

# CITY OF ST. ALBERT

## BYLAW 2/2026

### LAND USE BYLAW AMENDMENT

Being Amendment 12 to Land Use Bylaw 18/2024

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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. Part 1 is amended by adding the word “the” immediately after the words “Bylaw, and”.
3. Section 1.12(3)(c) is amended by deleting the word “of” immediately after the words “Any of the”.
4. Section 1.13(5) is amended by adding the reference “5.17(10) – MID” immediately after the phrase “The *Development Authority* may not alter the site density bonus beyond the limit set out in sections 5.6(8)(a) - MDR, 5.7(7)(a) - HDR, 5.15(8)(a) - MU1.”.
5. Section 1.22(2) is amended by adding the word “a” immediately after the words “Enforcement may be initiated by”.
6. Section 1.22(3) is amended by deleting the word “*Offenses*” and replacing it with “*Offences*”.
7. Section 1.23(1) is amended by deleting the word “offense” and replacing it with “offence”.
8. Section 1.23(3) is amended by deleting the word “LRPT” and replacing it with “LPRT”.
9. Section 1.24, Table 1-1: Specified Penalties is amended by:
  - a. deleting all instances of reference to “1.19(2)(a)” and replacing them with “1.20(2)(a)”;
  - b. deleting all instances of reference to “1.19(2)(b)” and replacing them with “1.20(2)(b)”;
  - c. deleting all instances of reference to “1.19(2)(c)” and replacing them with “1.20(2)(c)”;

- d. deleting all instances of reference to “1.19(2)(d)” and replacing them with “1.20(2)(d)”;
- e. deleting all instances of reference to “1.19(2)(e)” and replacing them with “1.20(2)(e)”;
- f. deleting all instances of reference to “1.19(3)” and replacing them with “1.20(3)”; and
- g. deleting all instances of reference to “1.19(2)(f)” and replacing them with “1.20(2)(f)”.

10. Part 2 is amended by deleting the word “and” and replacing it with “, including”.

11. Section 2.2, Table 2-1: Development Not Requiring A Development Permit, is amended by adding the following as a new section, directly after section (6), and updating the reference numbering to the subsequent sections accordingly:

“

(7) Air Conditioner or Heat Pump	(a) In a <i>Low-Density Residential District</i> , an air conditioner or heat pump, in accordance with section 3.45 ‘Air Conditioners and Heat Pumps - Freestanding.’
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”

12. Table 2-1, Section 2.2(19) (previously Section 2.2(18)) is amended by adding the words “, *hot tub*,” immediately after the words “*Private pool*”.

13. Table 2-1, Section 2.2(19)(a) (previously Section 2.2(18)(a)) is amended by adding the words “, *hot tub*,” immediately after the words “*private pool*”.

14. Table 2-1, Section 2.2(22)(a)(iv) (previously Section 2.2(21)(a)(iv)) is amended by deleting the word “firepit” and replacing it with the words “fire pit”.

15. Section 2.5(1)(b) is amended by deleting the phrase “An Urban Design Review, which must show:” and replacing it with the phrase “An Urban Design Review report, which may include photographs, renderings, product examples or swatches, and must show:”.

16. Section 2.10(1) is deleted in its entirety and replaced with the following:

“A *Development Authority* or *Subdivision Authority* must make reasonable efforts to determine within 20 days after the receipt of an application for a *Development Permit* or a subdivision, whether the application is complete, unless an agreement is reached between the *Development Authority* or

*Subdivision Authority* and the Applicant to extend the 20-day period in accordance with section 2.12 ‘Time Extension Agreement.”.

17. Section 2.10(2) is deleted in its entirety and replaced with the following:

“If the *Development Authority* or *Subdivision Authority* fails to make a determination regarding completeness within 20 days of receipt of an application for a *Development Permit* or subdivision, or within such longer time established by agreement between the Applicant and the *Development Authority* or *Subdivision Authority*, the application shall be deemed to be complete.”.

18. Section 2.10(3) is amended by adding the words “or *Subdivision Authority*” immediately after the words “*Development Authority*”.

19. Section 2.10(4) is amended by adding the words “or subdivision” immediately after the words “*Development Permit*”.

20. Section 2.10(5) is amended by adding the words “or *Subdivision Authority*” immediately after the words “*Development Authority*”.

21. Section 2.11(1) is amended by deleting the words “ - consistent with budget and resource constraints –”.

22. Section 2.11 is amended by adding the following new subsections, immediately after subsection (3):

(4) The *Subdivision Authority* must make reasonable efforts to make a decision on the application for a *subdivision* within 60 days after the *Subdivision Authority* determines the application is complete.

(5) Notwithstanding section (4), the time for the *Subdivision Authority* to make a decision on a completed *subdivision* application may be extended by a written *time extension agreement* (section 2.12) between the Applicant and the *Subdivision Authority*.

(6) An application for a subdivision is deemed to be refused when a decision on the application is not made by the *Subdivision Authority* within 60 days of receipt of the complete application, or within such longer time set out in a *time extension agreement*.”

23. Subsection 2.12(1) is amended by:

a. adding the words “or *Subdivision Authority*” immediately after the words “*Development Authority*”; and

- b. adding the words "or subdivision" immediately after the words "*Development Permit*".

24. Subsection 2.12(2) is amended by:

- a. adding the words "or *Subdivision Authority*" immediately after the words "*Development Authority*"; and
- b. adding the words "or subdivision" immediately after the words "*Development Permit*".

25. Subsection 2.12(3) is amended by:

- a. adding the words "or *Subdivision Authority*" immediately after the words "*Development Authority*"; and
- b. adding the words "or subdivision" immediately after the words "*Development Permit*".

26. Section 2.15 is amended by adding the following as a new subsection, immediately after subsection (9):

“(10) If life safety will not be reduced, the *Development Authority* may accept a dimensional tolerance of up to 0.05 m to any building *setback* or building *separation distance* within the bylaw, without a *variance*.”

27. Section 2.16 is amended by adding the following new subsections, immediately after subsection (2):

- “(3) Without limiting the generality of section (1), the *Development Authority* shall impose a condition of approval of a *Development Permit* for *affordable non-market housing*, that requires the Applicant to enter into an agreement with the *City*, satisfactory to the *City*, which outlines the provisions for maintaining housing affordability for the *affordable non-market housing* units identified, and the length of term, in conformance with Policy C-P&E-06 *Affordable Housing*.
- “(4) The *City* may register a caveat against the property being developed with *affordable non-market housing* units, which shall be discharged upon the conditions and term of the agreement described in section (3) being met.”

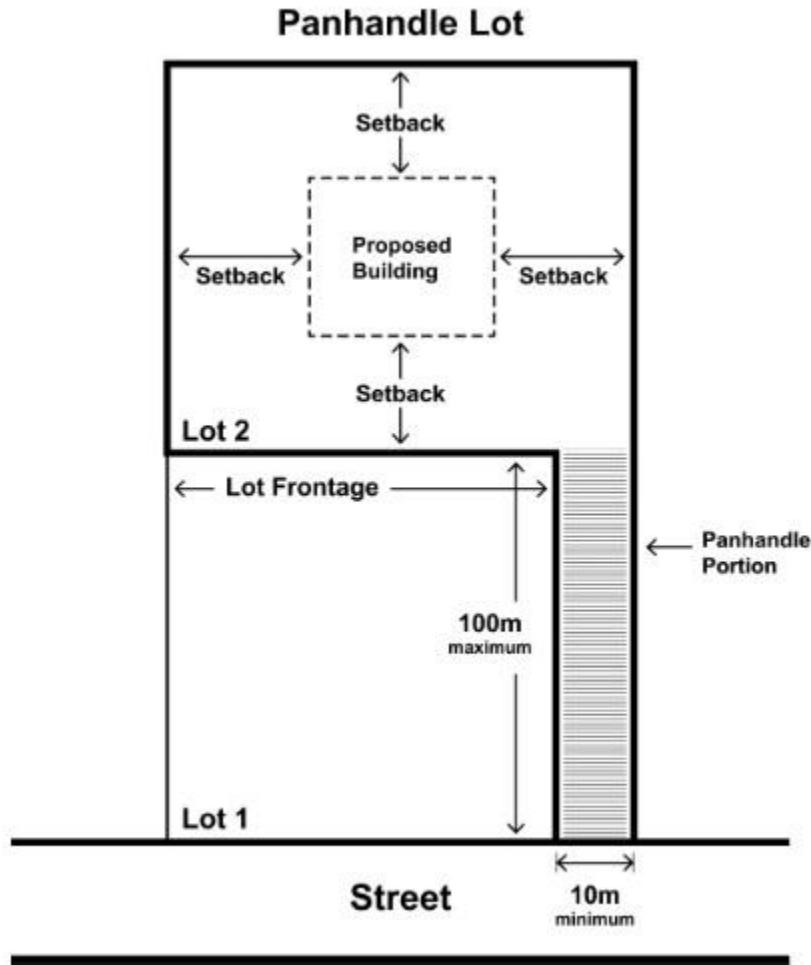
28. Section 2.17(1)(f) is amended by adding the word “stating” immediately after the words “Requiring a certificate from a Professional Engineer”.

29. Section 2.21(1)(c) is amended by adding the word “a” immediately after the words “The *Development Permit* was issued due to”.

30. Section 2.25(3) is amended by:

- a. deleting the phrase “*separation distance*, and yard and building *setback*”;
  - b. adding the phrase “in accordance with” immediately after the phrase “this Bylaw, or”; and
  - c. deleting the phrase “the yard or building *setbacks* specified in”.
31. Section 3.13(10) is amended by deleting reference to “section (6)” and replacing it with reference to “section (7)”.
32. Section 3.24 is amended by adding the following new subsection, immediately after subsection (4)(a):

“(b) Notwithstanding section (4), *dwelling (single-detached)*, *dwelling (semi-detached)*, *dwelling (duplex)*, *dwelling (townhouse – single)*, and *dwelling (townhouse – plex)* are not required to provide *full cut-off light fixtures*.”
33. Section 3.26 is amended by deleting Figure 3-4: Panhandle Lot, and replacing it with the following Figure 3-4: Panhandle Lot:



34. Section 3.38(3) is amended by deleting the word “PSI” and replacing it with the word “PPI”.
35. Section 3.38(3)(a) is amended by deleting the word “PSI” and replacing it with the word “PPI”.
36. Section 3.38(4) is amended by deleting the word “PSI” and replacing it with the word “PPI”.
37. Section 3.38(5) is amended by:
  - a. Adding the word “a” immediately after the words “siting of”; and
  - b. Deleting the word “towers” and replacing it with the word “tower”.
38. Section 3.38(5)(a) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

39. Section 3.39(1)(a) is amended by deleting the word “center” and replacing it with the word “centre”.
40. Section 3.41 is amended by adding the following as a new subsection, immediately after subsection (1) and updating the reference numbering to the subsequent subsections accordingly:
  - “(2) Any *building* 50.0 m or greater in height requires than an *Urban Design Review* be completed.”
41. Section 3.46(1) is amended by adding a comma immediately after the words “*supportive living accommodation*” and immediately before the word “containing”.
42. Section 3.51 is amended by:
  - a. adding as a new subsection, immediately after the heading the following, and updating the reference numbering to the subsequent subsections accordingly:
    - “(1) Any *deck* must meet the required front yard *setback* of the *principal building*.”; and
    - b. deleting subsection (2)(a), which states “Must meet the required front yard *setback* of the *principal building*” and updating the reference numbering to the subsequent subsections, 3.51(2)(b) and 3.51(2)(c), accordingly.
43. Section 3.56(6) is amended by adding the following as new subsection, 3.56(6)(b), immediately after subsection 3.56(6)(a):
  - “(b) Vehicular access for a *dwelling (townhouse – plex)* shall only be provided from a *lane*.
    - (i) Notwithstanding section (b), on a *lot* which has a primary vehicular access to a rear *lane*, and can be accessed from a *public roadway*, one additional *vehicle access* from the *public roadway* may be allowed, in consultation with Engineering Services.”
44. Heading to Section 3.68 is amended by adding the words “, HOT TUB,” immediately after the words “PRIVATE POOL”.
45. Section 3.68(1) is amended by adding the words “, *hot tub*,” immediately after the words “*private pool*”.
46. Section 3.68 is amended by adding the following as a new subsection, immediate after subsection (2):

“(3) The maximum size of a *hot tub* shall not exceed 7.56 sq m.”

47. Section 3.69(5) is amended by:

- deleting the words “, *or dwelling (duplex)*”; and
- adding the word “or” immediately after the words “*dwelling (single detached)*”;

48. Section 3.69 is amended by adding the following as a new subsection, immediately after subsection 3.69(5)(a) and updating the reference numbering to the subsequent subsections accordingly:

“(6) In the case of a *dwelling (duplex)*, only one secondary suite per duplex *dwelling unit* is allowed, in accordance with the applicable District.”

49. Section 3.70(1)(a) is amended by deleting the word “center” and replacing it with the word “centre”.

50. Section 3.70(3) is amended by deleting the word “center” and replacing it with the word “centre”.

51. Section 3.79(1) is amended by deleting the word “odor” and replacing it with the word “odour”.

52. Section 3.91(1)(f)(i) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

53. Section 3.100(1) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

54. Section 3.101(2)(a) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

55. Section 4.2(4) is amended by deleting the word “form” and replacing it with the word “forms”.

56. Section 4.2(8)(a) is amended by deleting the word “differing” and replacing it with “reduced”.

57. Section 4.3(2)(a) is amended by adding the following as a new subsection, immediately after subsection 4.3(2)(a)(iv):

“(v) One stall per ten *dwelling units* for visitor parking for *affordable non-market housing dwelling units*;

58. Section 4.3(2)(a)(v)(A) is amended by deleting the words “section (iv)” and replacing them with the words “sections (iv) and (v)”.

59. Section 4.3(2)(b)(i) is amended by deleting the words “One stall” and replacing them with the words “0.9 stalls”.

60. Section 4.3(2)(b)(iii) is amended by deleting the word “and”.

61. Section 4.3(2)(b)(iv) is amended by deleting the period “.” and replacing it with “; and”.

62. Section 4.3(2)(b) is amended by adding the following as a new subsection, immediately after subsection 4.3(2)(b)(iv):

“(v) One stall per ten *dwelling units* for visitor parking for *affordable non-market housing dwelling units*.”

63. Section 4.3(3) is amended by deleting the words “*Dwelling (townhouse – plex)*” in their entirety.

64. Section 4.3 is amended by adding the following as a new subsection, immediately after subsection (3), and updating the reference numbering to the subsequent subsections accordingly: “

(4) Dwelling (townhouse – plex)	One stall per <i>dwelling unit</i> .
”	

65. Section 4.3(13)(a) (previously section 4.3(12)(a)) is amended by deleting the word “*dwelling unit*” and replacing it with the words “three *dwelling units*”.

66. Section 4.13 is amended by adding the following as a new subsection, immediately after subsection 4.3(c)(i):

“(d) Notwithstanding section (c), the minimum number of electric *vehicle* charging stations only applies to a *dwelling (townhouse – complex)* with more than twelve *dwelling units*.”

67. Section 4.16 is amended by adding the following as a new subsection, immediately after subsection 4.16(2), and updating the reference numbering to the subsequent subsections accordingly:

“(3) In the MDR District, the minimum number of public *bicycle parking* spaces shall be no less than three per *building*.”

68. Section 5.2(10)(b)(i), row 3, column 3, is amended by deleting the number “6.80” and replacing it with the number “1.80”.

69. Section 5.2(10)(b)(ii)(B) is deleted in its entirety and replaced with the following:

“On a *corner lot*, the side of the *lot* that adjoins a flanking *public roadway* must have a minimum side yard building *setback* of:

- (I) 6.00 m from the edge of the sidewalk nearest the *property line* to the face of the *garage* where a *garage* faces the flanking *public roadway*, excluding a *lane*; or
- (II) 6.00 m from the closest edge of the roadway where there is no sidewalk to the face of the *garage*, where a *garage* faces the flanking *public roadway*, excluding a *lane*;
- (III) Notwithstanding sections (I) and (II), the minimum side yard setback is 4.00 m in all other cases.”.

