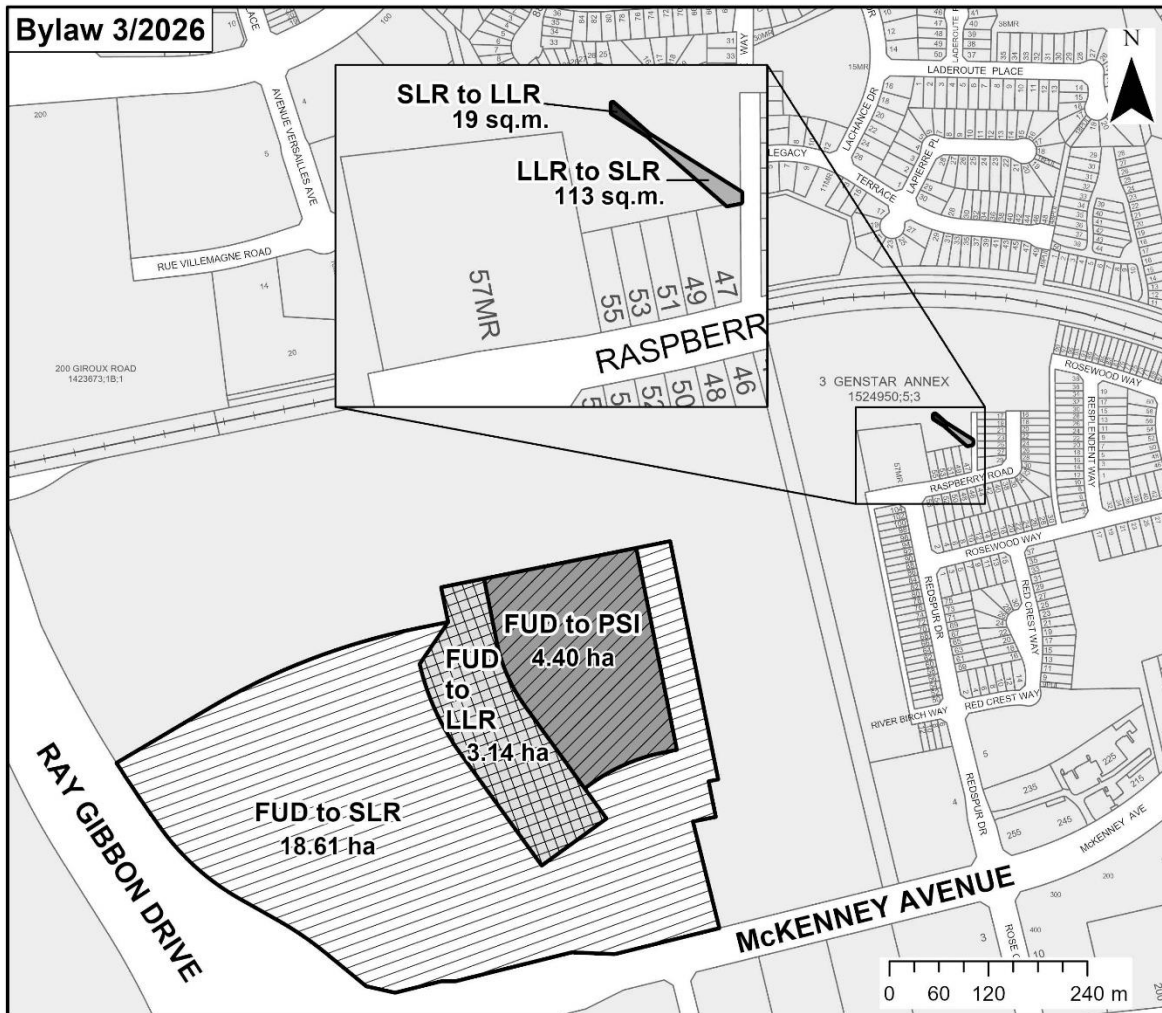
READ a Third time this ____ day of _____ 2026.

SIGNED AND PASSED this ____ day of _____ 2026.

MAYOR


CHIEF LEGISLATIVE OFFICER

Schedule A



LAND USE BYLAW AMENDMENT

Riverside Redistricting - McKenney Avenue (North Side)

- | | |
|---|---|
|  | From FUD (Future Development) to SLR (Small Lot Residential) |
|  | From FUD (Future Development) to LLR (Laned Lot Residential) |
|  | From FUD (Future Development) to PSI (Public, Private, and Institutional Service) |
|  | From LLR (Laned Lot Residential) to SLR (Small Lot Residential) |
|  | From SLR (Small Lot Residential) to LLR (Laned Lot Residential) |

