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TAMRMS#: B06

X.X

REQUEST FOR DECISION

Bylaw 7/2026 - Redistricting of 23 Bellerose Drive (1st, 2nd, & 3rd Readings)

Presented by: Suzanne Ruegg, Planner, Planning & Development

RECOMMENDED MOTION(S)

1. That the Public Hearing on Bylaw 7/2026 be closed.
2. That Bylaw 07/2026, being amendment 14 to Bylaw 18/2024, be read a first time.
3. That Bylaw 07/2026 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 7/2026.
5. That Bylaw 7/2026 be read a third time.

SUMMARY

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

An application has been received to redistrict 23 Bellerose Drive from the Direct Control District (DC) to the Trail Corridor Commercial (TCC) District. This would provide a standard District and bylaw regulations, thereby providing land use and development certainty, for both the property and the owners.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

Municipal Government Act; Division 12, Section 692(1):

Before giving second reading to...

- (e) a proposed land use bylaw, or
- (f) a proposed bylaw amending a statutory plan or land use bylaw referred to in clauses (a) to (e),

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

An application has been received for the amendment of Schedule A of Land Use Bylaw 18/2024, for the purpose of redistricting 23 Bellerose Drive from the Direct Control (DC) District to the Trail Corridor Commercial (TCC) District. The legal description of the land is Plan 202 0669, Block 3, Lot 5A. The area of land proposed to be redistricted is 1.12 hectares± (2.76 acres±).

Per Land Use Bylaw 18/2024, section 5.26:

The purpose of a Direct Control (DC) District is to enable Council to exercise particular control over the use and development of land or buildings within the area so designated. The DC District may be used to create site-specific regulations for lots, including historic resources.

Further to this, in the Direct Control District, Council may determine the uses it allows, as well as impose standards and conditions it considers appropriate. Council may also delegate the permitting to the Development Authority.

Within the Municipal Development Plan Flourish, 23 Bellerose is within the Trail Corridor Area, as identified in Map 3: Urban Structure and General Land Use. Within the Inglewood Area Structure Plan, Figure 2 Future Land Use, attached to this report, identifies the property as Commercial.

Based on these higher tier statutory planning documents, redistricting 23 Bellerose Drive to the Trail Corridor Commercial (TCC) District would be in alignment with the applicable long-term vision and policies. The Trail Corridor Commercial (TCC) District also parallels the districting of neighbouring properties to the west and north.

The purpose of the TCC District is to enable development that provides the opportunity along trail corridor areas for the exchange of the widest variety of goods and services to the community and surrounding region. This District encourages transit supportive mixed-use development. This area may also include professional offices, medium-density residential, high-density residential, or mixed-use buildings.

The full list of permitted and discretionary uses in the Trail Corridor Commercial (TCC) District can be found in Attachment 3.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The application was circulated on September 9, 2025, to internal departments, external referral agencies, and property owners within a 100-metre radius (47 separate addresses were mailed notifications regarding the application circulation process). There were no concerns raised by internal departments, external agencies, or adjacent owners.

A notification sign was erected on the property as well.

Public hearing notices were advertised in the St. Albert Gazette, as well as on the City website for two weeks prior to the public hearing.

IMPACTS OF RECOMMENDATION(S)

Planning Administration recommends the approval of the proposed Land Use Bylaw amendment, as

it aligns with both the applicable Area Structure Plan and the Municipal Development Plan.

Financial:

None at this time.

Compliance & Legal:

First reading for Bylaw 7/2026 must be completed in order to get the bylaws “on the table” for Council’s consideration. Providing first reading of a bylaw does not indicate agreement with the bylaw, but rather is the process by which the applicant’s bylaws may be put forward in accordance with procedural fairness principles.

The public hearing and first, second, and third readings of Bylaw 07/2026 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 7/2026 is not granted on March 3, 2026, after first and second reading, third reading of Bylaw 07/2026 will occur 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:

This Land Use Bylaw amendment would enable a streamlined process and certainty regarding future land uses and development at this location.

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.

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, the following alternative could be considered:

Alternative 1: Defeat second or third reading of Bylaw 7/2026 after closure of the Public Hearing. An implication of defeating this Bylaw would be that the applicants cannot reapply for redistricting within six months.

ALTERNATIVE 1:

Financial:

None at this time.

Compliance & Legal:

None at this time.

Program or Service:

None at this time.

Organizational:

Direct Control Development Permits for new uses or development would continue to be brought to Council, which takes approximately six months to process.

Risks

None at this time.