70. Section 5.3(9)(b)(ii)(B) is deleted in its entirety and replaced with the following:

“On a *corner lot*, the side of the *lot* that adjoins a flanking *public roadway* must have a minimum side yard building *setback* of:

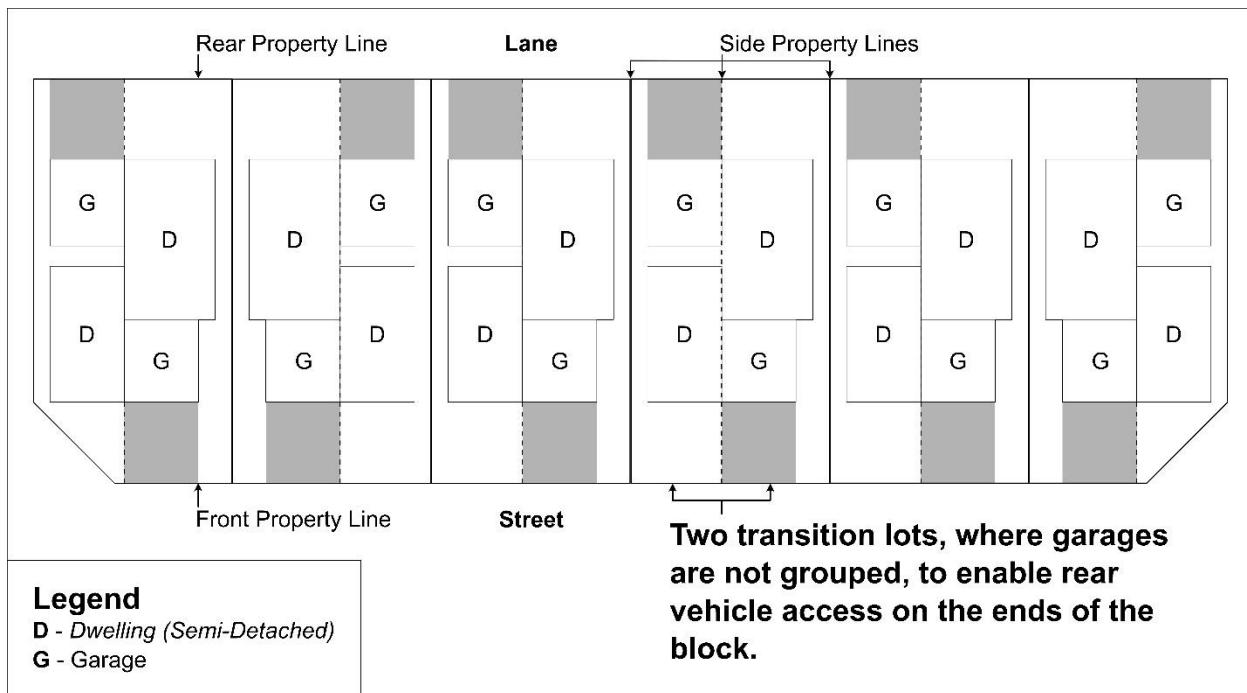
- (I) 6.00 m from the edge of the sidewalk nearest the *property line* to the face of the *garage* where a *garage* faces the flanking *public roadway*, excluding a *lane*; or
- (II) 6.00 m from the closest edge of the roadway where there is no sidewalk, to the face of the *garage*, where a *garage* faces the flanking *public roadway*, excluding a *lane*;
- (III) Notwithstanding sections (I) and (II), the minimum side yard setback is 3.00 m in all other cases.”.

71. Section 5.3(12)(a) is amended by deleting the period “.” and replacing it with the words “, provided that.”.

72. Section 5.3(12)(a) is amended by adding the following as a new subsection, immediately after subsection 5.3(12)(a):

- “(i) If an *ASP* or *ARP* contemplates more than one phase, the 25% *zero lot-line* maximum will be calculated per phase; and
- “(ii) For an *ASP* originally passed prior to 2021, the 25% *zero lot-line* maximum will be based on the remaining undeveloped residential land at the time of *subdivision* application.”

73. Figure 5-3: Grouping of Vehicular Access on Adjacent Lots for a Block of Dwelling (Semi-Detached) is deleted and replaced with the following Figure 5-3: Grouping of Vehicular Access on Adjacent Lots for a Block of Dwelling (Semi-Detached):



74. Section 5.7(3)(iv)(b) is amended by deleting the words “dwelling (apartment)” and replacing them with the words “dwelling unit above a non-residential use”.
75. Section 5.7(4) is amended by adding the reference “(a)” to the phrase “The minimum *lot area* is 0.075 ha.”
76. Section 5.7(5) is amended by adding the reference “(a)” to the phrase “The minimum *lot frontage* is 25.00 m.”
77. Section 5.11(2) is amended by deleting the words “a mixed-use” and replacing them with the word “an”.
78. Section 5.14(4)(a) is amended by deleting the word “PSI” and replacing it with the word “PPI”.
79. Section 5.15(3), 3<sup>rd</sup> row, 1<sup>st</sup> column, is amended by deleting the reference “(i)” and replacing it with “(ii)”.
80. Section 5.15(3), 4<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference “(ii)” and replacing it with “(iii)”.
81. Section 5.15(3), 5<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference “(iii)” and replacing it with “(iv)”.
82. Section 5.15(3), 6<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference “(iv)” and replacing it with “(v)”.

83. Section 5.15(3), 7<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(v)" and replacing it with "(vi)".
84. Section 5.15(3), 8<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(vi)" and replacing it with "(vii)".
85. Section 5.15(3), 9<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(vii)" and replacing it with "(viii)".
86. Section 5.15(3), 10<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(viii)" and replacing it with "(ix)".
87. Section 5.15(3), 11<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(ix)" and replacing it with "(x)".
88. Section 5.15(3), 12<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(x)" and replacing it with "(xi)".
89. Section 5.15(3), 13<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xi)" and replacing it with "(xii)".
90. Section 5.15(3), 14<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xii)" and replacing it with "(xiii)".
91. Section 5.15(3), 15<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xiii)" and replacing it with "(xiv)".
92. Section 5.15(3), 16<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xiv)" and replacing it with "(xv)".
93. Section 5.15(3), 17<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xv)" and replacing it with "(xvi)".
94. Section 5.15(3), 18<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xvi)" and replacing it with "(xvii)".
95. Section 5.15(3), 19<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xvii)" and replacing it with "(xviii)".
96. Section 5.15(3), 19<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xviii)" and replacing it with "(xix)".
97. Section 5.15(3), 20<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xix)" and replacing it with "(xx)".
98. Section 5.16(3), 3<sup>rd</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(i)" and replacing it with "(ii)".

99. Section 5.16(3), 4<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(ii)" and replacing it with "(iii)".
100. Section 5.16(3), 5<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(iii)" and replacing it with "(iv)".
101. Section 5.16(3), 6<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(iv)" and replacing it with "(v)".
102. Section 5.16(3), 7<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(v)" and replacing it with "(vi)".
103. Section 5.16(3), 8<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(vi)" and replacing it with "(vii)".
104. Section 5.16(3), 9<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(vii)" and replacing it with "(viii)".
105. Section 5.16(3), 10<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(viii)" and replacing it with "(ix)".
106. Section 5.16(3), 11<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(ix)" and replacing it with "(x)".
107. Section 5.16(3), 12<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(x)" and replacing it with "(xi)".
108. Section 5.16(3), 13<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xi)" and replacing it with "(xii)".
109. Section 5.16(3), 14<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xii)" and replacing it with "(xiii)".
110. Section 5.16(3), 15<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xiii)" and replacing it with "(xiv)".
111. Section 5.16(3), 16<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xiv)" and replacing it with "(xv)".
112. Section 5.16(3), 17<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xv)" and replacing it with "(xvi)".
113. Section 5.16(3), 18<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xvi)" and replacing it with "(xvii)".
114. Section 5.16(3), 19<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference "(xvii)" and replacing it with "(xviii)".

115. Section 5.16(3), 19<sup>th</sup> row, 1<sup>st</sup> column, is amended by deleting the reference “(xviii)” and replacing it with “(xix)”.
116. Section 5.16(7)(b) is amended by deleting the percentage “25%” and replacing it with the percentage “15%”.
117. Section 5.16(11)(a)(iv)(F) is amended by adding the word “and” after the word “area;”.
118. Section 5.16(11)(a)(iv)(G) is amended by deleting the word “; and” and replacing it with a period “.”.
119. Section 5.16(11)(a)(iv)(H) is deleted in its entirety.
120. Section 5.17(4) is amended by adding the following as a new subsection, immediately after subsection (4)(viii)(a), and updating the reference numbering to the subsequent subsections accordingly:

(ix)	(a) <i>Group home</i>
”	

121. Section 5.17(28)(d)(i) is amended by deleting the words “One stall” and replacing it with the words “0.9 stalls”.
122. Section 5.17(28)(d)(iii) is amended by deleting the word “and”.
123. Section 5.17(28)(d)(iv) is amended by deleting the period “.” and replacing it with “; and”.
124. Section 5.17(28)(d) is amended by adding the following as a new subsection, immediately after subsection 5.17(28)(d)(iv):
  - “(v) One stall per ten *dwelling units* for visitor parking for *affordable non-market housing dwelling units*.”
125. Section 5.18(4)(xi)(a) is amended by deleting the semicolon immediately after the word “(general)”.
126. Section 5.18(9)(a) is amended by replacing the reference “(i)” with “(ii)” for the subsection that reads as follows: “Provide a minimum front *step-back* from the podium of 3.00 m, as measured from the *building frontage* of the lower storeys (*Figure 5-10*) adjacent to any *public roadway*.”
127. Section 5.18(13)(a)(i)(E) is amended by deleting the word “PSI” and replacing them with the word “PPI”.

128. Section 5.19(7)(a)(i) is amended by adding the words “, *dwelling (apartment)*, or a *dwelling unit above a non-residential use*;” immediately after the word “*accommodation*”.

129. Section 5.22 is amended by deleting all instances of the word “PSI” and replacing them with “PPI”

130. Section 5.23(3) is amended by:

- deleting the words “Permitted and” from the heading;
- deleting the words “that is” and replacing them with the words “shall be”; and
- adding the sentence “When a *Development Permit* is determined to be required, any use shall be considered a discretionary use.” at the end of the section.

131. Section 5.24(3) is amended by adding the following new subsections, directly after subsection 5.24(3)(xvi) and updating the subsequent references accordingly: “

(xvii)	(a) <i>Secondary suite (garage)</i>
(xviii)	(a) <i>Secondary suite (garden)</i>

132. Section 5.24(4) is amended by deleting all instances of the word “PSI” and replacing them with the word “PPI”.

133. Section 5.25(4)(viii)(b) is amended by deleting the words “*Construction service*” and replacing them with “*Congregate housing (level two)*”.

134. Section 5.25(4)(ix)(b) is amended by deleting the words “*Equestrian facility*” and replacing them with the words “*Construction service*”.

135. Section 5.25(4)(x)(b) is amended by deleting the words “*Congregate housing (level two)*” and replacing them with the words “*Equestrian facility*”.

136. Section 5.25(4)(xii)(c) is amended by deleting the words “*Religious assembly*” and replacing them with the words “*Public utility building*”.

137. Section 5.25(4)(xiii)(c) is amended by deleting the words “*Sod farm*” and replacing them with the words “*Religious assembly*”.

138. Section 5.25(4)(xiv)(c) is amended by deleting the words “*Accessory Development to a Discretionary Use*” and replacing them with the words “*Sod farm*”.

139. The following new subsection, 5.25(4)(xv)(c), is added to the third column titled, “Discretionary uses for lots with an area less than 4.00 ha” and the fifteenth row, of the table comprising 5.25(4):

*“Accessory Development to a Discretionary Use”.*

140. Section 6.5(1)(a)(i) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

141. Section 6.6(1)(a) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

142. Section 6.6(1)(k) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

143. Section 6.8 is amended by deleting the words “Election sign” and replacing them with the words “Intentionally deleted”.

144. Section 6.9(1)(a) is amended by deleting the word “CTC” and replacing it with the word “TCC”.

145. Section 6.10(1)(e) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

146. Section 6.12(1)(c) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

147. Section 6.13(4)(a)(iii) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

148. Section 6.17(1)(e) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

149. Section 6.17(7) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

150. Section 6.18(1)(e) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

151. Section 6.19(1)(e) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

152. Section 6.20(1)(e) is amended by deleting the word “PSI” and replacing it with the word “PPI”.

153. Section 6.21 is deleted in its entirety, and updating the subsequent reference numbers accordingly.

154. Section 6.21(1)(e) (previously Section 6.22(1)(e)) is amended by deleting the word “PSI” and replacing it with the word “PPI”.
155. Section 6.24(1)(d) (previously section 6.25(1)(d)) is amended by deleting the word “PSI” and replacing it with the word “PPI”.
156. Section 6.24 (previously Section 6.25) is amended by adding the following as a new subsection, immediately after subsection (5) and updating the subsequent reference numbering accordingly:
  - “(6) The *frontage* along which a *sign* is located shall be deemed the applicable *frontage* length. Multiple *frontages* shall not be combined.”
157. Section 6.25(1)(c) (previously section 6.26(1)(c)) is amended by deleting the word “PSI” and replacing it with the word “PPI”.
158. Section 6.25(3)(a)(ii) (previously section 6.26(3)(a)(ii)) is amended by deleting the word “PSI” and replacing it with the word “PPI”.
159. Section 6.25(3)(b)(ii) (previously section 6.26(3)(b)(ii)) is amended by deleting the word “PSI” and replacing it with the word “PPI”.
160. Section 6.25(4)(a)(iii) (previously section 6.26(4)(a)(iii)) is amended by deleting the word “PSI” and replacing them with the word “PPI”.
161. Section 6.25(4)(a)(iv) (previously section 6.26(4)(a)(iv)) is amended by deleting the word “PSI” and replacing it with the word “PPI”.
162. Section 6.25(5)(b) (previously section 6.26(5)(b)) is amended by deleting the word “PSI” and replacing it with the word “PPI”.
163. Section 6.28(1)(c) (previously section 6.29(1)(c)) is amended by deleting the word “PSI” and replacing it with the word “PPI”.
164. Section 6.29(1)(e) (previously section 6.30(1)(e)) is amended by deleting the word “PSI” and replacing it with the word “PPI”.
165. Section 7.1 is amended as follows:
  - a. the definition “**ANIMAL SERVICE**” is amended by adding the words “, animal grooming,” immediately after the words “not including agriculture (intensive);”
  - b. the definition “**CANNABIS PRODUCTION AND DISTRIBUTION FACILITY**” is amended by adding the sentence “This may include a portion of the facility, as *accessory* to the principal production and distribution use, to be used for the retail sale of *cannabis*.” immediately before the last sentence which reads “This does not include *retail (cannabis)*.;”

- c. the definition “**CANNABIS PRODUCTION AND DISTRIBUTION FACILITY (MICRO)**” is amended by adding the sentence “This may include a portion of the facility, as *accessory* to the principal production and distribution use, to be use for the retail sale of *cannabis*.” immediately before the last sentence which reads “This does not include retail (cannabis).”;
- d. the definition “**DAY CARE FACILITY**” is amended by deleting all instances of “Day Care” and “day-care” and replacing the same with “Daycare”;
- e. the definition “**DWELLING (TOWNHOUSE - PLEX)**” is amended by deleting the word “*building*” and replacing it with the phrase “single *building* constructed in a *low-density residential district*,”;
- f. the definition “**DWELLING (TOWNHOUSE - COMPLEX)**” is deleted in its entirety and replaced with the following:

“**DWELLING (TOWNHOUSE - COMPLEX)** means a *development* comprised of one or more *buildings*, each containing three or more *dwelling units*, all on a *lot*, where each unit has a separate, direct entrance from the exterior to *grade*. No *dwelling (townhouse – complex)* shall have less than five *dwelling units* total. This use may also include stacked townhousing, or a *development* of a mixed-form, including townhousing incorporated with a *dwelling (apartment)* or *dwelling unit above a non-residential use*.”;

- g. moving the definition “**HEAVY VEHICLE AND EQUIPMENT (SALE AND SERVICE)**” from immediately after the definition “**HISTORIC RESOURCE**” to immediately after the definition “**HEALTH SERVICE**”;
- h. adding a new definition in alphabetical order, as follows:

“**HOT TUB** means an *accessory development* that is a heated tub full of water used for hydrotherapy or relaxation, located either above or below *grade*. This does not include a *private pool* or *decorative pond*.”;

- i. adding a new definition in alphabetical order, as follows:

  - “**MUNICIPAL DEVELOPMENT PLAN (MDP)** means a statutory plan, as provided for in the *MGA*, which provides direction on the future land use and development of the City.”

