

File #: PH-26-009, Version: 1

TAMRMS#: B06

8.2

REQUEST FOR DECISION

Bylaw 4/2026 - Jensen Lakes 15th Redistricting (1st, 2nd, & 3rd Readings)

Presented by: Eric Schultz, Planner, Planning and Development

RECOMMENDED MOTION(S)

1. That the public hearing on Bylaw 4/2026 be closed.
2. That Bylaw 4/2026, being amendment 19 to the Land Use Bylaw 18/2024, be read a first time.
3. That Bylaw 4/2026 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 4/2026.
5. That Bylaw 4/2026 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 district lands in Jensen Lakes in alignment with the land use designations outlined in the Jensen Lakes Area Structure Plan.

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, 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

Proposal

On June 4, 2025, Select Engineering Consultants Ltd., on behalf of Villeneuve Communities Inc. and Melcor Developments Ltd., submitted an application to amend the Land Use Bylaw 18/2024, Schedule A.

Jensen Lakes is a residential neighbourhood located in northwest St. Albert. It is bordered by the St. Albert Trail to the east, Villeneuve Road to the south, Hogan Road to the west, and the future Fowler Way to the north.

Please refer to attachments Bylaw 4/2026 and *Figure 1 - Location Map*.

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 782MC, Lot A	25430 Secondary Hwy 633
SW ¼, Section 17, Township 54, Range 25, West of 4 th Meridian	220 Villeneuve Road
NE ¼, Section 17, Township 54, Range 25, West of 4 th Meridian	35 City Annex North
SE ¼, Section 17, Township 54, Range 25, West of 4 th Meridian	40 City Annex North
Filed Plan 392EO, Parcel A	39 City Annex North
NW ¼, Section 16, Township 54, Range 25, West of 4 th Meridian	37 City Annex North

This proposed Land Use Bylaw amendment would redistrict a total of 45.6 hectares± (112.7 acres±) of land. All the land subject to this application is currently Future Urban Development (FUD) District, which is a holding district until urban development occurs on the land.

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

Table 2: Proposed Land District Changes

Proposed District	Area of Land	Some Permitted Land Uses
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Small Lot Residential (SLR)	28.0 hectares± (69.2 acres±)	Single-detached dwelling, Semi-detached dwelling
Laned Lot Residential (LLR)	7.5 hectares± (18.6 acres±)	Single-detached dwelling, Semi-detached dwelling, Townhouse (plex, single)
Medium Density Residential (MDR)	2.7 hectares± (6.6 acres±)	Townhouse (single as per Land Use Bylaw Figure 5-6, complex), apartment
Public, Private, and Institutional Services (PPI)	0.2 hectares± (0.4 acres±)	Park, recreation (outdoor) for a private walkway to access the private lake
Public Park (PRK)	7.2 hectares± (17.7 acres±)	Park

Municipal Development Plan

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

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

Map 4: Priority Areas for Growth in the MDP identifies that the southwest portion of the redistricting area lies within a Priority Area for Outward Growth and the northern portion is identified as an Area for Growth. These designations support the long term residential build out of Jensen Lakes, subject to servicing availability.

The following Municipal Development Plan policies are applicable to the proposed redistricting:

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

10.1.1. Require new urban development to be serviced with municipal water, wastewater, and stormwater infrastructure, as well as shallow utilities, as determined necessary by utility providers, in consultation with the City. Limited exceptions to this policy may be considered at the sole discretion of the City for certain recreation and industrial uses not requiring potable water and wastewater services or where on-site servicing is deemed appropriate by the City.

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

Policy 14, Land Use And Development

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.

The proposed Land Use Bylaw amendment conforms with the MDP.

Jensen Lakes Area Structure Plan

The Jensen Lakes Area Structure Plan (ASP) was first approved on May 5, 2014, and last amended on May 16, 2022. The neighbourhood has been steadily building out over the last decade and is anticipated to continue to build out over the next decade, subject to required servicing infrastructure being in place.

The proposed redistricting aligns with the Jensen Lakes Area Structure Plan by implementing the residential and park land use designations shown on the ASP's Future Land Use Map (see *Figure 3 - Future Land Use*). The subject lands are identified in the ASP for predominantly low density and medium density residential uses, supported by park space, which directly correspond to the proposed SLR, LLR, MDR, and PRK districts.

The proposed redistricting will enable subdivisions and permits for future developments, when servicing capacity is available. Section 6.2 Redistricting and Subdivision states:

Timing of redistricting and subdivision applications will proceed in response to servicing capacity, agreements, and market needs. Development has been completed or is underway in the east portion of the Plan Area and will continue towards the west, and the north. Redistricting and subdivision are to align with the Area Structure Plan.

