



File #: PH-26-007, Version: 1

TAMRMS#: B06



REQUEST FOR DECISION

Bylaw 9/2026 - Land Use Bylaw Text Amendments to add Recreation (Indoor) as a discretionary use to Transitional (TRN) District (1st, 2nd & 3rd Readings)

Bylaw 10/2026 - Land Use Bylaw Text Amendments to add Storage Facility (Recreation Vehicle and Equipment) as a discretionary use to Transitional (TRN) District (1st, 2nd & 3rd Readings)

Presented by: Suzanne Ruegg, Planner, Planning & Development Department

RECOMMENDED MOTION(S)

1. That the Public Hearing on Bylaw 9/2026 and Bylaw 10/2026 be closed.
2. That Bylaw 9/2026, being amendment 16 to the Land Use Bylaw 18/2024, be read a first time.
3. That Bylaw 9/2026 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 9/2026.
5. That Bylaw 9/2026 be read a third time.
6. That Bylaw 10/2026, being amendment 17 to the Land Use Bylaw 18/2024, be read a first time.
7. That Bylaw 10/2026 be read a second time.
8. That unanimous consent be given for consideration of third reading of Bylaw 10/2026.
9. That Bylaw 10/2026 be read a third time.

SUMMARY

This report discusses proposed amendments to Land Use Bylaw (LUB) 18/2024, to add two discretionary uses to the Transitional (TRN) District for parcels with an area less than 4.0 hectares: Recreation (Indoor), and Storage Facility (Recreation Vehicle and Equipment).

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

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

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.

The addition of the proposed uses, Recreation (Indoor), and Storage Facility (Recreation Vehicle and Equipment), have been provided as two separately numbered bylaws. This provides Council flexibility to debate the two uses separately. If Council decides to approve one use and not the other, the application will not be delayed by the need to re-write bylaws and re-schedule the public hearing.

The Municipal Development Plan (MDP) does not specifically comment on the Transitional District.

BACKGROUND AND DISCUSSION

An application for the Land Use Bylaw amendment was submitted by Annette Supruniuk, on behalf of Terry Supruniuk, who owns land in the Transitional District. The purpose of the application is to add two discretionary uses to parcels with an area of less than 4.0 hectares in the Transitional District.

As stated in section 5.25 of the LUB, “The purpose of the TRN District is to regulate land areas which are undeveloped or developed to low intensity, and to accommodate traditional agricultural operations and the supportive services they use, which do not compromise the ability for future urban intensity development to occur in an orderly and efficient manner.”

The Transitional District was created and added to St. Albert’s LUB at the time of the 2022 annexation, in order to carry forward the regulations in place on agricultural lands when the lands were formerly within Sturgeon County, until such time as the lands are redistricted or redeveloped by the landowners. This district contains a set of permitted uses, as well as discretionary uses based on the size of the land parcel. The lists of uses and regulations for the Transitional District can be found in Attachment 3, Transitional District Redline.

The discretionary uses being requested for addition to the Transitional District are Recreation (Indoor) as Bylaw 9/2026, and Storage Facility (Recreation Vehicle and Equipment) as Bylaw 10/2026. These uses are defined as follows:

“Recreation (Indoor) - means a development used for sports or recreation within an enclosed building. Typical development includes a health and fitness club, swimming pool, bowling alley, amusement arcade, athletic field, rink, or court, not including conference and banquet facility or establishment (gaming).”

“Storage Facility (Recreation Vehicle and Equipment) - means a development where the primary use is the storage of unoccupied recreation vehicles or recreation equipment.”

The Transitional District (TRN) currently allows Storage Facility (Recreation Vehicle and Equipment) as a discretionary use on parcels that are 4.0 hectares and larger. Recreation (Indoor) is not currently included in the Transitional District as either a permitted or discretionary use, on any parcel size.

As the LUB does not currently permit these land use activities, the owner is operating both a Recreation (Indoor) use and a Storage Facility (Recreation Vehicle and Equipment) business without the required permits. The applicant is now seeking to bring the property into compliance with St. Albert’s LUB. The applicant previously approached Sturgeon County regarding the non-conforming development, but no permits were issued prior to the annexation. At this time, there is no district in the LUB that includes both the Recreation (Indoor) and Storage Facility (Recreation Vehicle and

Equipment) uses.