- j. deleting the definition “**INDIRECT LIGHTING**”;
- k. the definition “**LIVESTOCK**” is amended by:
  - i. deleting the word “*pigeons*” and replacing it with the word “*fowl*”;

- ii. deleting the word "rabbits"; and
- iii. deleting the words "fowl and birds";

I. the definition "**PRIVATE POOL**" is amended by:

- i. deleting the words "or hot tub" immediately after the words "swimming pool"; and
- ii. adding the words "or a *hot tub*" immediately after the word "*decorative pond*";

m. the definition "**SPECIAL DISTRICT**" is amended by deleting the word "PSI" and replacing it with the word "PPI".

166. Schedule A is amended by deleting the Land Use Districts Map Index, and maps 1 through 28, and replacing them with the maps attached at Schedule "A" to this Bylaw.

167. That a 1.75 ha portion of the lands legally described as Plan 012 4161, Block 1, Lot 4PUL (municipally described as 710PUL St. Albert Trail) are redistricted from the Trail Corridor Commercial District to the Public Park District, as shown on the map attached as Schedule "B" to this bylaw, and the Land Use District Map, being Schedule "A" to bylaw 18/2024 is amended accordingly.

168. Schedule B is amended by deleting all instances of the word "Grandin" and replacing them with the word "Garden".

169. Schedule B, section (21) is amended by adding the words " / Cherot Boulevard" immediately after the word "Range Road 260".

170. Schedule C, section C.1(1)(b) is amended by:

- a. deleting the number "1.50" and replacing it with the number "3.66".
- b. deleting the percentage "25%" and replacing it with the percentage "30%".

171. Schedule C, section C.1(1)(c) is deleted in its entirety and replaced with the words "Intentionally Deleted."

172. Schedule C, section C.1(2) is deleted in its entirety and replaced with the words "Intentionally Deleted."

173. Schedule C, Section C.1(3) is amended by:

- a. deleting the word "and" after the word "carport,";

b. adding the following subsections immediately after subsection C.1(3)(g),  
*Side yard Setbacks:*

(h) *Lot coverage*;

(i) *Building height*; and

(j) *Rear yard setbacks*.”

174. Schedule C, section C.1(4) is deleted in its entirety and replaced with the words “Intentionally Deleted.”

175. Schedule C, section C.1(5) is deleted in its entirety and replaced with the words “Intentionally Deleted.”

176. Schedule C, section C.2(1) is amended by:

a. deleting the following:

“(a) New low-density residential *development*, including *dwelling (single detached)*, *dwelling (duplex)*, or *dwelling (semi-detached)* houses, is compatible with the neighbourhood character and the *streetscape*; and

(b) Significant renovations of existing *dwelling (single detached)* houses, *dwelling (duplexes)*, or *dwelling (semi-detached)* houses are compatible with the neighbourhood character and *streetscape*.”; and

b. adding the phrase “an appropriate balance is achieved which preserves the character of neighbourhoods and streetscapes, while encouraging more viable redevelopment and housing diversity.” immediately after the words “*Established Neighbourhoods*”.

177. Schedule C, section C.3(1) is amended by adding the word “the” immediately after the words “at the time of”.

178. Schedule C, section C.3(2) is deleted in its entirety and replaced with the words “Intentionally Deleted.”

179. Schedule C, section C.4 is deleted in its entirety and replaced with the words “INTENTIONALLY DELETED”.

180. Schedule C, section C.4(1) is deleted in its entirety and replaced with the words “Intentionally Deleted.”.

181. Schedule C, section C.5 is deleted in its entirety and replaced with the words “INTENTIONALLY DELETED”.

182. Schedule C, section C.5(1) is deleted in its entirety and replaced with the words “Intentionally Deleted.”.
183. Schedule C, section C.6 is deleted in its entirety and replaced with the words “INTENTIONALLY DELETED”.
184. Schedule C, section C.6(1) and (2) is deleted in its entirety and replaced with the words “Intentionally Deleted.”.
185. Schedule C, Figure 10-1: Restricted Building Envelope is amended by deleting the image, and its title, in their entirety.
186. Schedule C, section C.7(1) is deleted in its entirety and replaced with the following:

“(1) If a *lot* is adjacent to an accessible rear *lane*, the *driveway* and *garage* (should one be built) must be accessed from the *lane*.

(a) Notwithstanding section (1):

  - (i) the *Development Authority* has the discretion to change this requirement if the *lot*’s configuration, location, or topography does not allow for such access; or
  - (ii) in the case of a corner *lot*, the *Development Authority*, in consultation with Engineering Services, may allow a side vehicle access adjacent to the flanking street.”
187. Schedule C, section C.8(2) is deleted in its entirety and replaced with the words “Intentionally Deleted”.
188. Schedule C, section C.8(3) is deleted in its entirety and replaced with the words “Intentionally Deleted”.
189. Schedule C, section C.8(4) is amended by:
  - a. adding the word “face” immediately after the word “garage”;
  - b. deleting the number “1.00” and replacing it with the number “1.50”; and
  - c. deleting the word “if” and replacing it with the word “where”.
190. Schedule C, Section C.9 is deleted in its entirety and replaced with the following:

- “(1) The front yard building *setback* for a new *development* shall be the average of the front yard building *setbacks* of the two adjoining properties.
  - (a) Notwithstanding section (1) the *Development Authority* has the discretion to reduce the average front yard *setback* calculation by up to 1.50 m, having consideration for the overall streetscape, the proposed building design, or existing property characteristics.
- (2) The *Development Authority* has the discretion to consider the *setbacks* of other *dwellings* along the street when determining the front yard *setback*.
- (3) No front yard *setback* shall be less than the minimum required *setback* of the applicable Land Use District.”

191. Schedule C, section C.10 is deleted in its entirety and replaced with the words “INTENTIONALLY DELETED”.

192. Schedule C, Figure 10-2: Staggered Setback is amended by deleting the image, and its title, in their entirety.

193. Schedule C, section C.11 is deleted in its entirety and replaced with the words “INTENTIONALLY DELETED”.

194. Schedule C, section C.12 is amended by deleting the heading “MULTIPLE-LOT DEVELOPMENT” and replacing it with the heading “INTERFACE WITH ADJACENT RESIDENTIAL”.

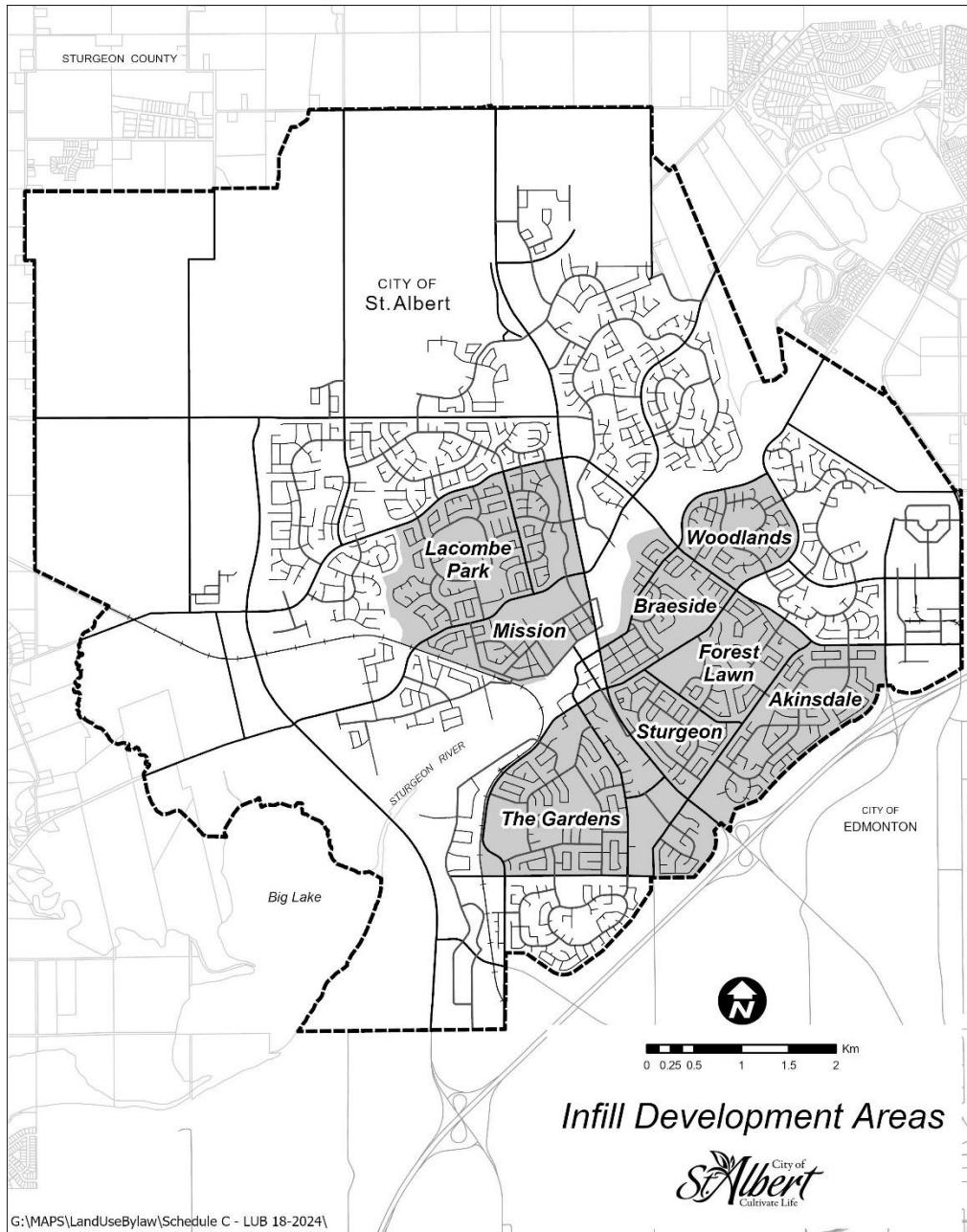
195. Schedule C, section C.12(1) is deleted in its entirety and replaced with the following:

“Design measures must be taken to minimize the impact of a new *development* on the existing adjacent residential *dwellings*. A design shall have consideration for:

- (b) the placement and treatment of windows on a side elevation;
- (c) the location of a *balcony* or *deck* greater than 1.50 m in height;
- (d) the installation of a privacy screen for a *deck* greater than 1.50 m in height;
- (e) the location of outdoor lighting; and
- (f) the placement of *landscaping* and landscape buffers.”

196. Schedule C, Section C.12(2) is deleted in its entirety and replaced with the following:

“Additional *development* requirements to ensure privacy for the adjacent *dwellings* may be required, at the discretion of the *Development Authority*.”
197. Schedule C, section C.12(3) is deleted in its entirety and replaced with the words “Intentionally Deleted.”
198. Schedule C, section C.12(4) is deleted in its entirety and replaced with the words “Intentionally Deleted.”
199. Schedule C, Figure 10-3 is amended by deleting the image, and its title, in its entirety.
200. Schedule C, Figure 10-1 (formerly figure 10-4): Established Neighbourhoods is amended by deleting the image, and replacing it with:



201. Appendix 1, Table 12-1, row 24, column 3 is amended by deleting the word "PSI" and replacing it with the word "PPI".
202. Appendix 1, Table 12-1, row 25, column 3 is amended by deleting the word "PSI" and replacing it with the word "PPI".
203. The Table of Contents is updated to reflect the changes above and section numbers are added.
204. The List of Figures contained in the Table of Contents is amended by:

- a. Deleting "Figure 10-1: Restricted Building Envelope" in its entirety.
- b. Deleting "Figure 10-2: Staggered Setback" in its entirety.
- c. Deleting "Figure 10-3: Multiple-Lot Development" in its entirety.

205. 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**

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

READ a First time this \_\_\_\_ day of \_\_\_\_\_ 2026.

READ a Second time this \_\_\_\_ day of \_\_\_\_\_ 2026.

READ a Third time this \_\_\_\_ day of \_\_\_\_\_ 2026.

SIGNED AND PASSED this \_\_\_\_ day of \_\_\_\_\_ 2026.