Section 1.2 Authority of the Plan states:

At the time of subdivision, detailed engineering drawings and plans of subdivision will be reviewed, and the City will then determine if development can proceed, and acknowledges the following limitations:

- That final approval of any servicing agreements remains subject to a review of plans of subdivision and detailed engineering drawings as per the City Engineering Standards, Utility Master Plan (UMP), Transportation Master Plan (TMP), Transportation System Bylaw, Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any other documents, Municipal or otherwise, the City determines relevant to the development. The approval of this ASP does not warrant approval of any servicing agreement, future districting, development agreement, development permit, or building permit.
- That the City reserves the right to apply any additional infrastructure servicing specification to the lands covered by this ASP in order to provide quality services to the citizens.
- That all development expenses and other costs, of every nature and kind, are expended at the developer's sole risk, and that any additional expenses incurred by the development as a result of any modification resulting from the aforesaid Engineering

Standards are for the sole account of the developer.

- The City is not responsible financially or otherwise, to provide infrastructure to support development of this ASP.

Section 1.7.6 Utility Master Plan (UMP) states:

Currently, there is very limited servicing capacity within the existing infrastructure. The existing capacities do not have the ability to support the complete development of Jensen Lakes. Necessary off-site work is outlined within the Utility Master Plan and delineated in the Off-Site Levy Bylaw, as amended.

Servicing Constraints

Administration has advised that while the Jensen Lakes Area Structure Plan contains a feasible long-term servicing concept, the development of subject lands is dependent on the future Northeast Servicing Project to provide permanent infrastructure for sanitary capacity.

An interim in-pipe storage solution is currently being discussed between the City and area developers. This solution could provide approximately 7.7 L/s of additional sanitary capacity until the permanent Northeast Servicing Project is completed. However, this interim capacity has already been allocated to conditionally approved subdivision stages that are redistricted or previously approved within the northeast servicing area.

As a result, the lands subject to this redistricting are unlikely to receive servicing capacity in the near term. Without the Northeast Servicing Project in place, the majority of these lands will remain unserviced. Subdivision and development approvals for these lands are not expected to proceed until the Northeast Servicing Project is funded and constructed.

Future Development

Discussions with Melcor Developments Ltd. and Select Engineering Consultants Ltd. held on March 2, 2026, confirmed that only the approved subdivision stages are anticipated to advance in 2026. Melcor Developments Ltd. further confirmed that there are no plans to advance subdivision within the broader 15th Redistricting area in 2026, given the existing sanitary servicing limitations.

Development activity is expected to continue progressing west along Villeneuve Road, consistent with the neighbourhood's build out pattern. Melcor Developments Ltd. noted that a shift northward may be considered in future years should market conditions change.

Administration understands that several active subdivision stages - including Stages 21, 24, and 28 - require an interim in pipe storage solution to proceed, while Stage 27 may utilize unused sanitary capacity from the commercial site in subdivision Stage 2A. These stages represent the extent of near term development potential under existing servicing constraints.

Notwithstanding the lack of servicing capacity to enable development within the proposed area to be redistricted, the developer has indicated that advancement of the subject redistricting positions the developer to proceed efficiently once sanitary capacity becomes available.

Municipal Government Act

MGA section 654 Approval of Application:

654(1) “A subdivision authority must not approve an application for subdivision approval unless

(a) The land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,” ...

Matter Related to Subdivision and Development Regulations section 9 relevant considerations:

9. In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application,

(c) storm water collection and disposal,

(f) the availability and adequacy of a water supply, a sewage disposal system and solid waste disposal,” ...

If stormwater management requirements have not been resolved, or if sanitary and water servicing capacity cannot support the proposed development, the Subdivision Authority would have to refuse subdivision of the lands, or approve them only conditionally (on the condition that the requirements related to sanitary and water servicing capacity are resolved prior to endorsement).

There are no schools planned for the redistricting area. The lands being districted as Public, Private, and Institutional Service (PPI) are for a private walkway to access the private lake.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The application was circulated on June 16, 2025, to internal departments, external referral agencies, and property owners within a 100-metre radius.

Two notification signs were erected on Jensen Lakes Blvd on August 5, 2025, one at Jensen Gate and the other at the northeast entrance to the neighbourhood, just past the commercial properties adjacent to St. Albert Trail.

No concerns from the public were raised through the circulation process.

Public Hearing

The public hearing is scheduled for **May 5, 2026**. A public hearing notice will be posted on the City website, and a full page Citylights advertisement will appear on both April 16, 2026, and April 23, 2026.