Planning Administration recommends approving the proposed amendments to the Transitional District, as discretionary uses for parcels less than 4.0 hectares. The proposed uses are compatible with the Transitional District.

While the application was submitted by a single landowner, it is preferable to add a discretionary use, which would be available to all lands with the same District, and can be evaluated and conditioned on a case-by-case basis at time of development permit.

Through the processing of the application, Administration also considered:

- a site-specific amendment to the TRN District to permit the two uses;
- redistricting the property from TRN District to Direct Control District with a development permit regulating the uses.

These two considerations are not recommended options due to policy context and implementation challenges.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The application was circulated to internal departments and external agencies. As the application affects the entirety of the Transitional District, rather than a specific site, there were no mailouts to residents. A consideration for the indoor recreation use raised by Engineering's Transportation branch was the amount of traffic on rural roads that may be created by such a use. The amount of traffic caused would be dependent on the size and type of recreation activity. When reviewing a discretionary use, the Development Authority can require additional supporting information, including requesting a Traffic Impact Assessment (TIA), which would be reviewed by the City's transportation engineer to determine the impact on the roads and the network.

The public hearing is scheduled for April 21, 2026. A public hearing notice has been posted on the City's website, and full page Citylights advertisements appeared on both April 2, 2026, and April 9, 2026. A press release was also issued for this public hearing. No residential notification letters or site signage were required because the amendment is not to a specific property.

IMPACTS OF RECOMMENDATION(S)

If the amendments proposed are approved, the discretionary uses of Recreation (Indoor) and Storage Facility (Recreation Vehicle and Equipment) will be available to all properties within the Transitional District with an area less than 4.0 hectares.

Any landowner wanting to develop either of these discretionary uses would require a development permit, a building permit, and a business license from the City. Discretionary uses require notification to adjacent landowners through the development permit process. In addition, the Development Authority can place conditions on a development permit. Examples of development permit conditions could include paving and screening for Storage Facility (Recreation Vehicle and Equipment), or requiring a traffic study for a Recreation (Indoor) use to determine the level of impact. Discretionary uses may also be approved on a temporary basis, with development permits that expire after a

defined amount of time.

Structures undergoing a change of use, such as to enable Recreation (Indoor), require a building code inspection to ensure the site and structures meet Safety Code requirements and are safe for public use.

A development permit for a discretionary use can be refused by the Development Authority if it is deemed that the proposed development is not suitable for its intended location on the basis of applicable land use planning policies or regulations.

Any decision made by the Development Authority (including development conditions) may be appealed to the Subdivision and Development Appeal Board (SDAB). The SDAB has the authority to remove or modify conditions, or to overturn the Development Authority's decision.

Financial:

None at this time.

Compliance & Legal:

First reading for Bylaw 9/2026 and Bylaw 10/2026 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 Bylaws 9/2026 and 10/2026 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 Bylaws 9/2026 and 10/2026 is not granted on April 21, 2026, after first and second reading, third reading of Bylaws 9/2026 and 10/2026 will occur at the next regular Council meeting on May 5, 2026. During that time between April 21, 2026, and May 5, 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:

Not Applicable

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 alternatives could be considered:

ALTERNATIVE 1: Defeat second or third reading of either Bylaw 9/2026 or Bylaw 10/2026 after closure of the public hearing. An implication of defeating either of the Bylaws would be that the applicant cannot re-apply until at least six months after Council's decision.

Alternative 1 could be used if Council does not support adding either of the two discretionary uses of Recreation (Indoor) and Storage Facility (Recreation Vehicle and Equipment) for parcels with an area less than 4.0 hectares to the Transitional District.

Financial:

None at this time.

Compliance & Legal:

Decision of Council cannot be appealed.

Program or Service:

None at this time.

Organizational:

None at this time.

Risks

None at this time.

