

CITY OF ST. ALBERT

BYLAW 17/2025

LAND USE BYLAW AMENDMENT

Being Amendment 9 to Land Use Bylaw 18/2024

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

1. Bylaw 18/2024, Land Use Bylaw is hereby amended by this Bylaw.
2. That a 2.19 ha portion of the lands legally described as Plan 942 3702, Lot C (municipally described as 815 St. Albert Trail) 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.
3. Section 5.16(7)(b) is amended by adding the following as a new subsection, immediate after subsection (ii):
 - "iii. Notwithstanding sections (b), (i), and (ii), a minimum of 10% of the total gross floor area shall be used for commercial (non-residential) purposes for the following properties:
 - (A) Lot C, Plan 942 3702 (825 St. Albert Trail); and
 - (B) Lot 1, Block 2, Plan 242 0625 (835 St. Albert Trail);Including any future revisions to this legal description based on a subdivision or condominium plan."
4. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 18/2024 that incorporates the amendments made by this amending bylaw and otherwise conforms with the requirements of section 69 of the *Municipal Government Act*.

EFFECTIVE DATE

5. This bylaw comes into effect when it is passed.

READ a First time this ____ day of _____ 2025.

READ a Second time this ____ day of _____ 2025.

READ a Third time this ____ day of _____ 2025.

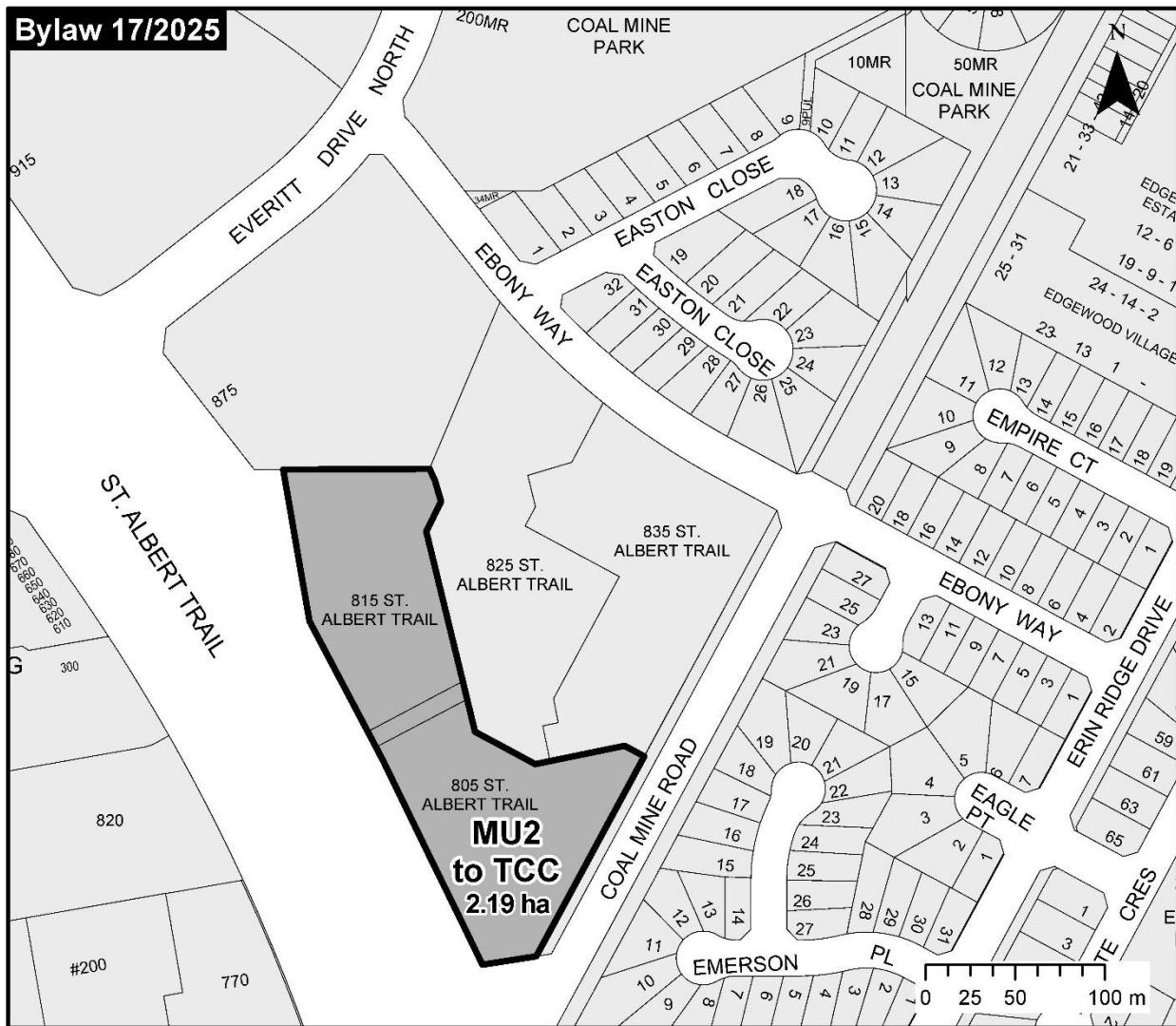
SIGNED AND PASSED this ____ day of _____ 2025.

MAYOR

CHIEF LEGISLATIVE OFFICER

Schedule “A”

Bylaw 17/2025



LAND USE BYLAW AMENDMENT

Erin Ridge North Redistricting Lots 2 and 3, Plan 252 0802 and portion of Lot C, Plan 942 3702



From Mixed-Use 2 (MU2)
to Trail Corridor Commercial (TCC)