IMPACTS OF RECOMMENDATION(S)

The proposed redistricting aligns with the Jensen Lakes Area Structure Plan and the Municipal Development Plan. Administration recommends approval of this application to enable continued development of the Jensen Lakes neighbourhood, subject to servicing availability. No new subdivisions can be unconditionally approved in the proposed redistricted area until sanitary capacity

is made available.

Financial:

At the time of writing this report, the subject lands do not have a servicing plan in place, do not have funding allocated for the necessary servicing infrastructure, nor is there a signed agreement for interim servicing. There are financial risks to the City by approving this redistricting in an area that is constrained. Approval of the redistricting could put increased pressure on the City to accelerate funding the off-site leviable servicing projects with an estimated \$74.1 million required up-front for the Northeast Servicing Project.

Approval of the Northeast Servicing Project may require reprioritization of priority projects based on the City's debt capacity, unless existing budgetary commitments are revisited.

Federal funding for the Northeast Servicing Project has been announced, but no formal agreement has been signed yet, and any agreement with the federal government will require provincial cabinet approval pursuant to the *Provincial Priorities Act*.

As of the writing of this report, there have been no commitments to funding the Northeast Servicing Project from any other level of government or area developers. The Northeast Servicing Project was discussed by Standing Committee of the Whole on April 14, 2026, and was scheduled for discussion by Council in April 21, 2026. Advancement of this project would require a borrowing bylaw.

The Subdivision Authority cannot unconditionally approve associated subdivision applications due to lack of sanitary servicing capacity. This could result in appeal hearings that would require City resources, including funding for external legal services.

Compliance & Legal:

First reading for Bylaw 4/2026 must be completed in order to get the bylaw "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 bylaw may be put forward in accordance with procedural fairness principles.

The public hearing and first, second, and third readings of Bylaw 4/2026 is 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 4/2026 is not granted on May 5, 2026, after first and second reading, third reading of Bylaw 4/2026 will occur at the next regular Council meeting on May 19, 2026. During that time between May 5, 2026, and May 19, 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).

Once land is districted, the Planning Branch may receive subdivision applications to advance development. However, where servicing capacity is not available, the Subdivision Authority will be unable to unconditionally approve the application in accordance with the MGA. Any decision of the Subdivision Authority may be appealed, resulting in a hearing at either the Subdivision and

Development Appeal Board (SDAB) or the Land and Property Rights Tribunal (LPRT), depending on jurisdiction. Such appeals require significant City resources in terms of Administration's time and funding for external legal support.

Program or Service:

Engineering Services and Utility Services may specifically be impacted as they receive requests from developers to deviate from established City standards and practices. This results in reviews of engineering ideas to find servicing capacity and/or prepare customized agreements, which reduces staff capacity to work on other projects.

Legal Services may be impacted as departments working with developers need assistance on agreements, interpretation of various legislative documents, such as the MGA, and legal advice.

Should the servicing capacity matter be addressed, the following impacts are anticipated:

- Engineering drawing review, development agreement drafting and signing, and inspection of infrastructure will occur.
- Planning & Development will have subdivision plans and development permits to review and provide decisions on.
- Safety Codes will have building plans to review and buildings to inspect.
- Public Works will have maintenance of infrastructure.
- Emergency Services, Community & Social Development, Transit and other departments will have to provide services to a new area of the City.

Organizational:

None at this time.

Risks

None at this time.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

Strategic Priority One, Economic Prosperity (2022-2025):

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 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 4/2026 after closure of the public hearing. An

implication of defeating this Bylaw would be that the applicant cannot reapply 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: May 5, 2026

