

CITY OF ST. ALBERT

BYLAW 1/2022

MUNICIPAL DEVELOPMENT PLAN AMENDMENT

Being Amendment 1 to the Municipal Development Plan Bylaw 20/2020

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

1. Bylaw 20/2020, the Municipal Development Plan Bylaw, is amended by this bylaw.
2. Schedule A being the Municipal Development Plan entitled “Flourish – Growing to 100 K” is amended as set out in sections 3 to 7 of this bylaw.
3. Section 13.1 Outward Growth is amended by adding the following new passage immediately after the paragraph that begins with the words “St. Albert will focus”:

Why annex land? How will annexed lands be used?

The Edmonton Metropolitan Region is one of the fastest growing metropolitan areas in Canada. As part of this region, the City of St. Albert has experienced steady growth over the years. Annexation provides land for the City’s long-term residential and non-residential growth needs.

Annexation enables sustainable, long-term community planning as well as planning certainty for residents, municipalities, developers, and landowners in a manner consistent with the Edmonton Metropolitan Region Growth Plan.

One of the key goals of Flourish is to achieve an overall assessment split of 70% residential assessment and 30% non-residential assessment. The addition of the 2022 North Annexation Area will help St. Albert to reach this target by ensuring the City has an adequate supply of land to accommodate additional non-residential development, to support and promote economic development and to increase the non-residential tax base. This annexation provided an approximate 50-year land supply, which is longer than the timeframe of Flourish. As not all of the annexation area will develop over the course of Flourish, this will allow agricultural activities to be the predominate land use within the annexation area in the interim.

4. Subsection 13.1.6 is deleted and replaced with:

13.1.6 Strive to achieve an assessment split of 70% residential assessment and 30% non-residential assessment, to promote sustainability and reduce reliance on residential taxes.”

5. The following new subsections are added:

13.1.13

Strive to achieve an assessment split of 60% residential assessment and 40% non-residential assessment within the 2022 North Annexation Area, to promote sustainability and reduce reliance on residential taxes.

13.1.14

Prioritize the general sequence of urban growth and development within the 2022 North Annexation Area to follow Map 4.

13.1.15

Allow agricultural activities, as outlined within Section 6.3, within the 2022 North Annexation Area, until future urban growth and development occurs.

6. The Glossary is amended by adding the following definitions in alphabetical order:

a. *“2022 North Annexation Area”: Lands that were annexed from Sturgeon County effective Jan. 1, 2022 as shown on Figure 3.*

b. *“Alternate Jurisdiction: Areas that fall under the jurisdiction of the federal or provincial Crown.”*

7. The Maps Section and any other figures that show a map are deleted and replaced with Schedule “A” attached to this bylaw.

8. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 20/2020 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