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**File #: PH-26-004, Version: 1**

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TAMRMS#: B06



## ***REQUEST FOR DECISION***

### **Bylaw 5/2026 - Land Use Bylaw, Schedule A Amendment, North Ridge Phase 2 (Nouveau) 5<sup>th</sup> Redistricting (1st, 2<sup>nd</sup>, & 3rd Readings)**

Presented by: Barb Dupuis, Planner, Planning & Development Department

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

1. That the Public Hearing on Bylaw 5/2026 be closed.
2. That Bylaw 5/2026, being amendment 15 to the Land Use Bylaw 18/2024, be read a first time.
3. That Bylaw 5/2026 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 5/2026.
5. That Bylaw 5/2026 be read a third time.

#### **SUMMARY**

This report discusses an amendment to the Land Use Bylaw 18/2024, to redistrict 0.10 hectares± (0.25 acres±) of land within the North Ridge Phase 2 neighbourhood. Approximately 0.04 hectares± (0.10 acres±) of the lands are proposed to be redistricted to the Public Park (PRK) District, and the remaining 0.06 hectares± (0.15 acres±) are proposed to be redistricted to the Small Lot Residential (SLR) District.

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

The Municipal Government Act, Planning Bylaws, 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.”

*Flourish* Municipal Development Plan, Bylaw 20/2020, Map 3, Urban Structure and General Land Use, designates the subject lands as ‘Neighborhoods’.

The subject lands are within the North Ridge Phase 2 Area Structure Plan, Bylaw 4/2015, which designates the area as Park, and Low-Density Residential uses.

## **BACKGROUND AND DISCUSSION**

### **Neighbourhood Context**

North Ridge Phase 2 is a neighbourhood located in the northwest quadrant of St. Albert. It is bordered by private land to the north, Range Road 255 (Hogan Road) to the east, Villeneuve Road to the south, and private land to the west.

The land is located within the North Ridge Area Structure plan, which has two phases. The North Ridge Area Structure Plan (ASP) Bylaw 4/2015 was first approved February 2, 2015, and last amended on September 3, 2024. North Ridge Phase 1 is fully built out. The North Ridge Phase 2 neighborhood has been steadily building out and is anticipated to be finished within the next few years.

### **Application**

Select Engineering Consultants Ltd., on behalf of the Badger Land Development Corp., applied to amend the Land Use Bylaw 18/2024, Schedule A, by redistricting a portion of the North Ridge Phase 2 (Nouveau) neighbourhood.

The applicant has applied to redistrict 0.04 hectare± (0.10 acre±) of land from the Small Lot Residential (SLR) District to the Public Park (PRK) District, and to redistrict 0.06 hectare± (0.15 acre±) of land from the Public Park (PRK) District to the Small Lot Residential (SLR) District. In total, 0.10 hectare± (0.25 acre±) of land will be redistricted. Bylaw 5/2026 can be found as attachment 1.

The proposed redistricting is to re-shape the park site and residential blocks, and to ensure the proposed land use districts align with the proposed subdivision lines. The redistricting impacts the lands listed in Table 1.

The proposed land use districts, and some potential uses are shown in Table 2. For a complete list of potential uses, please see Land Use Bylaw 18/2024, which is on the Bylaws page of the City website.

### **Table 1: Subject Lands for Redistricting**

<b>Legal Description</b>	<b>ATS</b>	<b>Municipal Address</b>
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A portion of the SE ¼, Section 18, Township 54, Range 25, West of the 4 <sup>th</sup> Meridian	A portion of the SE ¼, Section 18, Township 54, Range 25, West of the 4 <sup>th</sup> Meridian	A portion of 42 City Annex North
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**Table 2: Proposed Land Uses**

Proposed District	Area of Land	Some Permitted Land Uses
Public Park (PRK) District	0.04 hectare± (0.10 acre±)	Park
Small-Lot Residential (SLR) District	0.06 hectares± (0.15 acres±)	Single-detached dwelling, Semi-detached dwelling

**STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT**

The proposed amendment was circulated to internal and external stakeholders. A notification letter to properties within 100 m of the subject site was mailed out on November 5, 2025, with comments due by November 19, 2025. This mailout included 226 letters.

Feedback received is summarized in Tables 3 and 4, below. No members of the public commented on the proposed redistricting within the feedback period. Some of the feedback received related to the concurrent subdivision application (stage 9), however it was left in this report for transparency.

**Table 3: Internal Comments**

City Department	Summary of Feedback
Asset Management, Land, and Integrated Infrastructure Services (AMLIIS)	AMLIIS has no objection to the redistricting application.
Recreation and Parks	Any Municipal Reserve and Park areas should be clear of any encumbrances including liens, rights of way, easements and other such instruments.

**Table 4: External Comments**

Company	Summary of Feedback
ATCO Distribution	Provided contact details for coordinating the main gas installation for the area, and a right of way.
ATCO Transmission	We have no high-pressure pipelines in the area.
FortisAlberta Inc.	No easement is required by FortisAlberta.
Telus	Telus facilities will need to be included in the general utility right of way agreement for the area.

The public hearing is scheduled for March 3, 2026. A public hearing notice has been posted on the City website, and full page Citylights advertisements appeared on both February 12, 2026, and February 19, 2026. A notification sign was posted near the redistricting site, to advertise the amendment to any passerby.

There was no Cultivate the Conversation site created for this file, and no What We Learned report written, as no members of the public commented on the proposed redistricting within the feedback period.

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

Financial:

None at this time.

Compliance & Legal:

First reading for Bylaw 5/2026 is not a debatable motion, and is required in order to table a bylaw for Council's consideration. Providing first reading of a bylaw does not indicate agreement with the bylaw, but rather is the process by which bylaws may be put forward in accordance with procedural fairness principles.

