

NOTICE OF PUBLIC HEARINGS

Bylaw 21/2026 Housing Accelerator Fund Land Use Bylaw Amendment #22

To be conducted as a hybrid in the Council Chambers, 3rd Floor, St. Albert Place, 5 St. Anne Street and virtual via Zoom during the Regular Meeting of Council scheduled for 10:30 a.m. on Tuesday, September 15, 2026.

In accordance with Section 692 of the *Municipal Government Act* a Public Hearing has been scheduled to take place on Tuesday, September 15, 2026, for Bylaw 21/2026.

Bylaw 21/2026, if passed, would:

- 1) In the Low-Density Residential district neighbourhoods of Erin Ridge, Oakmont, Inglewood, Woodlands, Kingswood, Pineview, Akinsdale, Forest Lawn, Braeside, Sturgeon Heights, The Gardens, Heritage Lakes, Mission, Lacombe Park, Deer Ridge, and North Ridge, decrease the minimum widths for 'interior' lots:
 - a. From 9.82 to 8.00 metres for a single detached dwelling, when constructed with a single-wide front driveway. (Equivalent changes also proposed for corner lots and lots with lane access).
 - b. From 8.00 to 7.35 metres for semi-detached dwellings, when constructed with a single-wide front driveway. (Equivalent changes also proposed for corner lots and lots with lane access).
- 2) In the aforementioned Low-Density Residential district neighbourhoods, limit secondary suites to a maximum of one, for a single detached dwelling located on a lot less than 9.82 metres in width.
- 3) In the aforementioned Low-Density Residential district neighbourhoods, on smaller lots, lower the minimum gross floor area to 65 square meters (from 75 square meters currently, a decrease of 10 square meters), to allow for smaller homes on the proposed smaller lots.
- 4) In the 'Trail Corridor Commercial' district:
 - a. Make apartment buildings a permitted (rather than discretionary) use;
 - b. Introduce townhouse complexes as a discretionary use;
 - c. Increase the maximum building height to 25 metres (from 22 metres currently, an increase of 3 metres);
 - d. Add site density and site density bonusing regulations for residential uses.
- 5) Introduce a new 'Mixed-Use Transit Oriented Development' district, which landowners along St. Albert Trail could apply for a redistricting, on a site-by-site basis, for City Council approval. This new district would permit a

maximum building height of up to 50 meters and would enable medium and high density residential and non-residential development in proximity to future rapid transit stations.

- 6) For all three of these aforementioned districts, adjust associated development regulations as necessary, in other sections of the Land Use Bylaw.

Details of the above Bylaw may be obtained by emailing cwalker@stalbert.ca. A copy of the proposed bylaw may also be accessed on the City of St. Albert website, Public Hearings Events page <https://stalbert.ca/events/calendar/public-hearings/> at the link to the September 15, 2026 Public Hearing.

Speaking to City Council at Public Hearing(s)

Unless otherwise indicated in the advertising and notification for the Public Hearing, individuals or groups wishing to address Council on their own behalf at a Public Hearing from a remote location by electronic means of communication must register with Legislative Services at hearings@stalbert.ca by 9:30 AM on the day of the Public Hearing.

Where a Public Hearing offers the option to address Council in person, individuals and groups wishing to address Council on their own behalf in person at the Public Hearing may register with Legislative Services at hearings@stalbert.ca up to one hour prior to the commencement of the Public Hearing and additionally a sign-in sheet will be available at the entrance to Council Chambers for individuals and groups who have not previously registered but wish to address Council on their own behalf in person at the Public Hearing.

Individuals wishing to address Council in the capacity of Agent for one or more other persons at a Public Hearing, whether by electronic means of communication or in person where that format is available, must:

- a) register with Legislative Services at hearings@stalbert.ca by 3:30 p.m. on the Friday preceding the Public Hearing, or by 3:30 on the Thursday preceding the Public Hearing if the Friday preceding the Public Hearing is a statutory holiday, declaring their intention to act as an Agent at the Public Hearing; and
- b) submit a separate, completed, and signed Agent Declaration Form for each affected party that they will be representing. The Agent Declaration Form may be obtained from Legislative Services by emailing hearings@stalbert.ca or on our website here: <https://stalbert.ca/cosa/leadership/meetings/hearings/>. An Agent Declaration form must be signed and dated by **BOTH** the individual being represented AND the representing Agent and must be submitted to Legislative Services at hearings@stalbert.ca no later than 8:30 AM on Tuesday, September 15, 2026.

NOTE: Members of the public may speak for up to five minutes. This does not include the time to respond to questions from Members.

Written Submissions

Whether or not an individual is making a verbal presentation at a Public Hearing, the following rules govern how written submissions to Council must be made with respect to a Public Hearing:

- a) written submissions must be emailed to Legislative Services at hearings@stalbert.ca not later than 12:00 noon on Wednesday, September 9, 2026. Written submissions received by this deadline will be included in the meeting Agenda Package that is distributed to Council members and posted on the City's public website. It is open to members of the public who have missed the written submission deadline to register to speak at a Public Hearing;
- b) written submissions received either by administration or Councillors after the deadline noted above will not be considered by Council at the Public Hearing; and
- c) written submissions must include the name of the person making the submission.

For further information regarding Public Hearings please see Schedule E, of Procedure Bylaw 24/2022 on the City of St. Albert website stalbert.ca, at the link to Bylaws.

Access to Information Act

If you submit comments on Bylaw 21/2026 either orally or in writing, the information you provide may be recorded in the minutes of the Public Hearing, or otherwise be made public, subject to the provisions of the *Access to Information Act*.

DATES OF GAZETTE PUBLICATION: August 27, 2026 and September 3, 2026.