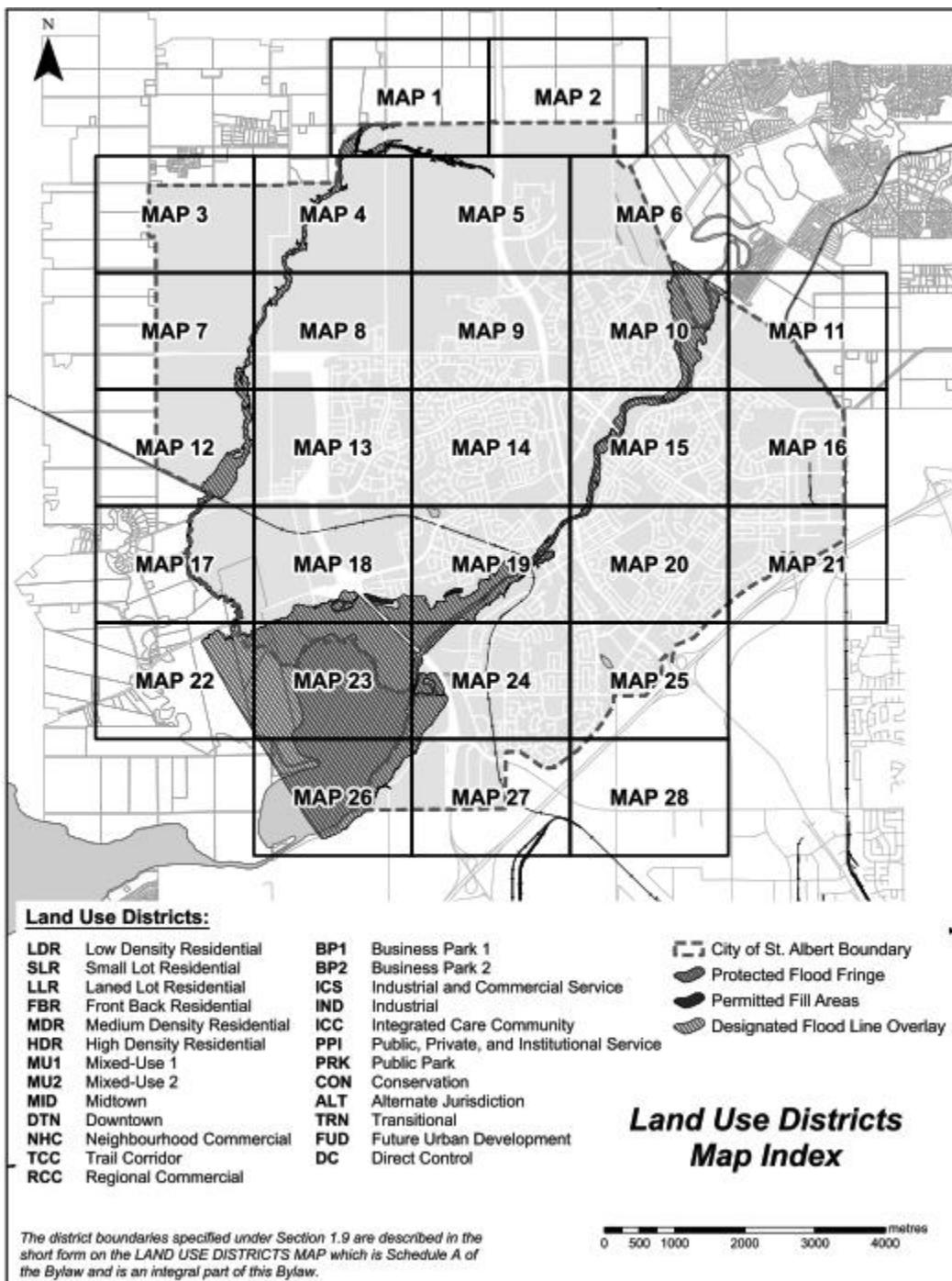
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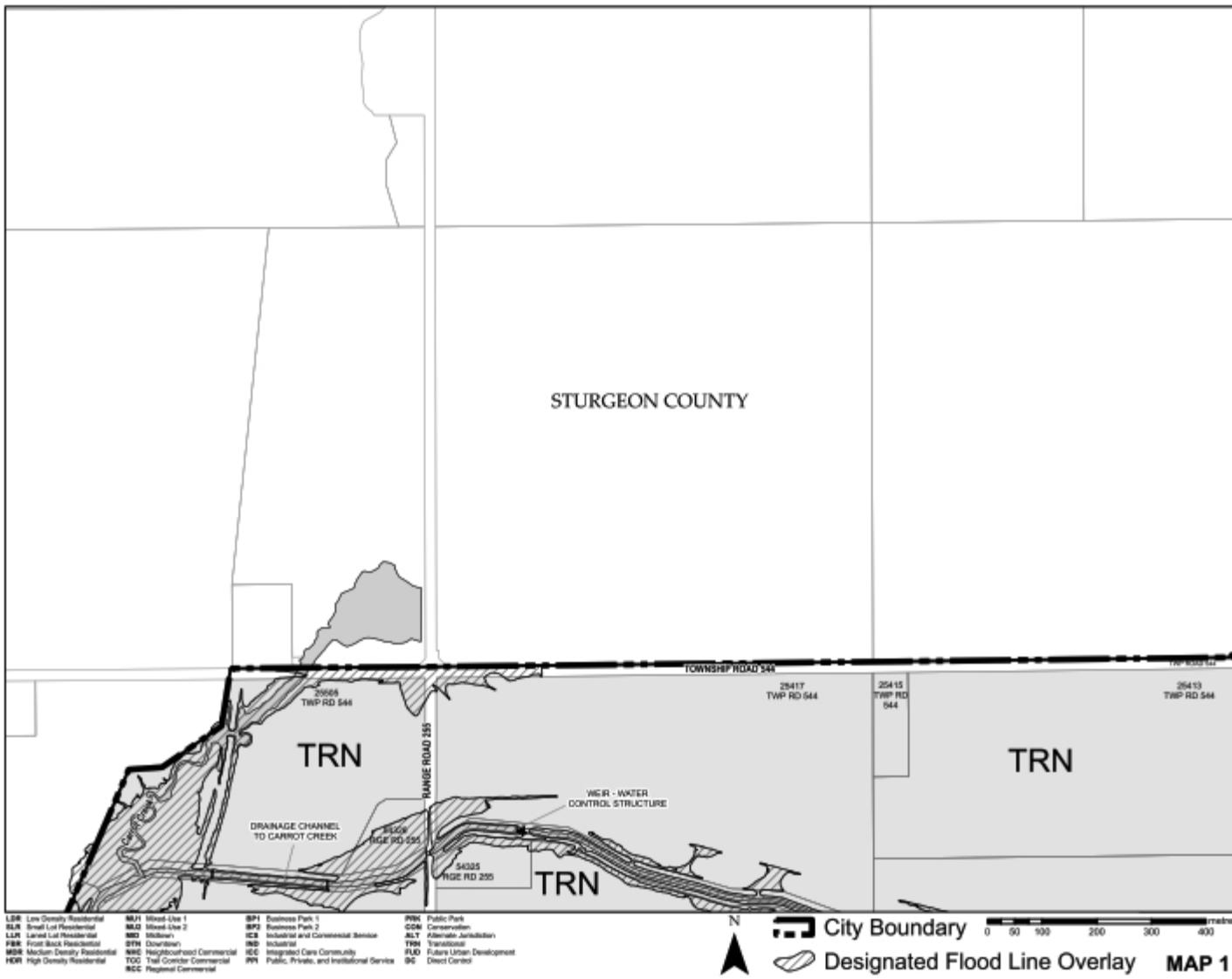
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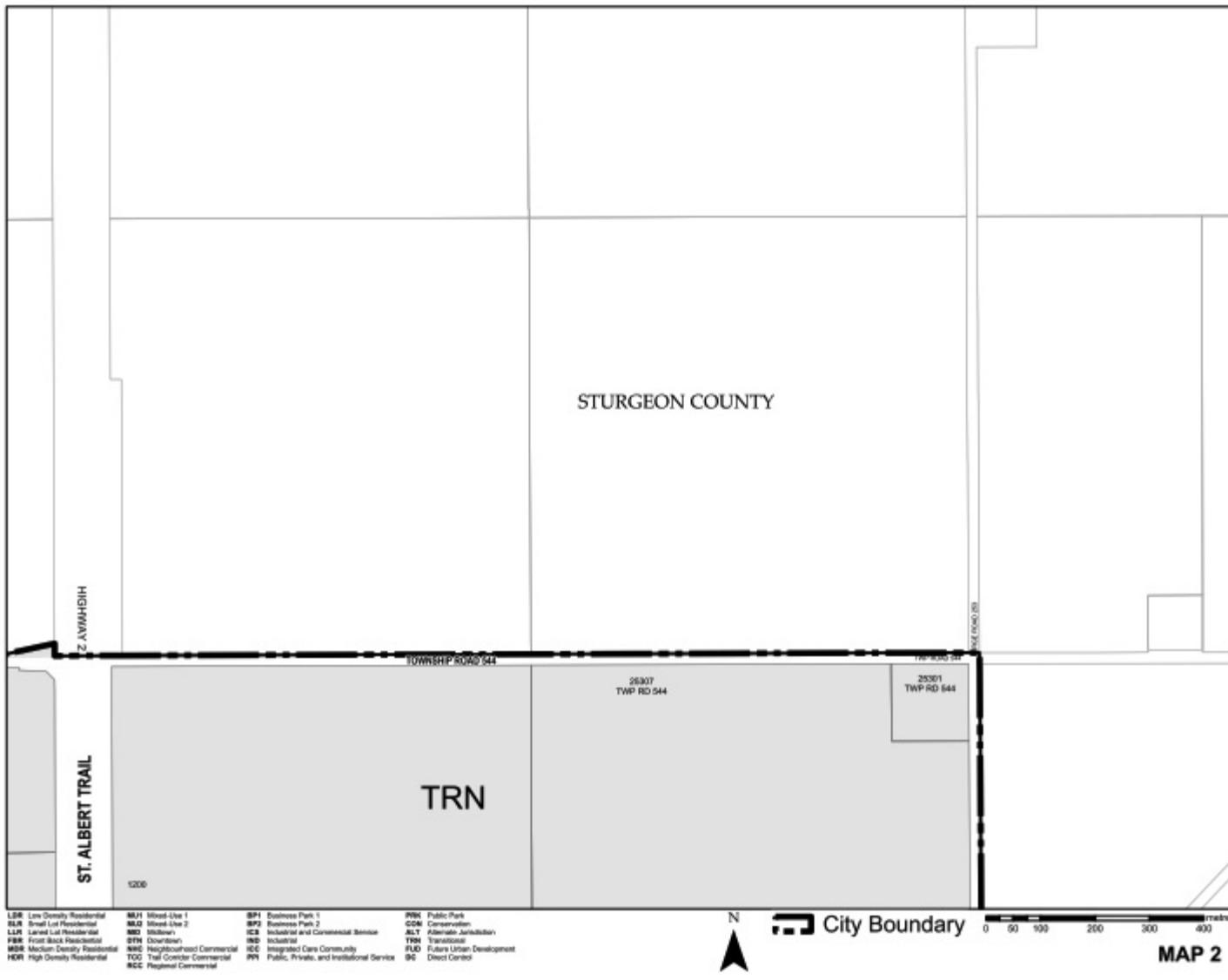
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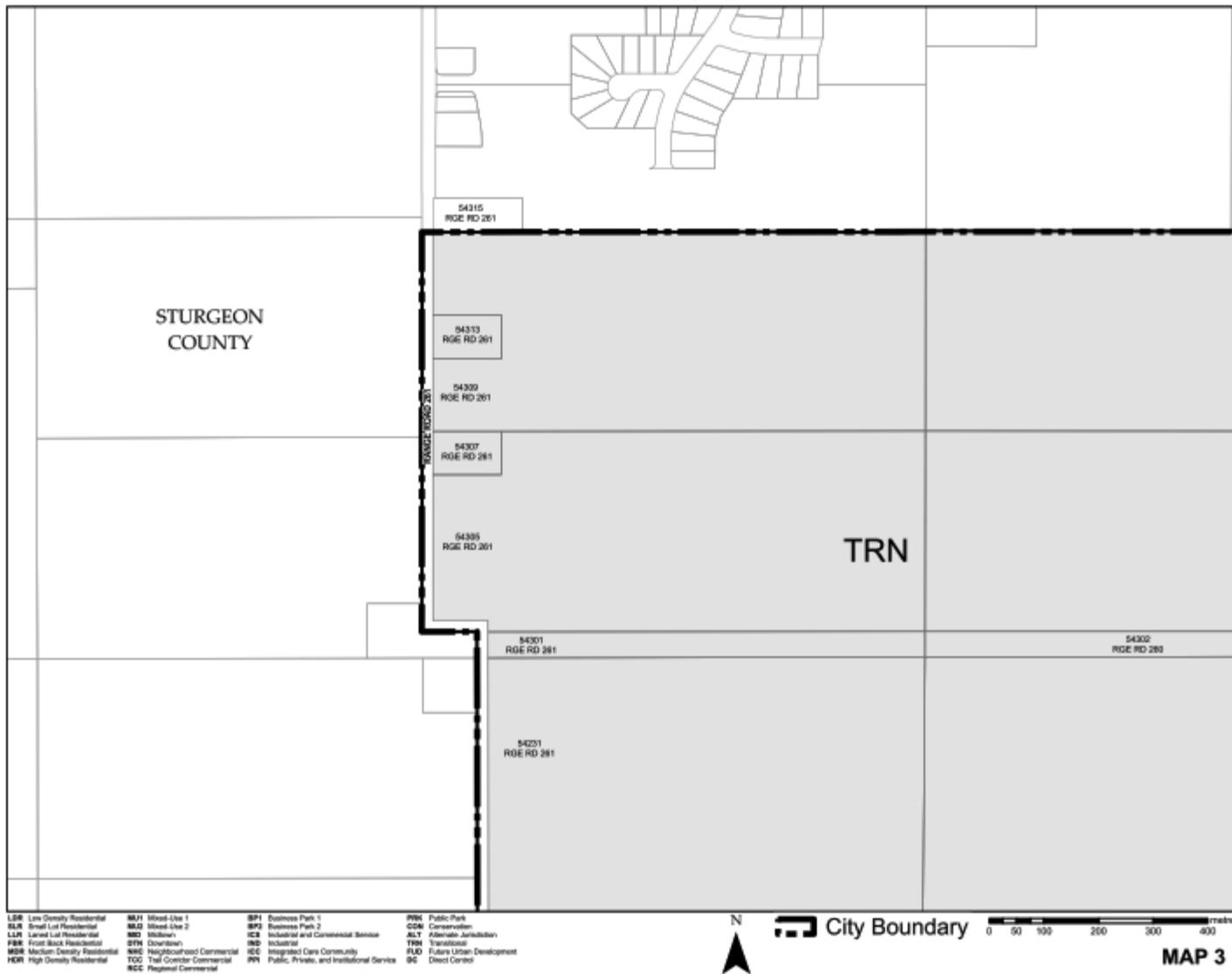
CHIEF LEGISLATIVE OFFICER

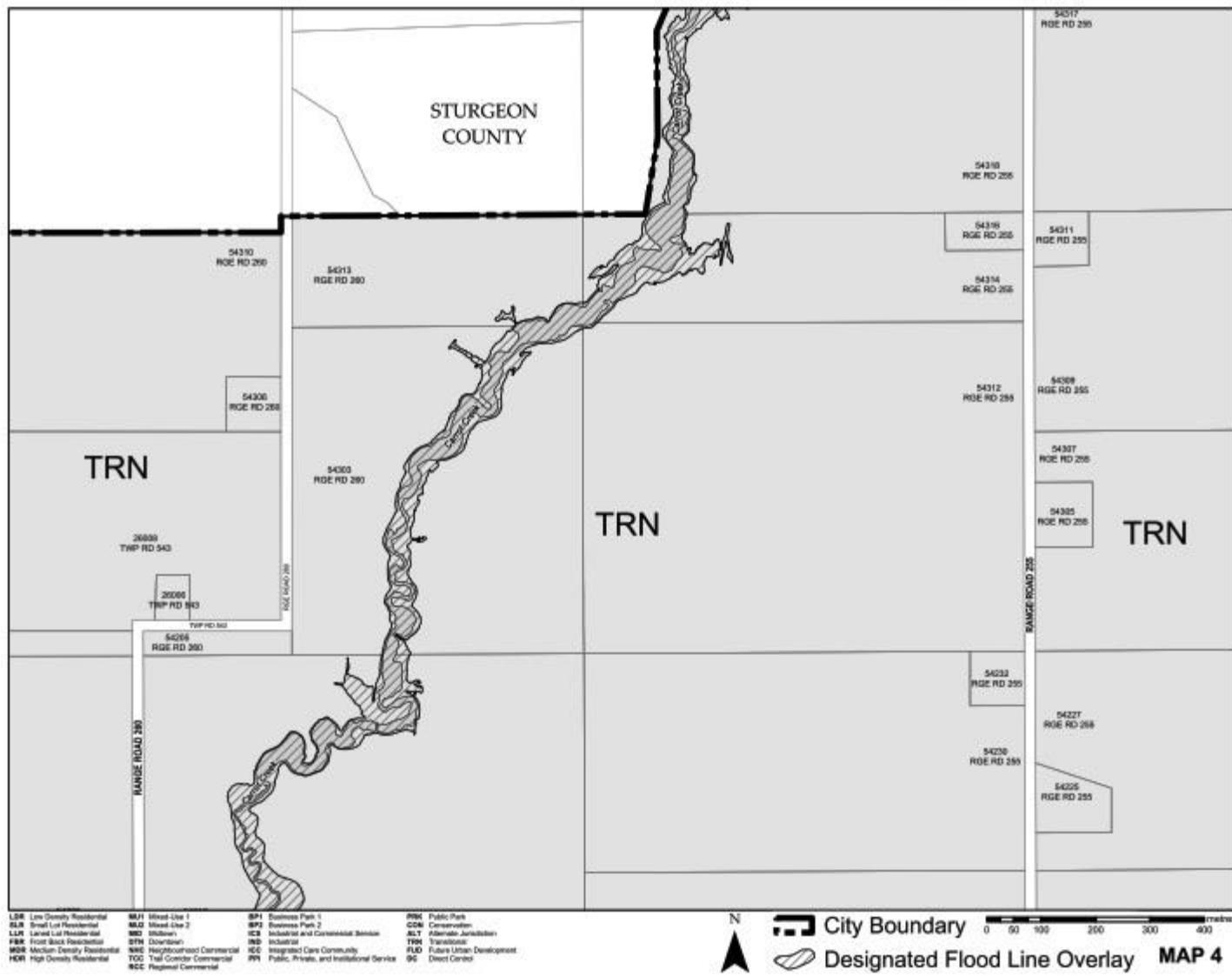
## SCHEDULE "A"