Report Date: March 3, 2026

Author(s): Suzanne Ruegg, Planner

Department: Planning & Development

Department Director: Kristina Peter

Managing Director: Adryan Slaght

Chief Administrative Officer: William Fletcher

CITY OF ST. ALBERT

BYLAW 07/2026

LAND USE BYLAW AMENDMENT

Being Amendment 14 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 as Plan 202 0669, Block 3, Lot 5A 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*.

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

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

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

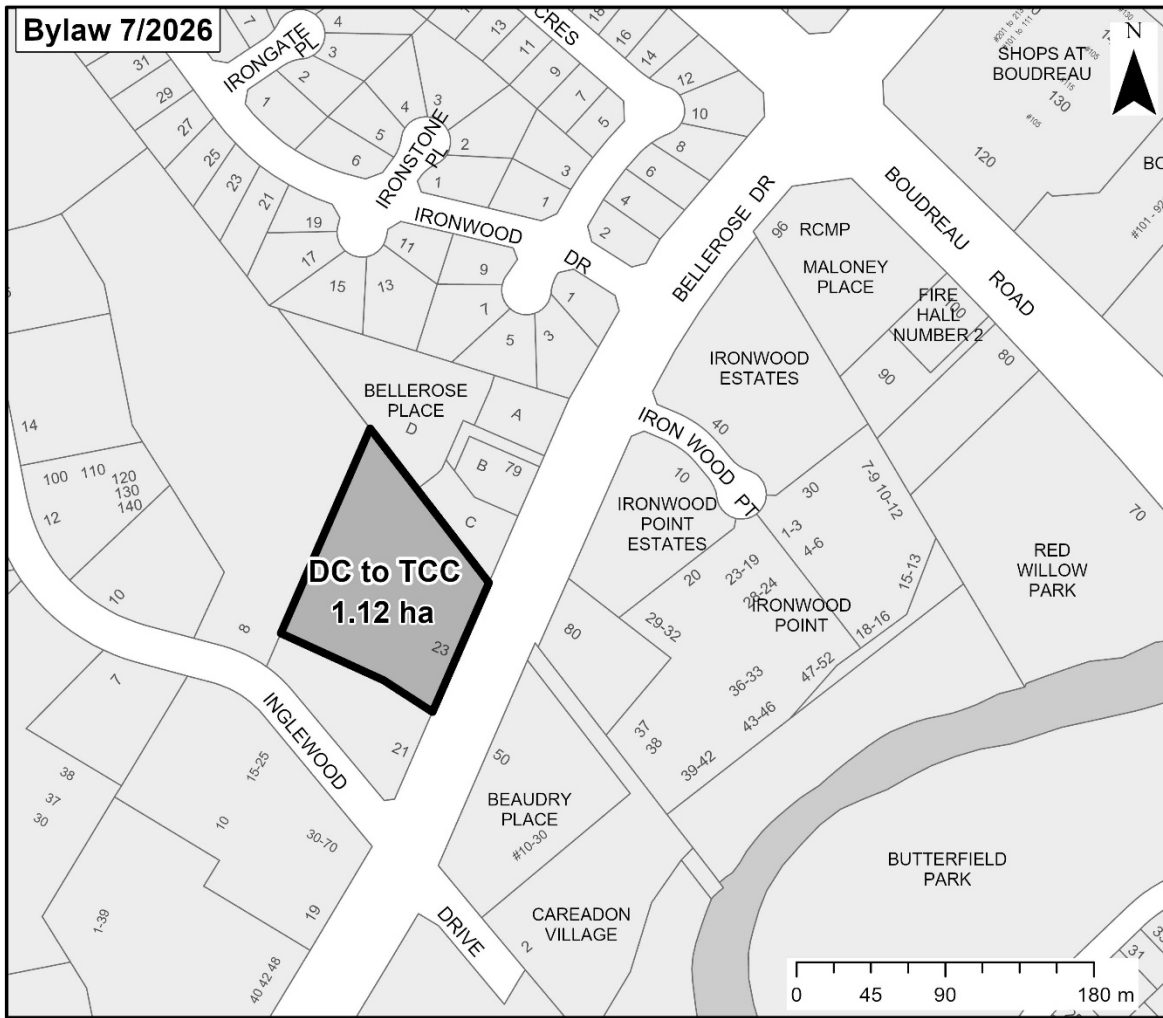
SIGNED AND PASSED this ____ day of _____ 20__.