Report Date: April 21, 2026

Author(s): Suzanne Ruegg, Planner

Department: Planning & Development

Department Director: Kristina Peter

Managing Director: Adryan Slaght

Chief Administrative Officer: William Fletcher

Attachments not part of the report

1. Bylaw 9/2026 Recreation (indoor)
2. Bylaw 10/2026 Storage facility (recreation vehicle and equipment)
3. Transitional District Redline

CITY OF ST. ALBERT

BYLAW 9/2026

LAND USE BYLAW AMENDMENT

Being Amendment 16 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. Section 5.25(4), “Discretionary Uses”, that the column titled “Discretionary uses for lots with an area less than 4.00 ha” is amended by adding (c) Recreation (indoor), in alphabetical order by the use, and updating the subsequent references 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 _____ 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

CITY OF ST. ALBERT

BYLAW 10/2026

LAND USE BYLAW AMENDMENT

Being Amendment 17 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. Section 5.25(4), “Discretionary Uses”, that the column titled “Discretionary uses for lots with an area less than 4.00 ha” is amended by adding (c) Storage facility (recreation vehicle and equipment), in alphabetical order by the use, and updating the subsequent references 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 _____ 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

5.1 TRN - TRANSITIONAL DISTRICT

(1) APPLICATION

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

(2) PURPOSE

The purpose of the TRN District is to regulate land areas which are undeveloped or developed to low intensity, and to accommodate traditional agricultural operations and the supportive services they use, which do not compromise the ability for future urban intensity *development* to occur in an orderly and efficient manner.

(3) PERMITTED USES

PERMITTED USES	
(i)	(a) <i>Agriculture (general)</i>
(ii)	(a) <i>Agriculture accessory building</i>
(iii)	(a) <i>Animal health (rural)</i>
(iv)	(a) <i>Dugout</i>
(v)	(a) <i>Dwelling (manufactured home)</i>
(vi)	(a) <i>Dwelling (single detached)</i>
(vii)	(a) <i>Farm help accommodation (for lots with an area over 4.00 ha)</i>
(viii)	(a) <i>Group home</i>
(ix)	(a) <i>Home-based business (level two)</i>
(x)	(a) <i>Secondary suite (garage)</i>
(xi)	(a) <i>Secondary suite (garden)</i>
(xii)	(a) <i>Secondary suite (internal)</i>
(xiii)	(a) <i>Supportive living accommodation</i>
(xiv)	(a) <i>Accessory Development to any Permitted Use</i>

(4) DISCRETIONARY USES

	Discretionary uses for lots with an area of 16.00 ha and greater	Discretionary uses for lots with an area of 4.00 ha to 15.99 ha	Discretionary uses for lots with an area less than 4.00 ha
(i)	(a) <i>Agricultural support service</i>	(b) <i>Agricultural support service</i>	(c) <i>Agricultural support service</i>
(ii)	(a) <i>Agriculture (intensive)</i>	(b) <i>Agriculture (intensive)</i>	(c) <i>Animal grooming</i>
(iii)	(a) <i>Animal grooming</i>	(b) <i>Animal grooming</i>	(c) <i>Animal health</i>
(iv)	(a) <i>Animal health</i>	(b) <i>Animal health</i>	(c) <i>Animal service</i>
(v)	(a) <i>Animal service</i>	(b) <i>Animal service</i>	(c) <i>Cannabis production and distribution (micro)</i>
(vi)	(a) <i>Auction (agriculture)</i>	(b) <i>Cannabis production and distribution (micro)</i>	(c) <i>Community garden</i>
(vii)	(a) <i>Auction (general)</i>	(b) <i>Community garden</i>	(c) <i>Construction service</i>
(viii)	(a) <i>Cannabis production and distribution (micro)</i>	(b) <i>Construction service</i>	(c) <i>Event venue (rural)</i>
(ix)	(a) <i>Community garden</i>	(b) <i>Equestrian facility</i>	(c) <i>Farm help accommodation</i>