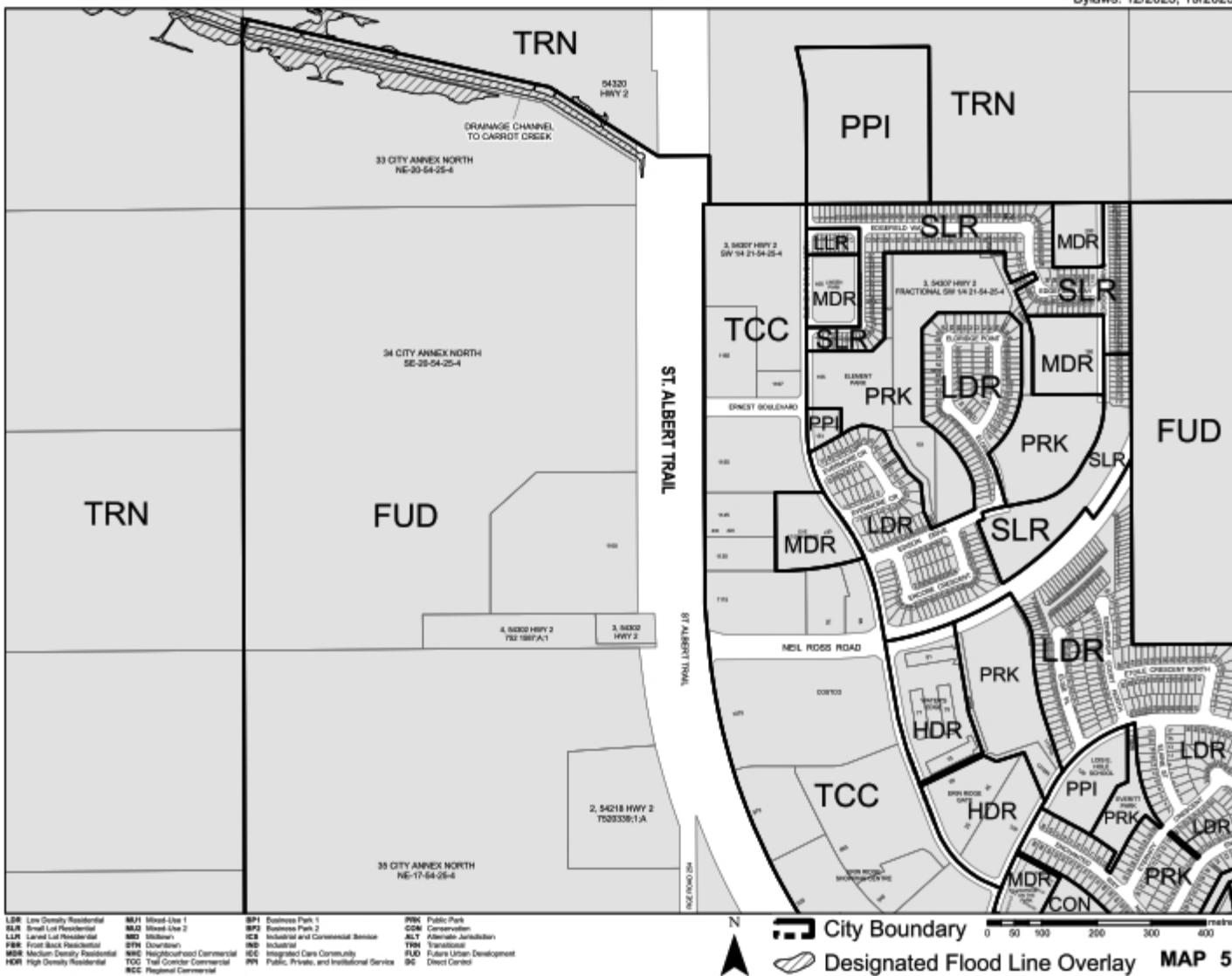


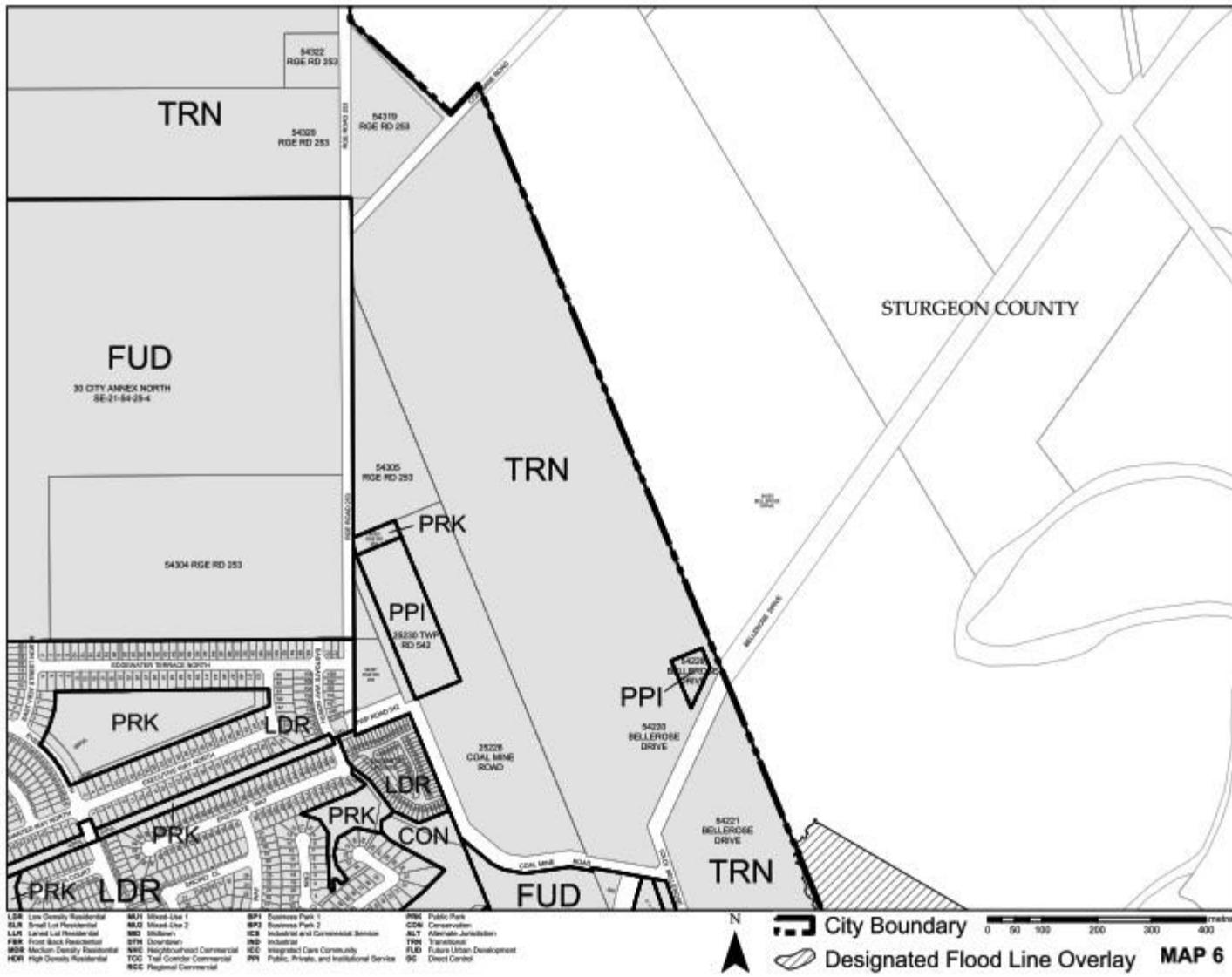


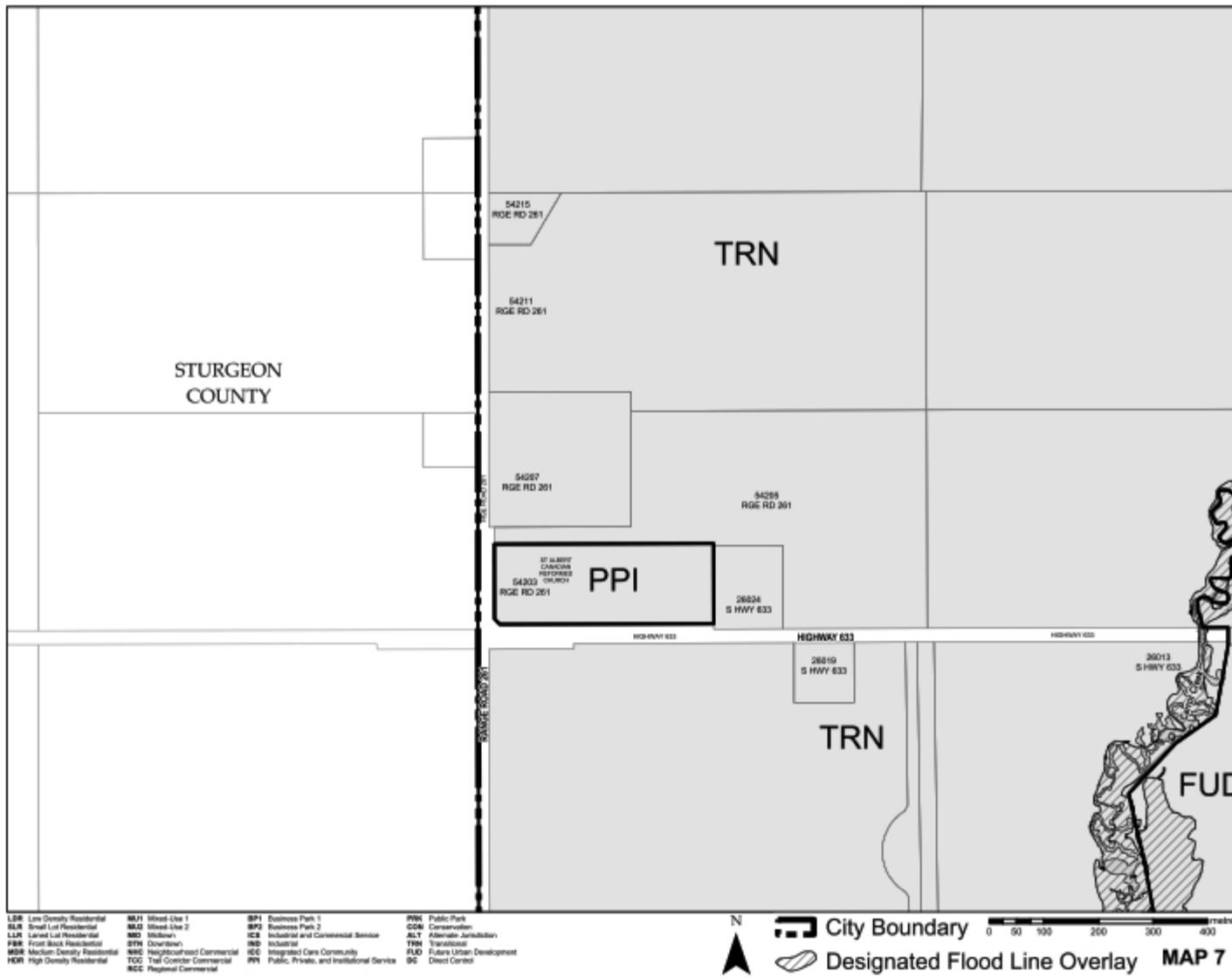




Bylaws: 12/2025, 19/2025

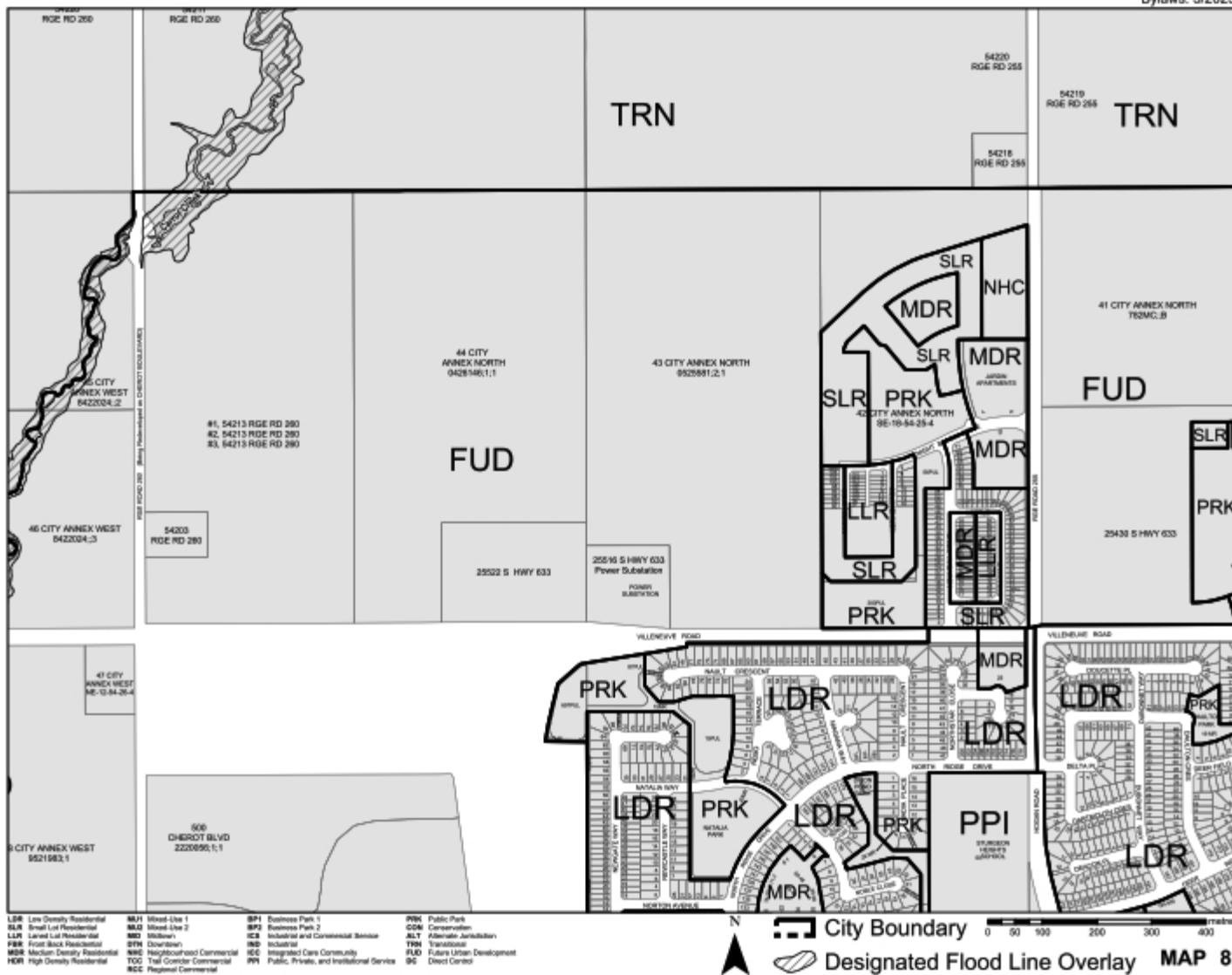


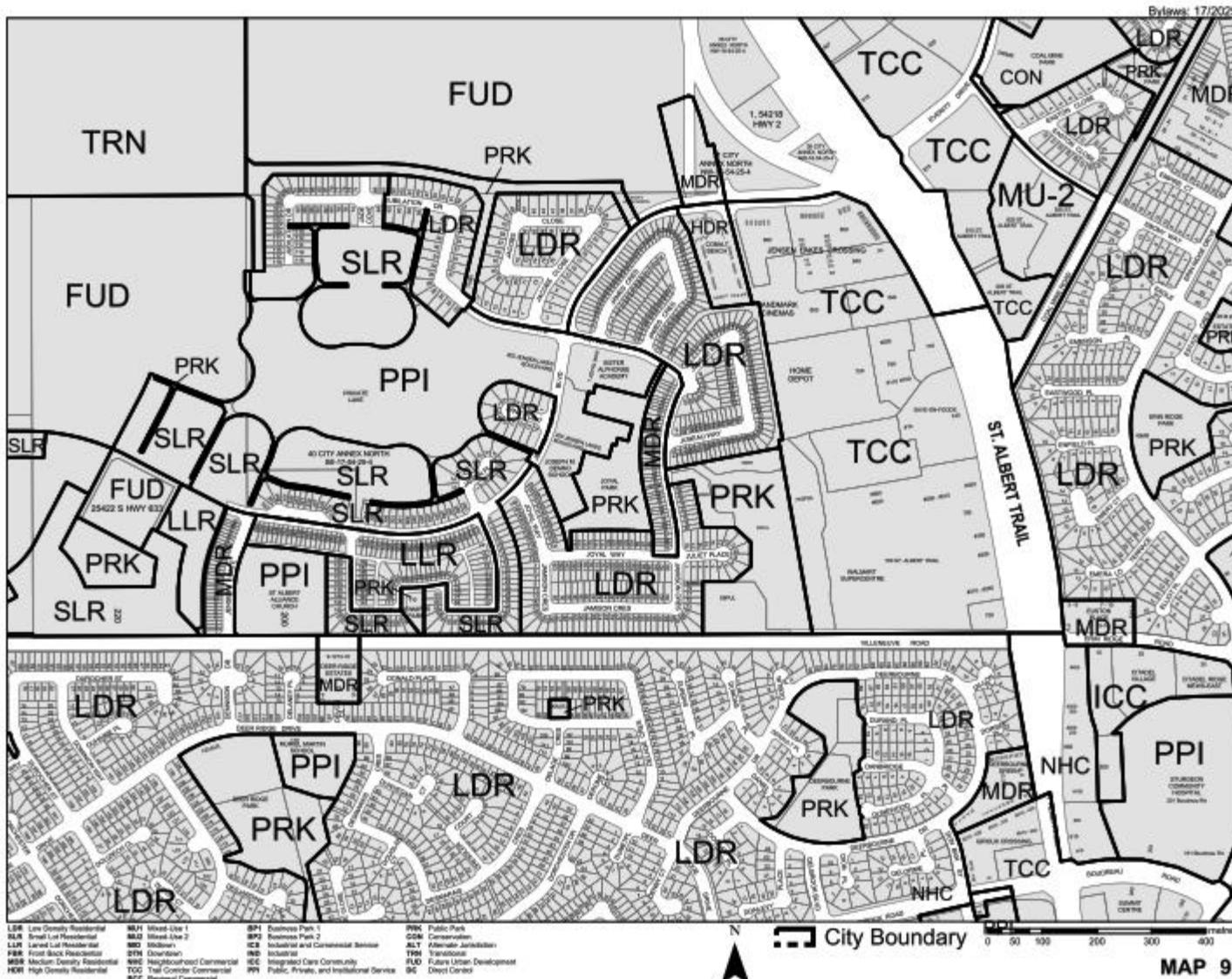