MAYOR

CHIEF LEGISLATIVE OFFICER


Schedule A





LAND USE BYLAW AMENDMENT

23 Bellerose Drive - Inglewood Neighbourhood

 From DC (Direct Control) to TCC (Trail Corridor Commercial)

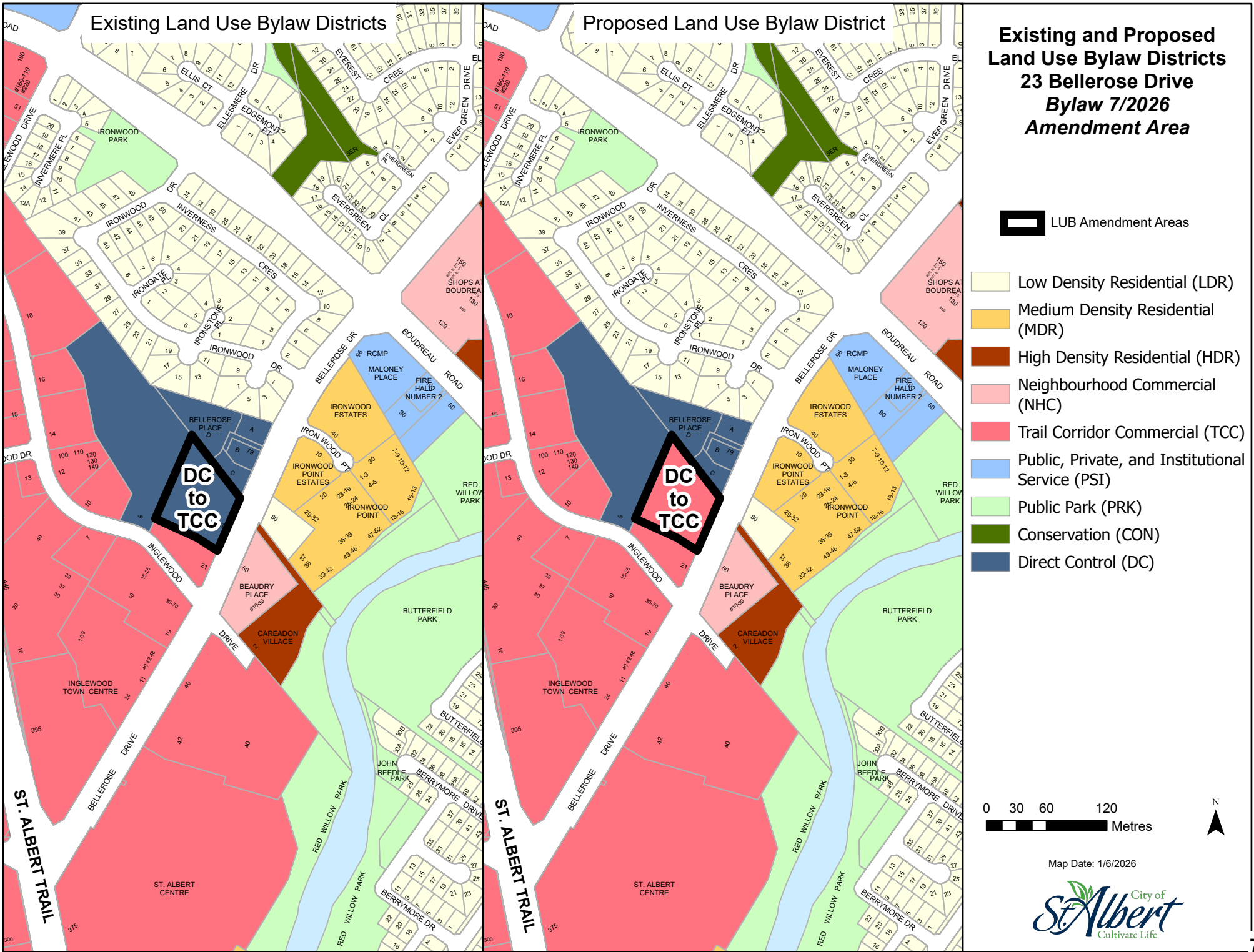


Figure 2

5.9 TCC - TRAIL CORRIDOR COMMERCIAL DISTRICT

(1) APPLICATION

This section applies to the areas designated as Trail Corridor Commercial (TCC) District on the Land Use District Map, [Schedule A](#) of this Bylaw.

(2) PURPOSE

The purpose of the TCC District is to enable *development* that provides the opportunity along trail corridor areas for the exchange of the widest variety of goods and services to the community and surrounding region. This District encourages transit supportive mixed-use *development*. This area may also include *professional offices*, medium-density residential, high-density residential, or *mixed-use buildings*.

