

Bylaw 2/2026

Proposed Redistricting Information

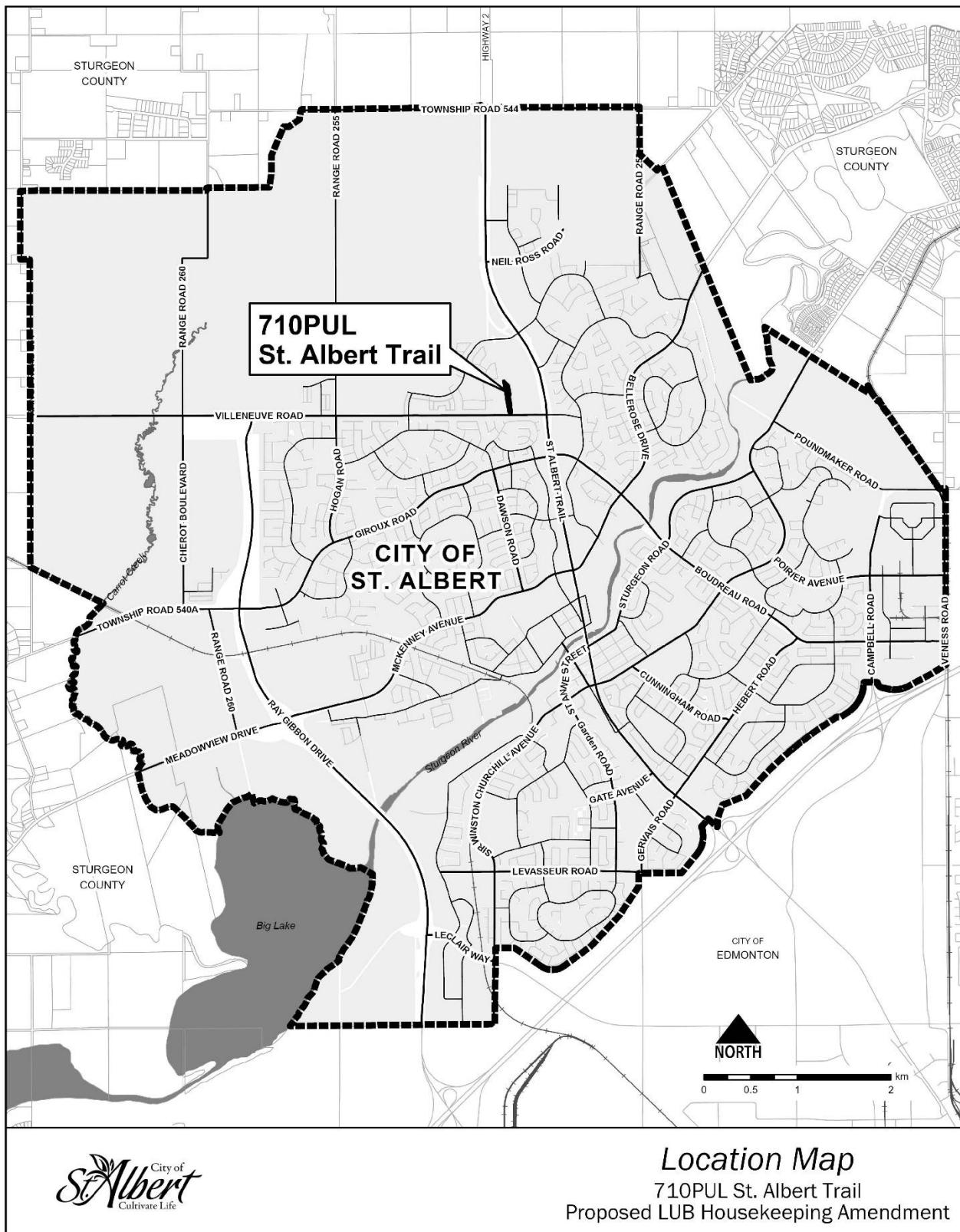
Parcel Location

The subject land is part of a stormwater management facility near St. Albert Trail, adjacent to the Jensen Lakes Neighborhood. The legal description, ATS reference, and municipal address for the proposed parcel are shown in Table 1, and the location map is shown as Figure 1.

Table 1: Legal Description, ATS Reference, and Address

| Legal Description | ATS Reference | Address |
|----------------------------------|---|-------------------------|
| Plan 012 4161, Block 1, Lot 4PUL | SW ¼, Section 16, Township 54, Range 25, West of the 4 th Meridian | 710PUL St. Albert Trail |

Figure 1: Location Map



Redistricting Rationale

The City is proposing to redistrict the subject land from the Trail Corridor Commercial (TCC) District to the Public Park (PRK) District. As this parcel is part of a stormwater management facility, and is designated as a Public Utility Lot, commercial development would not be feasible. The Public Park District is typically placed on land around stormwater management facilities. Please see Figure 2 to view the proposed redistricting map.

Figure 2: Redistricting Map



Changes to Land Use Bylaw District Regulations

If this redistricting proposal were passed, there would be changes to the regulations that apply to the subject land, as shown in Table 2.

Table 2: Comparison of District Regulations

| | Current (TCC District) | Proposed (PRK District) |
|-----------------------------------|---|--|
| Permitted Use Examples | Animal grooming, establishment (drinking), establishment (restaurant), funeral home, government service | Park |
| Discretionary Use Examples | Automotive (sales), broadcasting studio, daycare facility, recycling depot, religious assembly | Campground, community garden, government service, public utility building |
| Building Height | 22.00 m | 10.00 m |
| Setbacks | <ul style="list-style-type: none">Front Yard – 6.00 mSide Yard – 0.00 m or 3.50 m when adjacent to non-residential uses, 6.00 m when adjacent to residential usesRear Yard – 0.00 m when adjacent to non-residential uses, 6.00 m when adjacent to residential uses | <ul style="list-style-type: none">10.00 m for a building adjacent to residential |

Interested Party Engagement

A summary of engagement, and the feedback received can be found in the *What We Learned Report*.