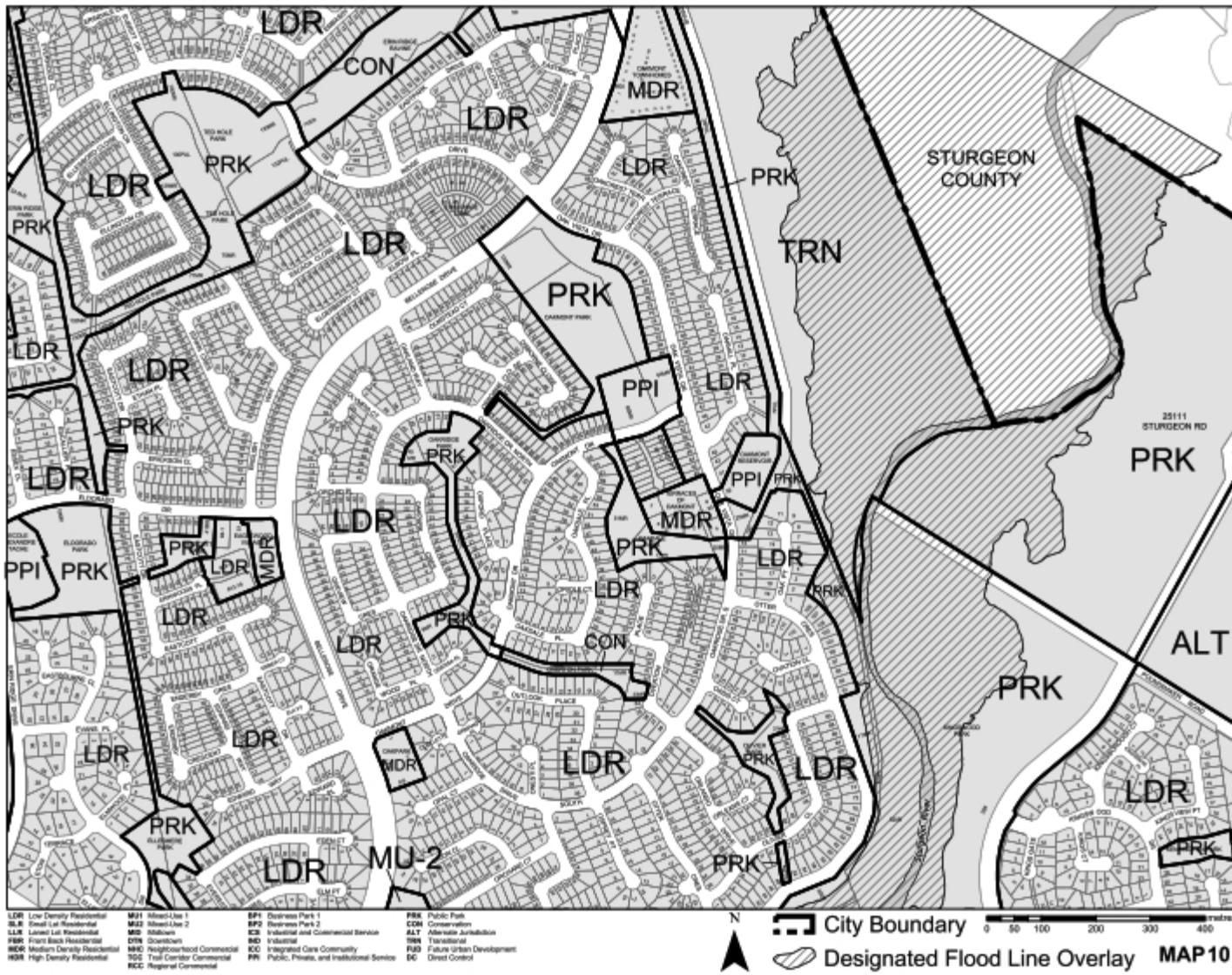


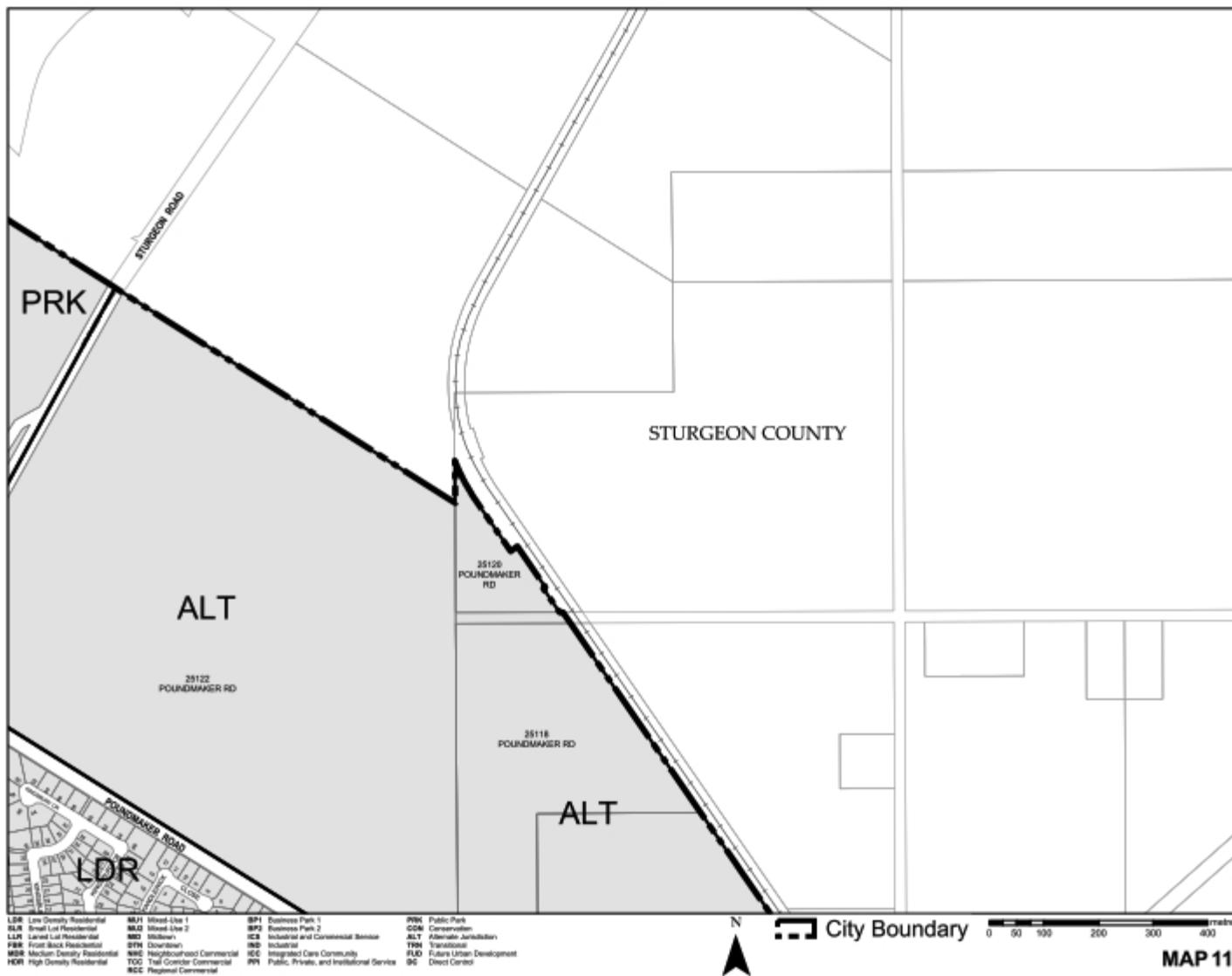


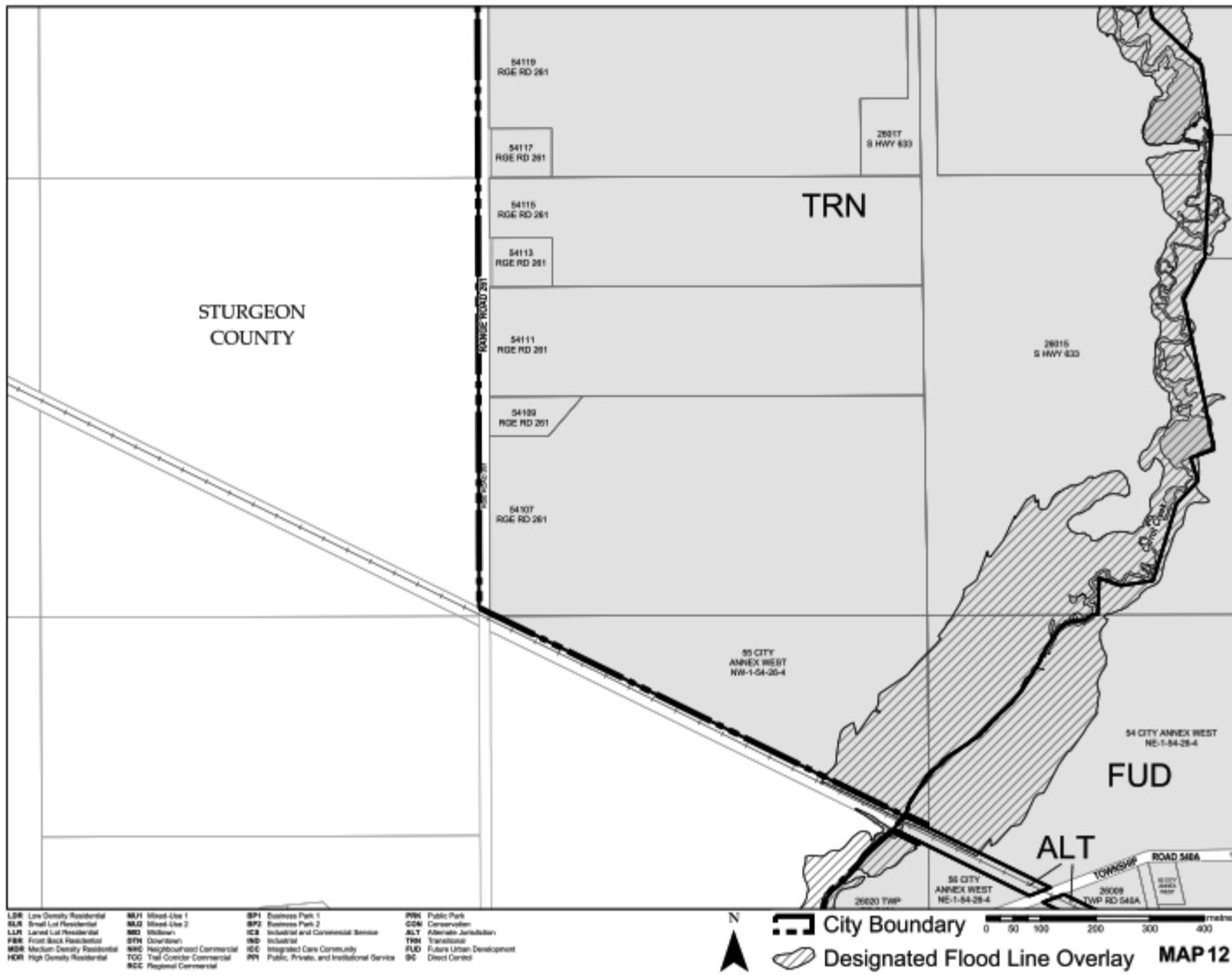
Bylaws: 3/2025





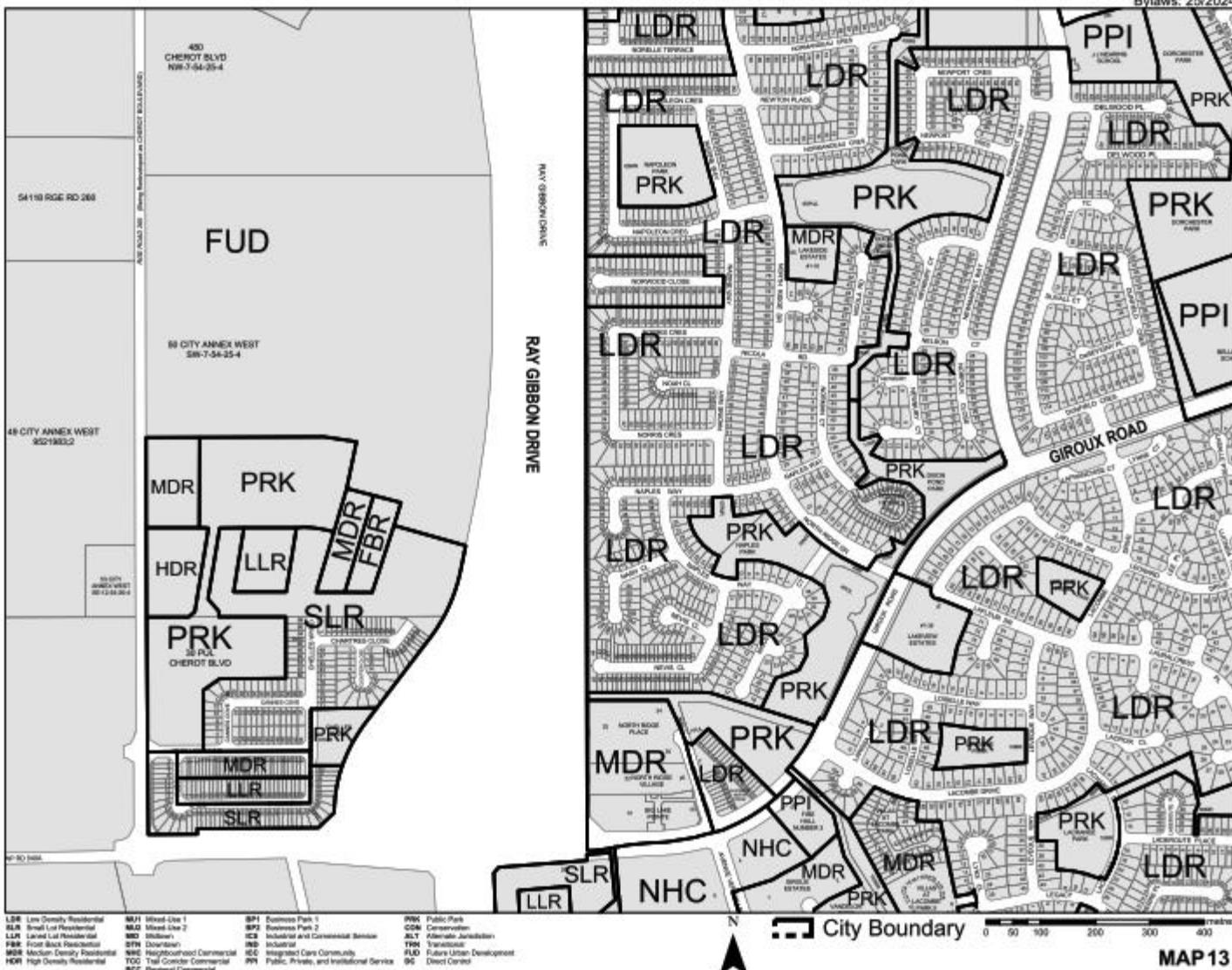


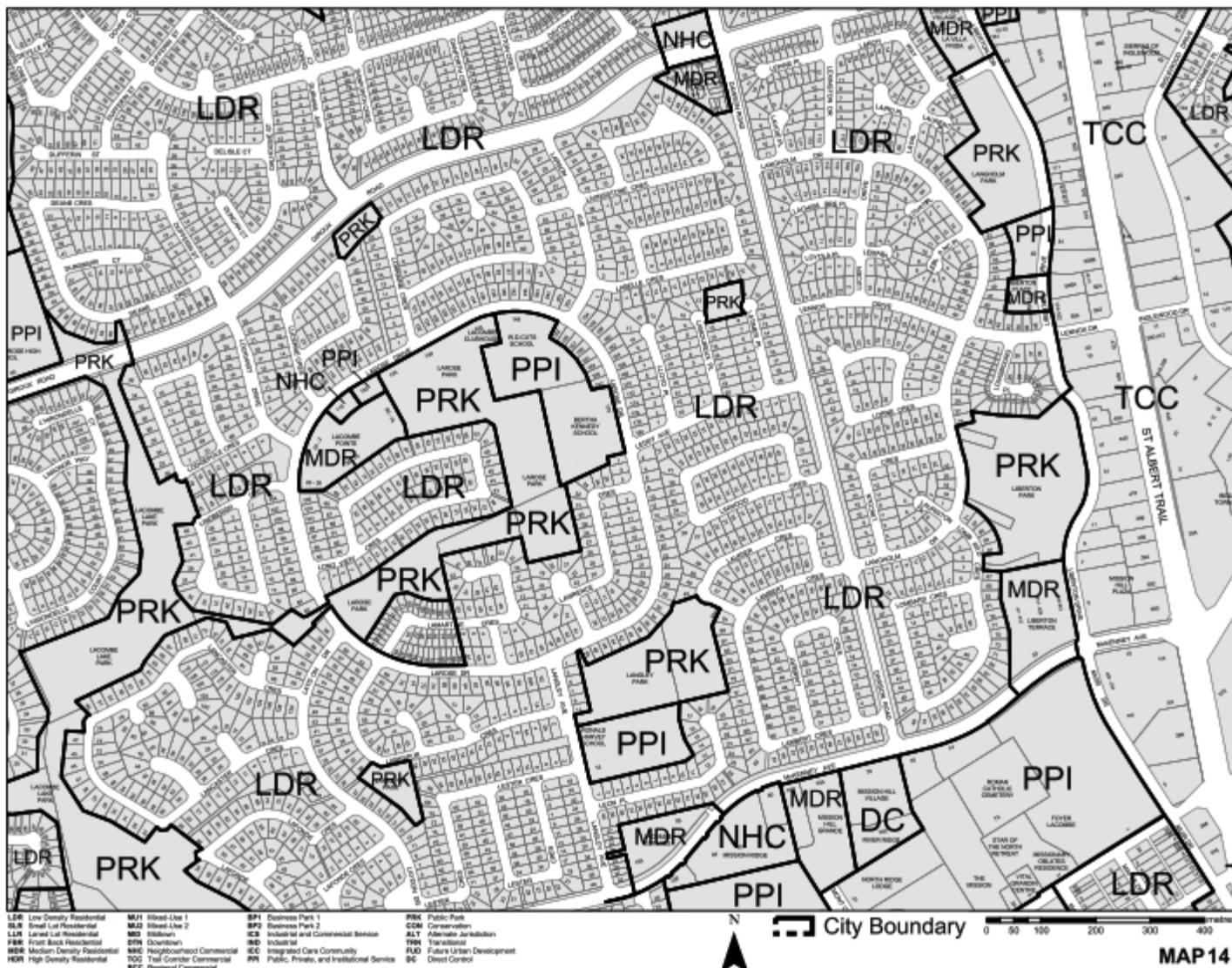