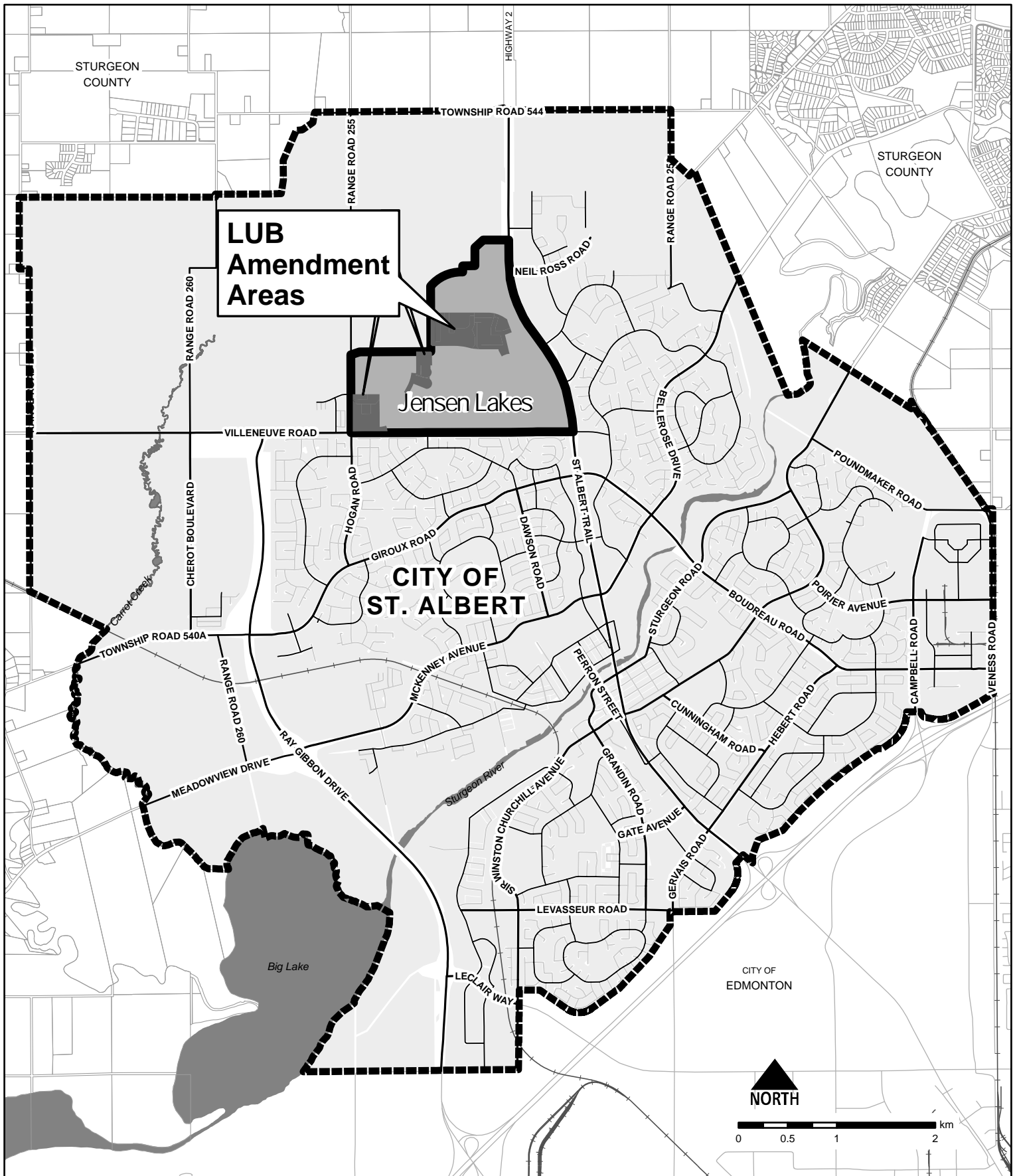
Author: Eric Schultz

Department: Planning and Development

Department Director: Kristina Peter

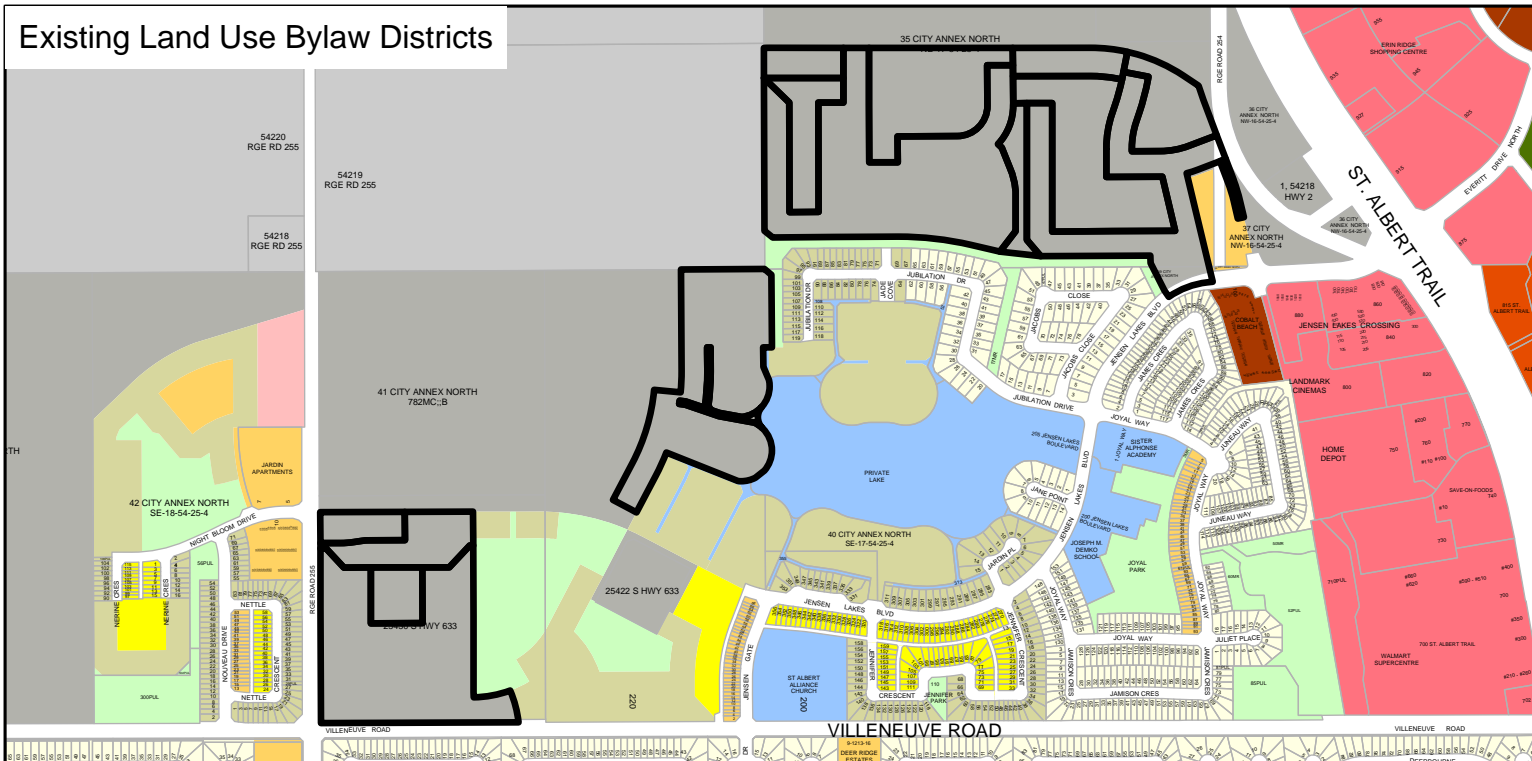
Managing Director: Adryan Slaght

Chief Administrative Officer: Bill Fletcher

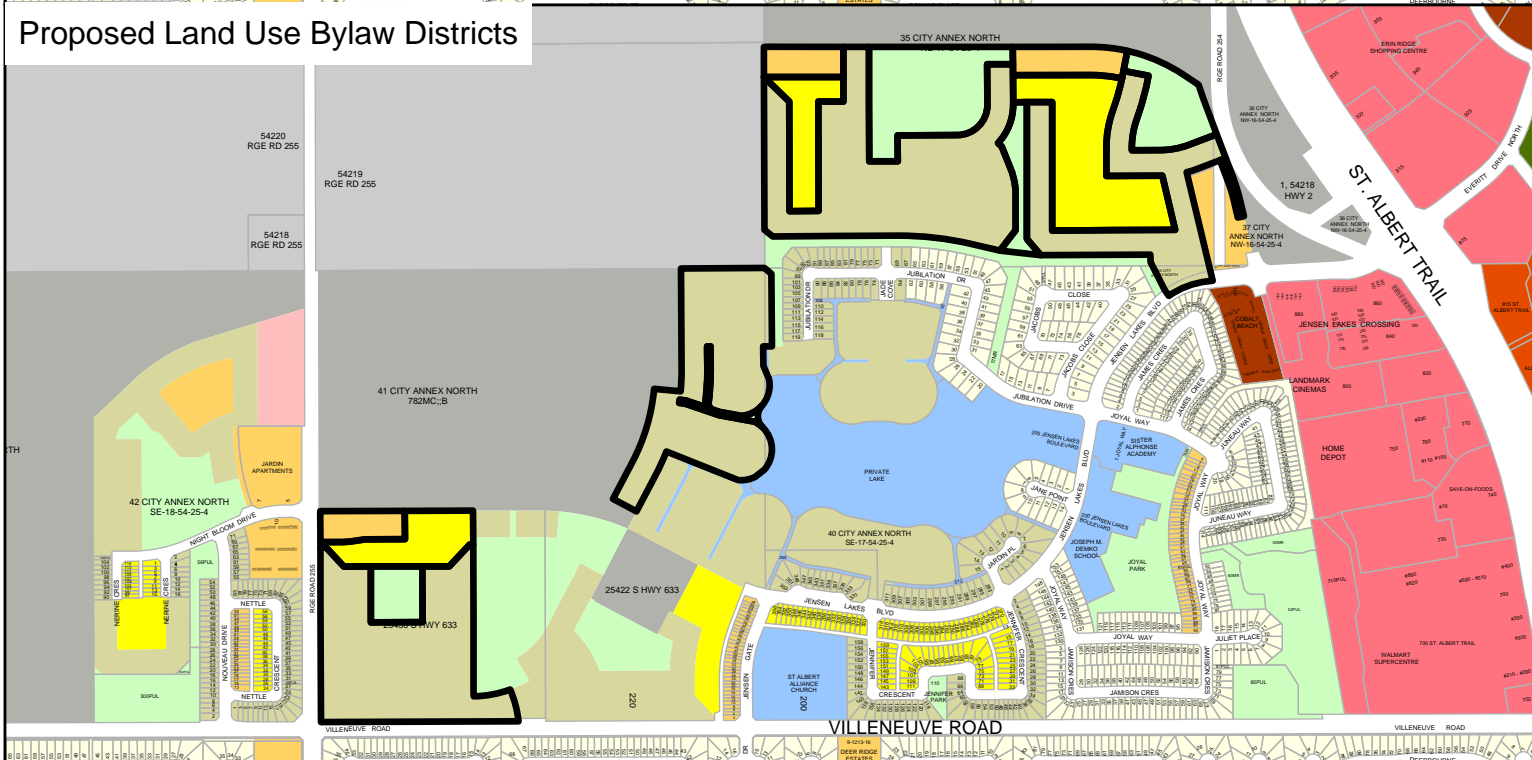


Location Map
 Jensen Lakes
 15th Redistricting
 Land Use Bylaw Amendment Areas

Existing Land Use Bylaw Districts



Proposed Land Use Bylaw Districts

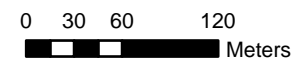


Existing and Approved Land Use Bylaw Districts

Jensen Lakes 15th Redistricting Amendment Areas

LUB Amendment Areas

- Low Density Residential (LDR)
- Small Lot Residential (SLR)
- Laned Lot Residential (LLR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mxed-Use 2 (MU2)
- Neighbourhood Commercial (NHC)
- Trail Corridor Commercial (TCC)
- Public, Private, and Institutional Service (PSI)
- Public Park (PRK)
- Conservation (CON)
- Transitional (TRN)
- Future Urban Development (FUD)