	Discretionary uses for lots with an area of 16.00 ha and greater	Discretionary uses for lots with an area of 4.00 ha to 15.99 ha	Discretionary uses for lots with an area less than 4.00 ha
(x)	(a) <i>Congregate housing (level two)</i>	(b) <i>Congregate housing (level two)</i>	(c) <i>Congregate housing (level two)</i>
(xi)	(a) <i>Construction service</i>	(b) <i>Event venue (rural)</i>	(c) <i>Home-based business (level three)</i>
(xii)	(a) <i>Dwelling (secondary) on a lot 32.40 ha and greater</i>	(b) <i>Home-based business (level three)</i>	(c) <i>Recreation (indoor)</i>
(xiii)	(a) <i>Equestrian facility</i>	(b) <i>Public utility building</i>	(c) <i>Religious assembly</i>
(xiv)	(a) <i>Event venue (rural)</i>	(b) <i>Religious assembly</i>	(c) <i>Sod farm</i>
(xv)	(a) <i>Home-based business (level three)</i>	(b) <i>Sod farm</i>	(c) <i>Storage facility (recreation vehicle and equipment)</i>
(xvi)	(a) <i>Public utility building</i>	(b) <i>Storage facility (recreation vehicle and equipment)</i>	(c) <i>Accessory Development to a Discretionary Use</i>
(xvii)	(a) <i>Sod farm</i>	(b) <i>Topsoil processing and sales</i>	
(xviii)	(a) <i>Storage facility (recreation vehicle and equipment)</i>	(b) <i>Accessory Development to a Discretionary Use</i>	
(xix)	(a) <i>Topsoil processing and sales</i>		
(xx)	(a) <i>Accessory Development to a Discretionary Use</i>		

(5) **LOT COVERAGE**

- (a) The maximum *lot coverage* is 15% for *lots* equal to or less than 15.99 ha.
- (b) The maximum *lot coverage* for *lots* 16.00 ha or greater is at the discretion of the *Development Authority*.

(6) **SITE DENSITY**

- (a) The maximum *dwelling unit* density shall be as follows:
 - (i) Two principal *dwelling units* on a *lot* 32.40 ha and greater; and
 - (ii) One *dwelling unit* on all other *lots*.

(7) **SUBDIVISION REGULATIONS**

- (a) Single *lot* subdivision:
 - (i) Single *lot* subdivision may be allowed when subdivided from a parent *lot* with an area:
 - (A) Between 48.00 and 79.99 ha, which shall be considered equivalent to 64.70 ha, or a full quarter section; and
 - (B) Between 16.00 and 47.99 ha, which shall be considered

equivalent to 32.40 ha, or half of a quarter section;

- (ii) Existing *lots* under 16.00 ha shall have no further subdivision;
 - (iii) A single *lot* subdivision shall have a maximum area of 1.00 ha, unless a larger area is essential to meet one or both of the below:
 - (A) Encompass mature shelterbelts, existing *buildings*, or any other related features associated with an existing *farmstead* (however, additional farmland will not be compromised to accommodate a septic system, the *setback* distances associated with a septic system, a *dugout*, or an extensive area of fencing); or
 - (B) Mitigate any *site* constraints which could otherwise significantly limit the *development* potential of a 1.00 ha (2.47 ac) *lot* or create land use conflicts such as *setback* distances from pipelines, low-lying or steep topography, inaccessible portions of land, or land fragmentation (however, additional farmland will not be compromised when a *site* constraint could equally be addressed by modifying the location, the dimensions of the proposed 1.00 ha (2.47 ac) *lot*).
- (b) Four-*lot* subdivision maximum:
- (i) Multi-*lot* country residential subdivision (greater than four *lots* per quarter section) shall be prohibited.
 - (ii) Unless otherwise indicated within an *ASP*, a quarter section of 64.70 ha in the TRN District shall contain a maximum *lot density* of four, comprising:
 - (A) Two *lots*, each 32.40 ha, or alternative areas necessary due to land fragmentation; and
 - (B) Two *lots* for *residential uses*, one from each of the two 32.40 ha *lots*, to a maximum area of 1.00 ha each.