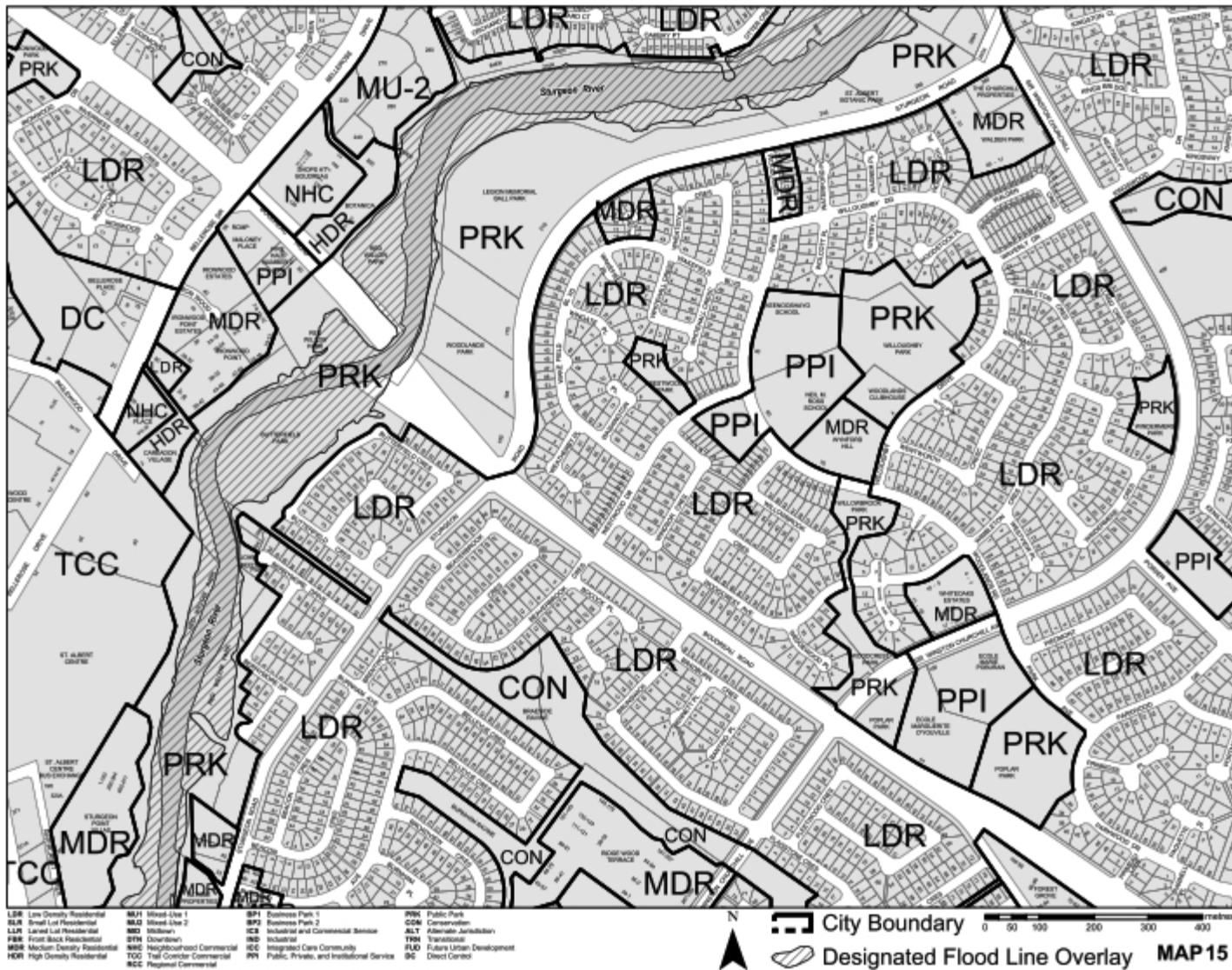


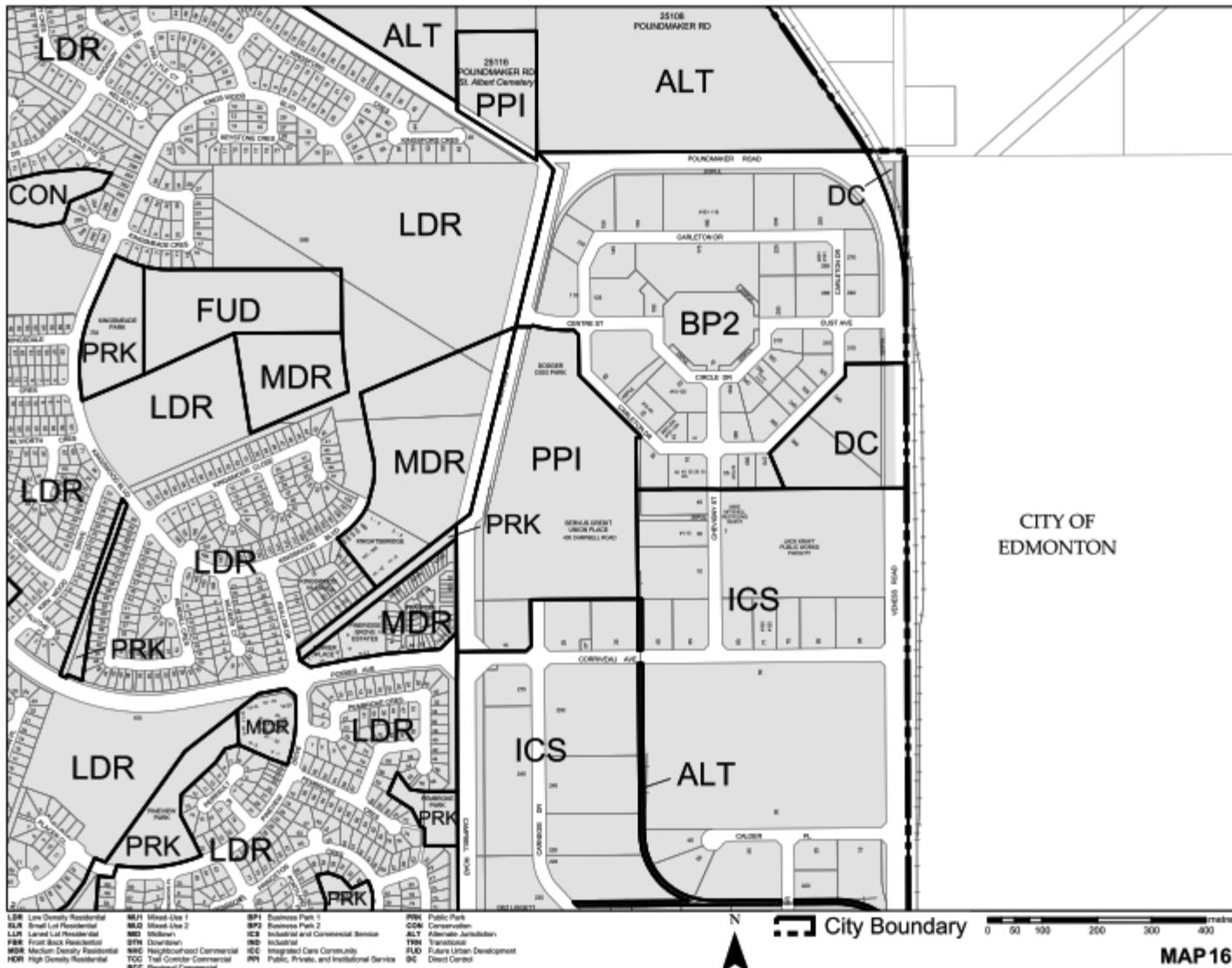


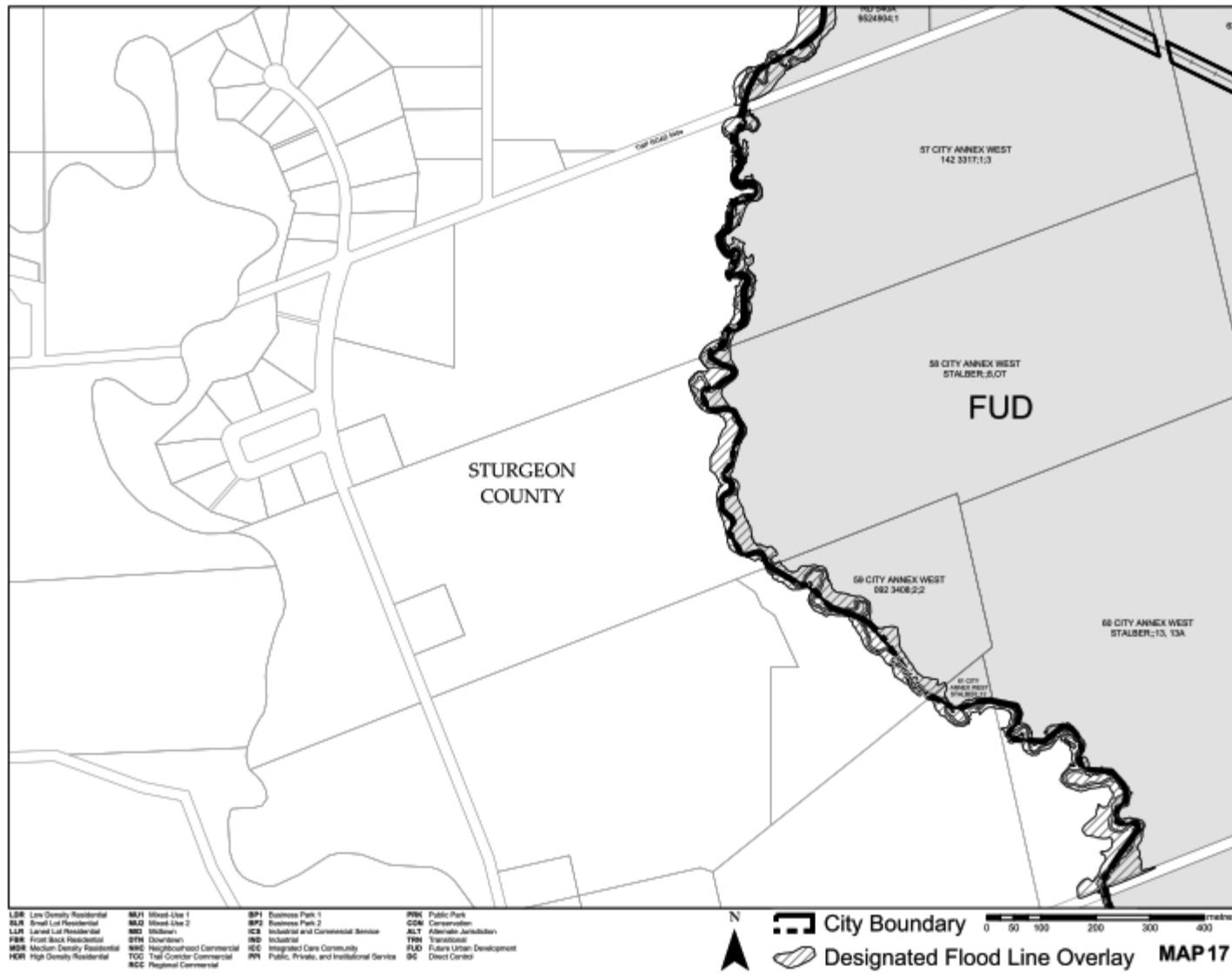
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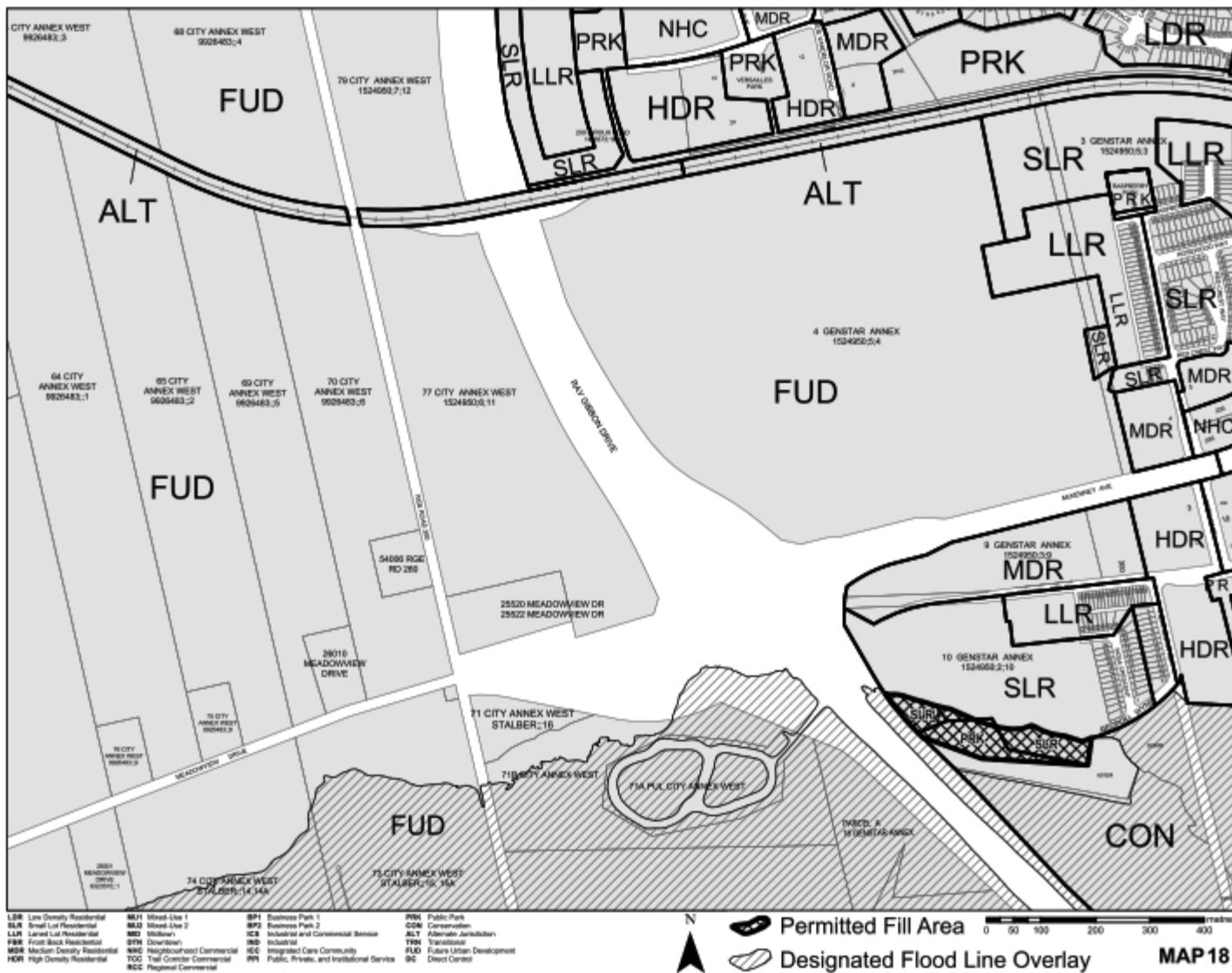