Map Date: 6/23/2025

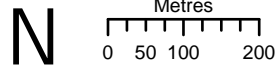


Figure 3 Jensen Lakes Area Structure Plan

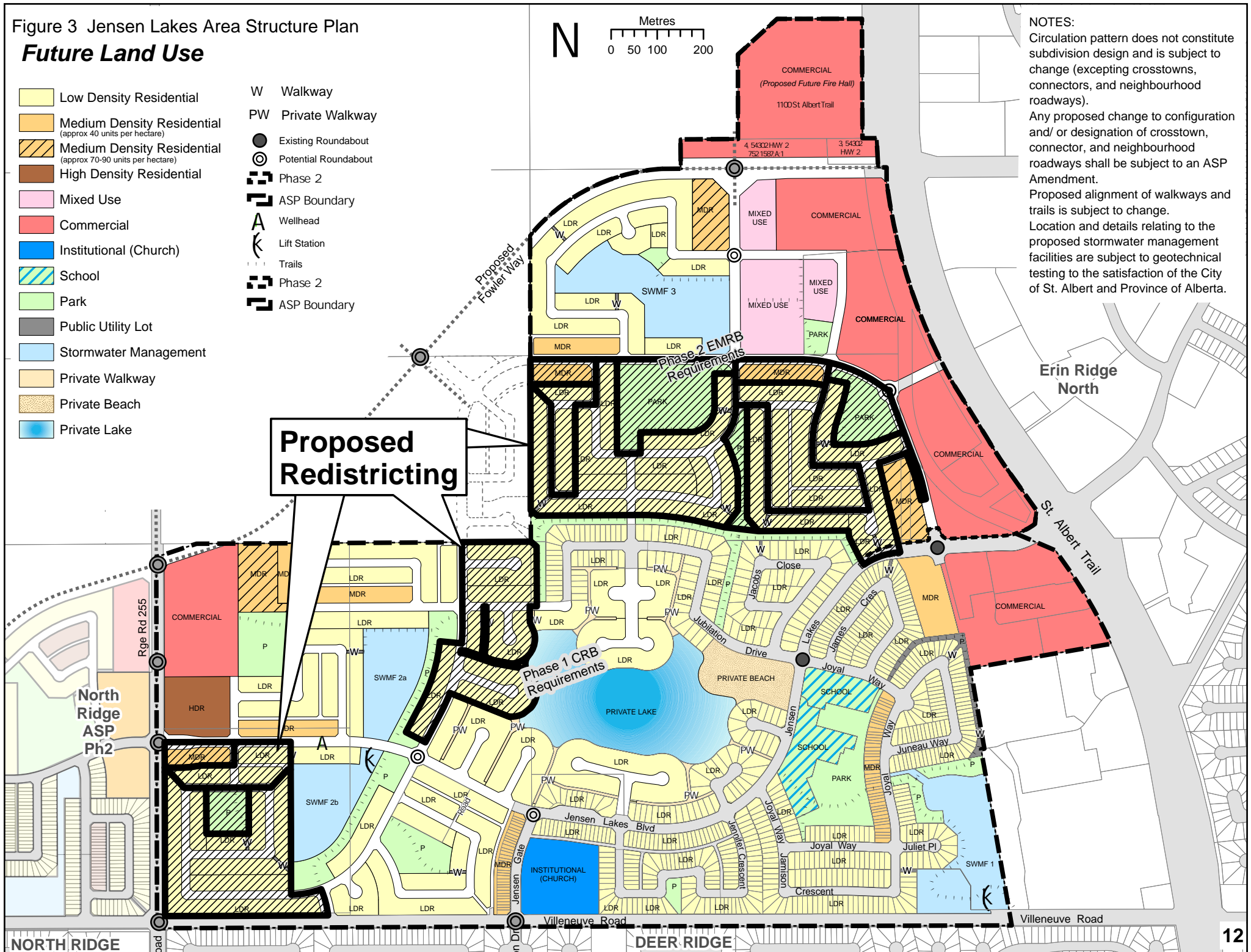
Future Land Use

- Low Density Residential
- Medium Density Residential (approx 40 units per hectare)
- Medium Density Residential (approx 70-90 units per hectare)
- High Density Residential
- Mixed Use
- Commercial
- Institutional (Church)
- School
- Park
- Public Utility Lot
- Stormwater Management
- Private Walkway
- Private Beach
- Private Lake

- W Walkway
- PW Private Walkway
- Existing Roundabout
- ⊙ Potential Roundabout
- ⊞ Phase 2
- ⊞ ASP Boundary
- A Wellhead
- ⌒ Lift Station
- ⋯ Trails
- ⊞ Phase 2
- ⊞ ASP Boundary



NOTES:
 Circulation pattern does not constitute subdivision design and is subject to change (excepting crosstowns, connectors, and neighbourhood roadways).
 Any proposed change to configuration and/ or designation of crosstown, connector, and neighbourhood roadways shall be subject to an ASP Amendment.
 Proposed alignment of walkways and trails is subject to change.
 Location and details relating to the proposed stormwater management facilities are subject to geotechnical testing to the satisfaction of the City of St. Albert and Province of Alberta.



Proposed Redistricting

Erin Ridge North

St. Albert Trail

North Ridge ASP Ph2

Phase 1 CRB Requirements

Phase 2 EMRB Requirements

Jensen Lakes Blvd

Villeneuve Road

Villeneuve Road

NORTH RIDGE

DEER RIDGE

Figure 3

CITY OF ST. ALBERT

BYLAW 4/2026

LAND USE BYLAW AMENDMENT

Being Amendment 19 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 amended by this Bylaw.
2. The lands legally described below 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.

Legal Description	Current District	Proposed District
Plan 782MC, Lot A	Future Urban Development (FUD)	Small Lot Residential (SLR)
Plan 782MC, Lot A	Future Urban Development (FUD)	Laned Lot Residential (LLR)
Plan 782MC, Lot A	Future Urban Development (FUD)	Public Park (PRK)
Plan 782MC, Lot A	Future Urban Development (FUD)	Medium Density Residential (MDR)
SW ¼, Section 17, Township 54, Range 25, West of 4 th Meridian	Future Urban Development (FUD)	Small Lot Residential (SLR)
SW ¼, Section 17, Township 54, Range 25, West of 4 th Meridian	Future Urban Development (FUD)	Public, Private, and Institutional Services (PPI)
SE ¼, Section 17, Township 54, Range 25, West of 4 th Meridian	Future Urban Development (FUD)	Public, Private, and Institutional Services (PPI)
NE ¼, Section 17, Township 54, Range 25, West of 4 th Meridian	Future Urban Development (FUD)	Small Lot Residential (SLR)

Legal Description	Current District	Proposed District
NE ¼, Section 17, Township 54, Range 25, West of 4 th Meridian	Future Urban Development (FUD)	Laned Lot Residential (LLR)
NE ¼, Section 17, Township 54, Range 25, West of 4 th Meridian	Future Urban Development (FUD)	Public Park (PRK)
NE ¼, Section 17, Township 54, Range 25, West of 4 th Meridian	Future Urban Development (FUD)	Medium Density Residential (MDR)
Filed Plan 392EO, Parcel A	Future Urban Development (FUD)	Small Lot Residential (SLR)
NW ¼, Section 16, Township 54, Range 25, West of 4 th Meridian	Future Urban Development (FUD)	Medium Density Residential (MDR)

Legal Description	Municipal Address
Plan 782MC, Lot A	25430 Secondary Hwy 633
SW ¼, Section 17, Township 54, Range 25, West of 4 th Meridian	220 Villeneuve Road
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Filed Plan 392EO, Parcel A	39 City Annex North
NW ¼, Section 16, Township 54, Range 25, West of 4 th Meridian	37 City Annex North

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*.