(8) **FLOOR AREA**

- (a) The maximum floor area for an *accessory building*:
 - (i) For *lots* between 4.00 and 15.99 ha, is 465.00 m²; and
 - (ii) For *lots* less than 4.00 ha, is 230.00 m².

(9) **BUILDING HEIGHT**

- (a) The maximum building height of a *principal building* or any *accessory building* is at the discretion of the *Development Authority*.

(10) **BUILDING SETBACK**

- (a) Front yard *setback*
 - (i) The minimum front yard building *setback* for a:
 - (A) *Principal building* is 35.00 m; and
 - (B) *Agriculture accessory building* or *accessory building* is 20.00 m.
- (b) Side yard *setback*
 - (i) The minimum side yard building *setback* for a:
 - (A) *Principal building* is 6.00 m; and
 - (B) *Agriculture accessory building* or *accessory building* is 3.00 m.
 - (ii) Notwithstanding section (b), the minimum side yard building *setback* for a *corner lot* side yard that adjoins a flanking *public roadway*:
 - (A) For a *principal building*, is 35.00 m; and
 - (B) For an *agriculture accessory building* or *accessory building*, is 20.00 m.
- (c) Rear yard *setback*
 - (i) The minimum rear yard building *setback* for a:
 - (A) *Principal building* is 6.00 m; and
 - (B) *Agriculture accessory building* or *accessory building* is 3.00 m.
- (d) Notwithstanding sections (a) through (c), for an *agriculture (intensive)* use, the *Development Authority* shall determine *setbacks*. No *setback* for a new *agriculture (intensive)* use shall be less than 100.00 m from the *property line* of an existing residential *lot*. The required *setback* may be reduced if the residential *lot* is also owned by the proponent of the *agriculture (intensive)* use.

(11) **DEVELOPMENT REGULATIONS**

- (a) General
 - (i) Intensification of a use on *lots* in existence as of February 22, 2022, may trigger a planning process that includes preparation of an *ASP*, redistricting, or both.
 - (ii) No new uses or expansion of existing, *agriculture (intensive)* uses shall be supported in the TRN District.

- (iii) When reviewing an application for a Discretionary Use, the *Development Authority* shall not approve Discretionary Uses that would prejudice the future subdivision, servicing, or *development* of the subject lands for future urban expansion or intensification of *development*.
 - (iv) The *Development Authority* may specify the length of time a Discretionary Use is permitted in the TRN District, having regards for the subdivision, staging, and *development* of the subject lands for urban expansion or intensification.
- (b) *Driveways*
- (i) No *driveway* shall be located closer than 100.00 m from the intersection of two municipal roadways, or as otherwise determined by the *Development Authority*, in consultation with the *City Engineer*.
- (c) *Building separation*
- (i) An *agricultural accessory building* or *farm help accommodation* shall be set back a minimum of 1.90 m from the *principal building* or another *accessory building*.
- (d) *Farm help accommodation*
- (i) Each *building* may contain a maximum of eight *sleeping units*, a common kitchen or dining area, and common bathroom facilities.
- (12) **SITE CONDITIONS**
- (a) In addition to the above, the *Development Authority*, considering an application may impose conditions requiring the retention of trees or additional plantings of such a type and amount that are considered necessary.
 - (b) The *Development Authority* may prescribe requirements for *setbacks*, *screening*, or both for uses that may be incompatible with adjacent land uses.
 - (c) The *Development Authority* may impose conditions requiring *screening* for uses that involve the *outdoor storage* of goods, machinery, *vehicles*, building materials, waste materials, and other comparable items.
- (13) **SHIPPING CONTAINER**
- (a) The maximum number of *shipping containers* allowed on a *lot* without a *Development Permit* in the TRN District are:
 - (i) Five on *lots* 16.00 ha or greater;
 - (ii) Three on *lots* with an area of 4.00 to 15.99 ha; and
 - (iii) One on *lots* with an area of 0.50 ha to less than 4.00 ha.

- (b) The storage of *shipping containers* in excess of the maximum amount for the District as listed in section (a) shall be considered as *outdoor storage* and will require a *Development Permit*.
- (c) Stacking of *shipping containers* shall not be permitted.