(3) PERMITTED AND DISCRETIONARY USES

	PERMITTED USES	DISCRETIONARY USES
(i)	(a) <i>Animal grooming</i>	(b) <i>Auction (general)</i>
(ii)	(a) <i>Animal health</i>	(b) <i>Automotive (sales)</i>
(iii)	(a) <i>Art Galley/Studio</i>	(b) <i>Automotive (service)</i>
(iv)	(a) <i>Catering service which uses up to three vehicles</i>	(b) <i>Automotive (specialty)</i>
(v)	(a) <i>Dwelling unit above a non-residential use</i>	(b) <i>Broadcasting studio</i>
(vi)	(a) <i>Equipment service</i>	(b) <i>Car wash</i>
(vii)	(a) <i>Establishment (brew pub)</i>	(b) <i>Conference and banquet facility</i>
(viii)	(a) <i>Establishment (drinking)</i>	(b) <i>Construction service</i>
(ix)	(a) <i>Establishment (entertainment)</i>	(b) <i>Daycare facility</i>
(x)	(a) <i>Establishment (restaurant)</i>	(b) <i>Drive-through</i>
(xi)	(a) <i>Funeral home</i>	(b) <i>Dwelling (apartment)</i>
(xii)	(a) <i>Government service</i>	(b) <i>Equipment rental</i>
(xiii)	(a) <i>Group home</i>	(b) <i>Establishment (gaming)</i>
(xiv)	(a) <i>Health service</i>	(b) <i>Home-based business (level two)</i>
(xv)	(a) <i>Hotel</i>	(b) <i>Parking lot, for off-site parking only</i>
(xvi)	(a) <i>Personal service</i>	(b) <i>Public utility building</i>
(xvii)	(a) <i>Professional office</i>	(b) <i>Recycling depot</i>
(xviii)	(a) <i>Recreation (indoor)</i>	(b) <i>Religious assembly</i>
(xix)	(a) <i>Retail (general)</i>	(b) <i>Residential sales centre</i>
(xx)	(a) <i>School (commercial)</i>	(b) <i>Retail (adult)</i>
(xxi)	(a) <i>School (post-secondary)</i>	(b) <i>Retail (cannabis)</i>
(xxii)	(a) <i>Service station</i>	(b) <i>Storage facility (indoor)</i>
(xxiii)	(a) <i>Shopping centre</i>	(b) <i>Accessory Development to any Permitted Use or Discretionary Use</i>
(xxiv)	(a) <i>Supportive living accommodation</i>	
(xxv)	(a) <i>Warehouse store (retail)</i>	

(4) BUILDING HEIGHT

- (a) The maximum building height is 22.00 m.

(5) **BUILDING SETBACKS**

(a) Front yard *setback*

- (i) The minimum front yard building *setback* is 6.00 m.

(b) Side yard *setback*

- (i) The minimum side yard building *setback* is:

(A) 3.50 m for a *development* adjacent to a *Non-Residential District* or use; and

(B) 6.00 m for a *development* adjacent to a *Residential District* or use.

- (ii) Notwithstanding section (A), a 0.00 m side yard building *setback* may be approved when traffic circulation or deliveries would not be adversely affected.

(c) Rear yard *setback*

- (i) The minimum rear yard building *setback* is:

(A) 0.00 m for *developments* adjacent to a *Non-Residential District* or use; and

(B) 6.00 m for *developments* adjacent to a *Residential District* or use.

(6) **RESIDENTIAL USE**

- (a) There must be a direct *access* to a public right-of-way or an alternate means of *access*, to the satisfaction of the *Development Authority*, from a *building* used for residential purposes.

(7) **DESIGN, CHARACTER, AND APPEARANCE**

- (a) In addition to the requirements in sections 3.12 'Design, Character, And Appearance Of A Building' and 3.80 'Design, Character, And Appearance Of Non-Residential Buildings,' all *buildings* in this district must be finished as follows to the satisfaction of the *Development Authority*:

- (i) *Building* exteriors shall be concrete, cementitious boards or panels, exposed aggregate, stucco, glass, brick, brick veneer, natural stone, wood, or metal accents;

(A) Notwithstanding section (i) alternative *building* materials may be considered if, in the opinion of the *Development Authority*, the proposed materials meet the overall character of the District;

- (ii) *Façades* visible from public rights-of-way, *Residential District*, *residential use*, *natural area*, or *park* shall be of a higher standard of design;
- (iii) *Buildings* shall feature at-grade windows and entryways placed at regular intervals;
- (iv) Windows are encouraged to be located along abutting *public roadways*, *private roadways*, and pedestrian walkways, excepting those areas that are used for loading areas, or garbage and recycling storage; and
- (v) *Buildings* are encouraged to be oriented to, and have their main entrances face, a *public roadway*.