The public hearing and first, second, and third readings of Bylaw 5/2026 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 5/2026 is not granted on March 3, 2026, after first and second reading, third reading of Bylaw 5/2026 will be considered at the next regular Council meeting on March 17, 2026. During that time between March 3, 2026, and March 17, 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**

Initiative aligned with Strategic Plan:

None at this time

### **ALIGNMENT TO LEVELS OF SERVICE DELIVERY**

D.4.1 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 5/2026 after closure of the Public Hearing. An implication of defeating this Bylaw would be that the applicant cannot re-apply until at least six months after Council's decision.

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: March 3, 2026  
Author(s): Barb Dupuis  
Department: Planning & Development Department  
Department Director: Kristina Peter  
Managing Director: Adryan Slaght  
Chief Administrative Officer: William Fletcher

**CITY OF ST. ALBERT**

**BYLAW 5/2026**

**LAND USE BYLAW AMENDMENT**

Being Amendment 15 to the Land Use Bylaw 18/2024

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

1. Bylaw 18/2024, Land Use Bylaw is hereby amended by this Bylaw.
2. That a 0.10 hectare± portion of the lands, legal described as SE ¼, Section 18, Township 54, Range 25, West of the 4<sup>th</sup> Meridian (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 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 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.

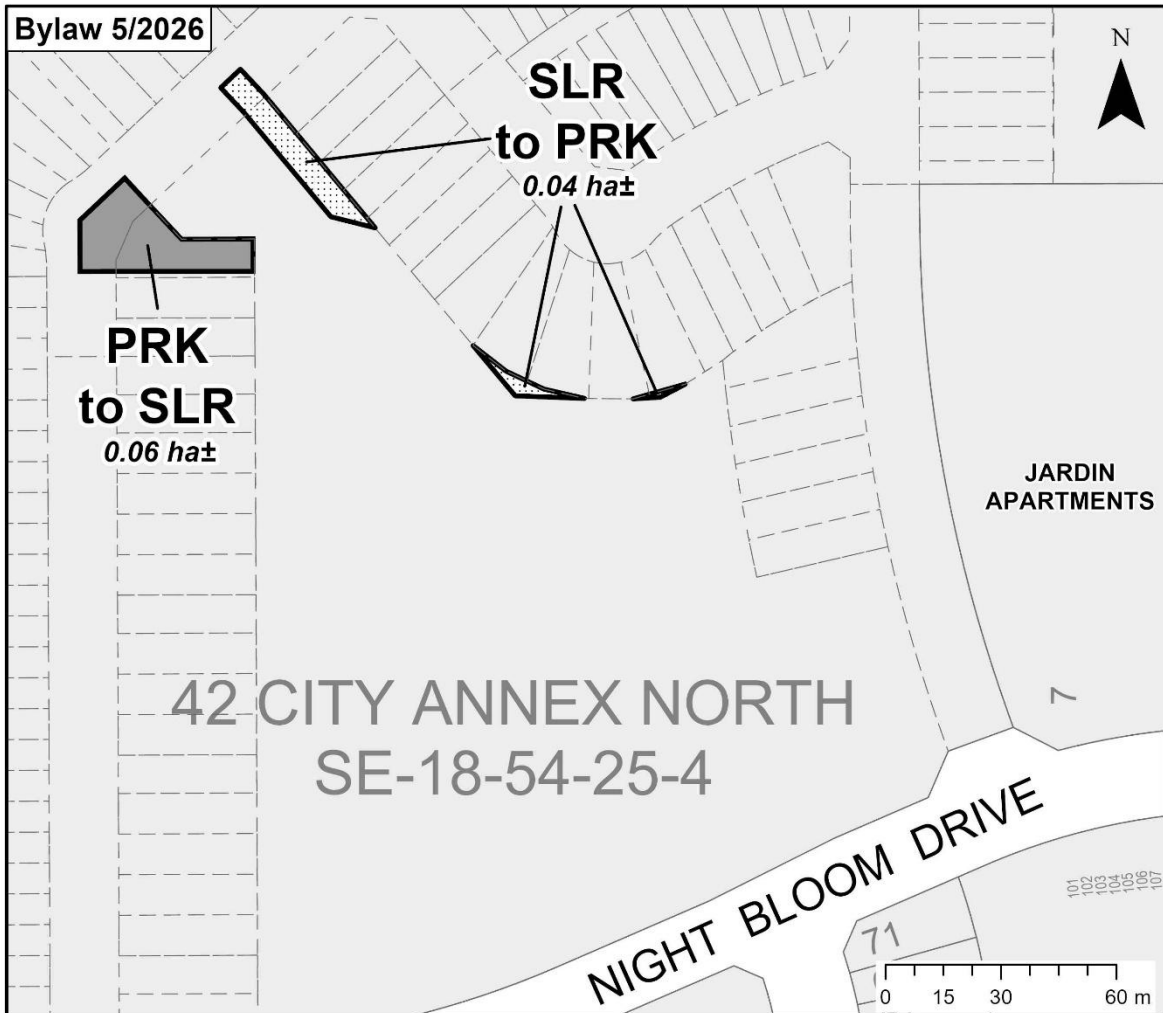
SIGNED AND PASSED this \_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF LEGISLATIVE OFFICER





Schedule "A"



**LAND USE BYLAW AMENDMENT**

**Nouveau 5th Redistricting (North Ridge Phase 2)**

-  From PRK (Public Park) to SLR (Small Lot Residential)
-  From SLR (Small Lot Residential) to PRK (Public Park)