

Bylaw 2/2026

Proposed Redistricting Information

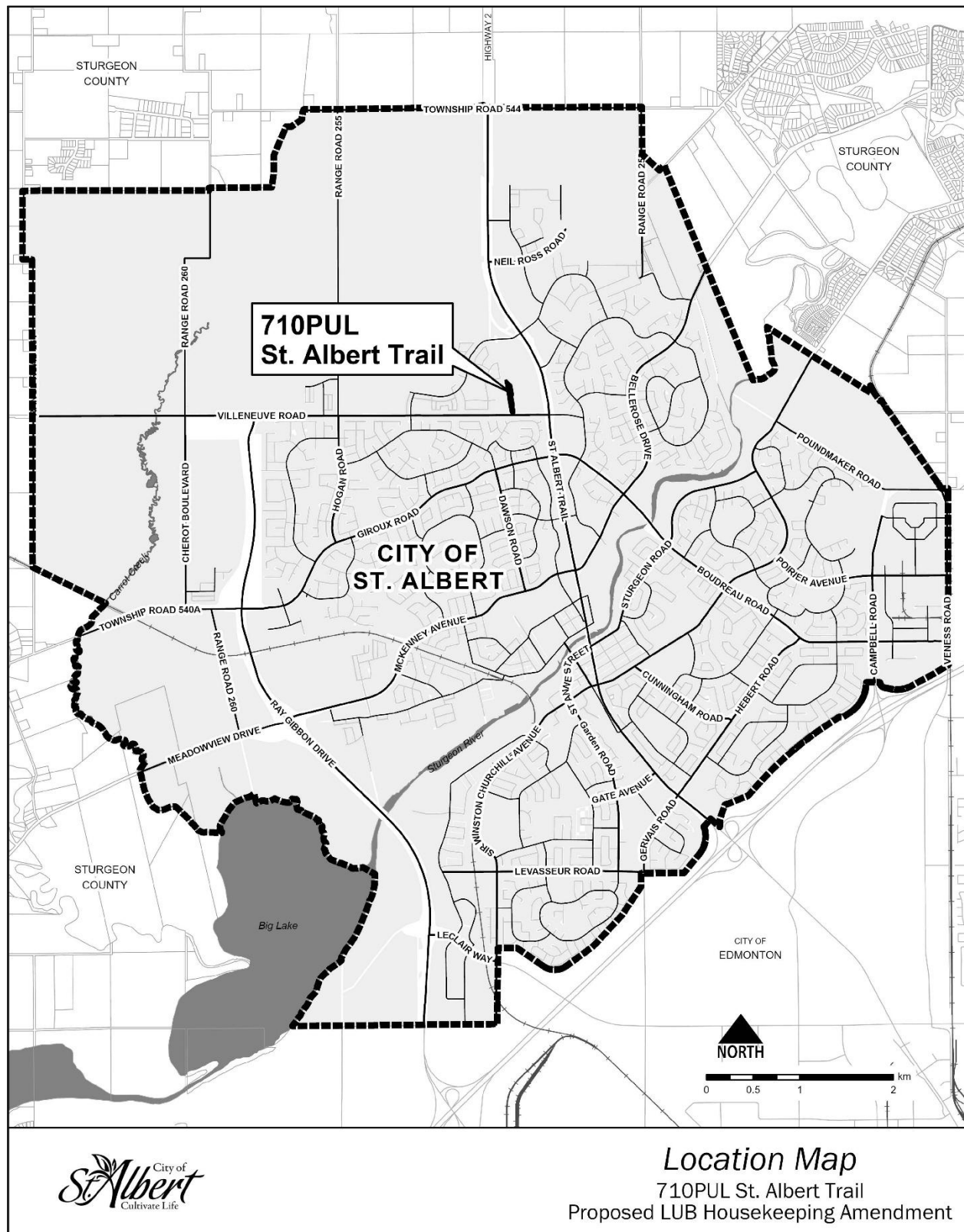
Parcel Location

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 m• Side Yard – 0.00 m or 3.50 m when adjacent to non-residential uses, 6.00 m when adjacent to residential uses• Rear 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.