READ a First time this ____ day of _____ 2026.

READ a Second time this ____ day of _____ 2026.

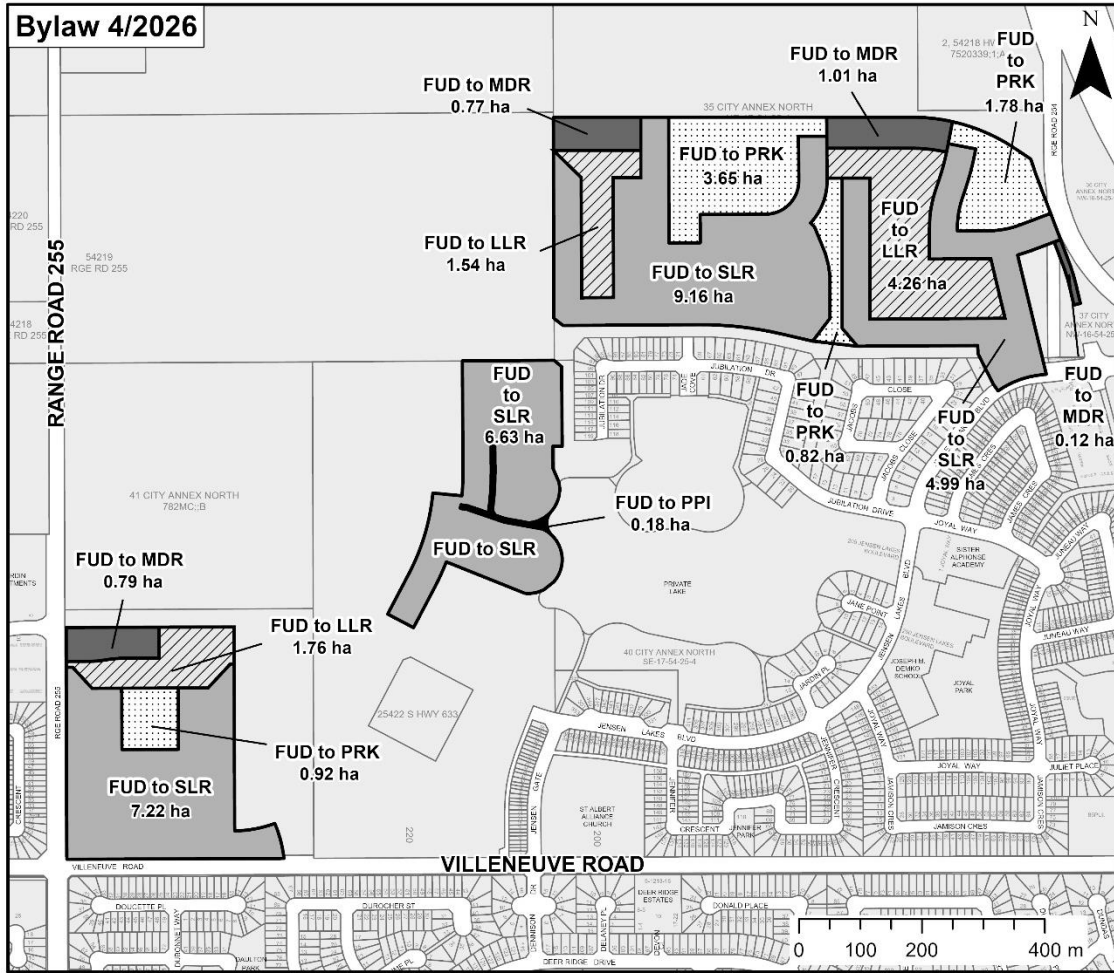
READ a Third time this ____ day of _____ 2026.

SIGNED AND PASSED this ____ day of _____ 2026.

MAYOR

CHIEF LEGISLATIVE OFFICER

Schedule A



LAND USE BYLAW AMENDMENT

Jensen Lakes 15th Redistricting

- From FUD (Future Urban Development) to SLR (Small Lot Residential)
- From FUD (Future Urban Development) to LLR (Laned Lot Residential)
- From FUD (Future Urban Development) to MDR (Medium Density Residential)
- From FUD (Future Urban Development) to PRK (Public Park)
- From FUD (Future Urban Development) to PPI (Public, Private, and Institutional Service)