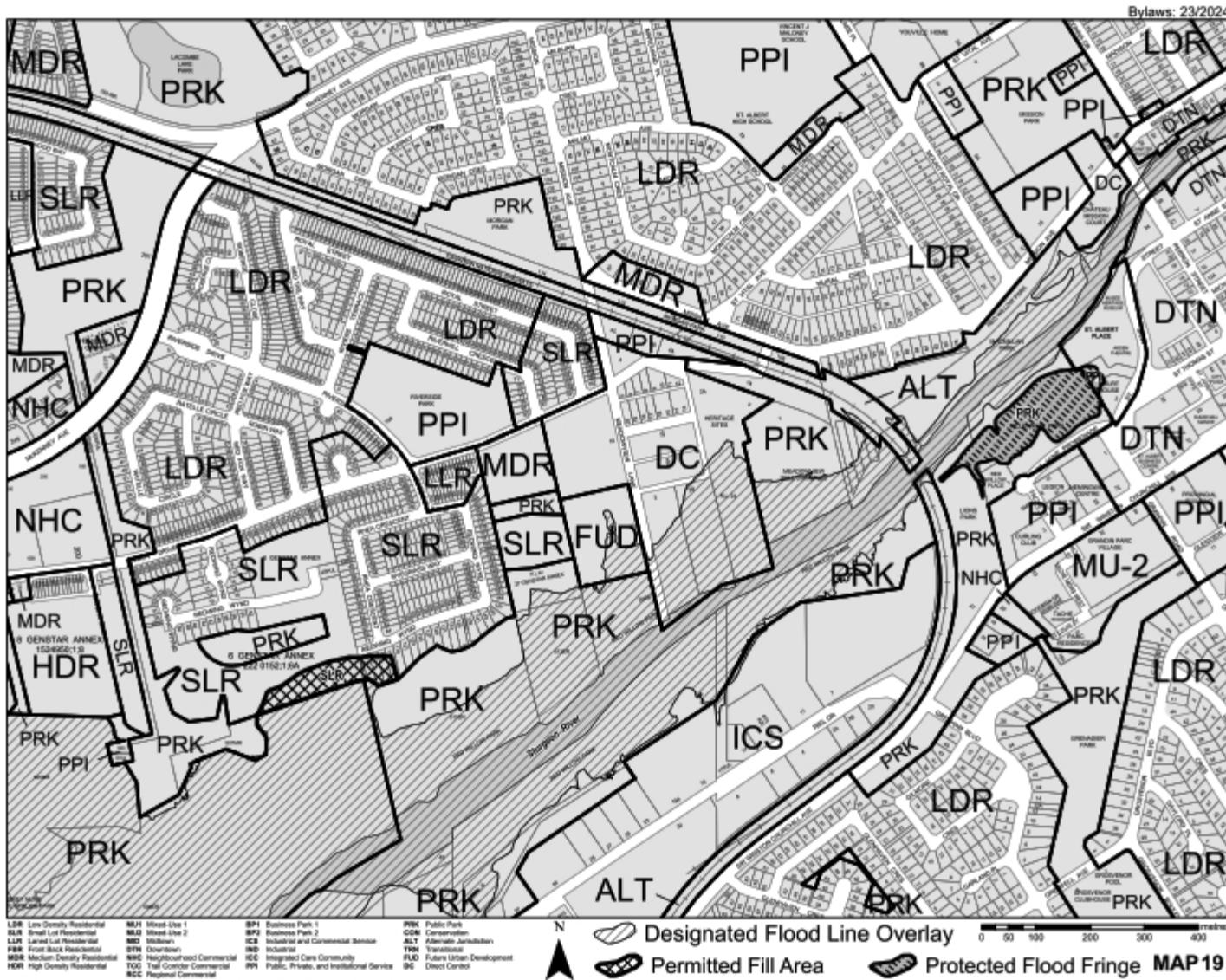


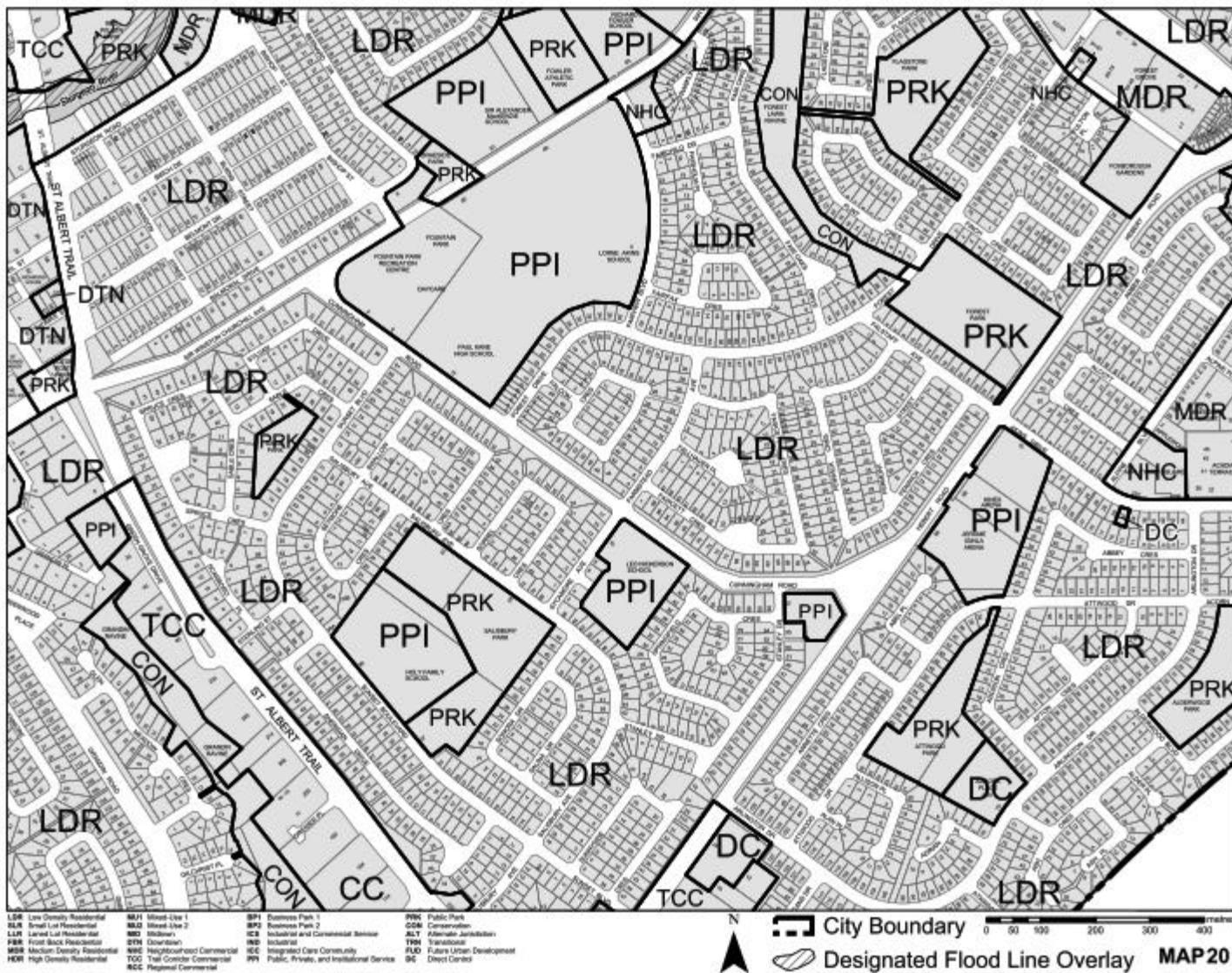


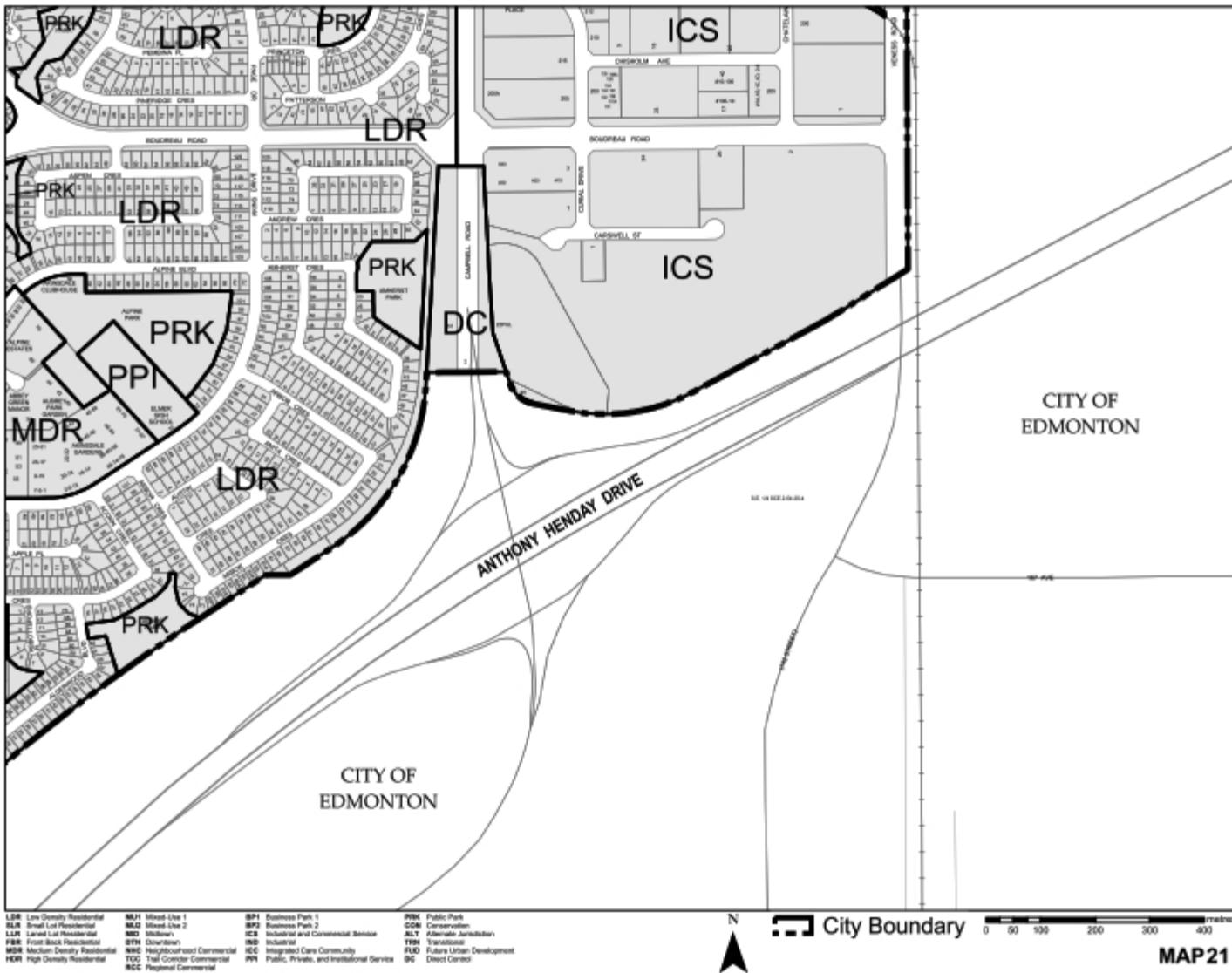


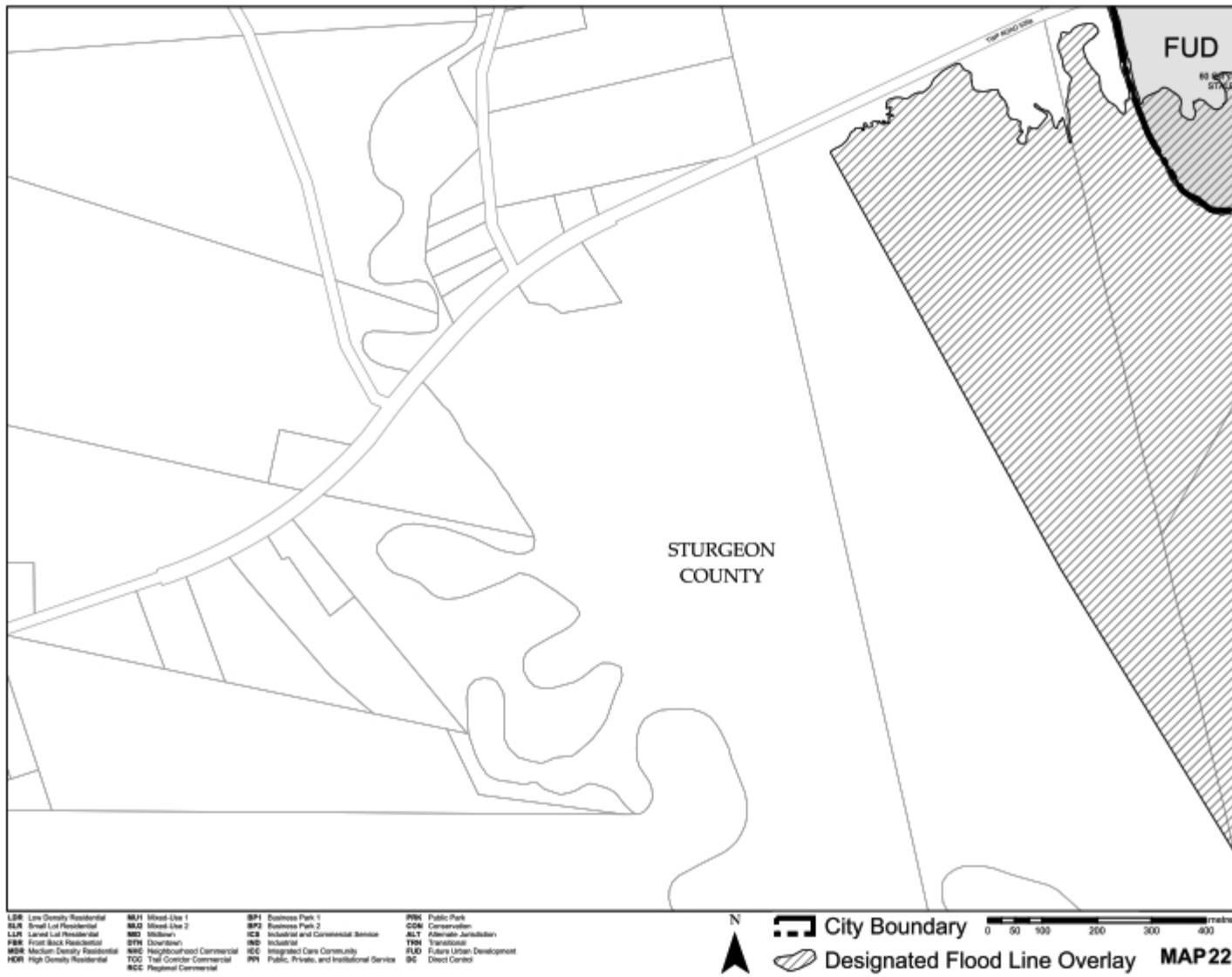


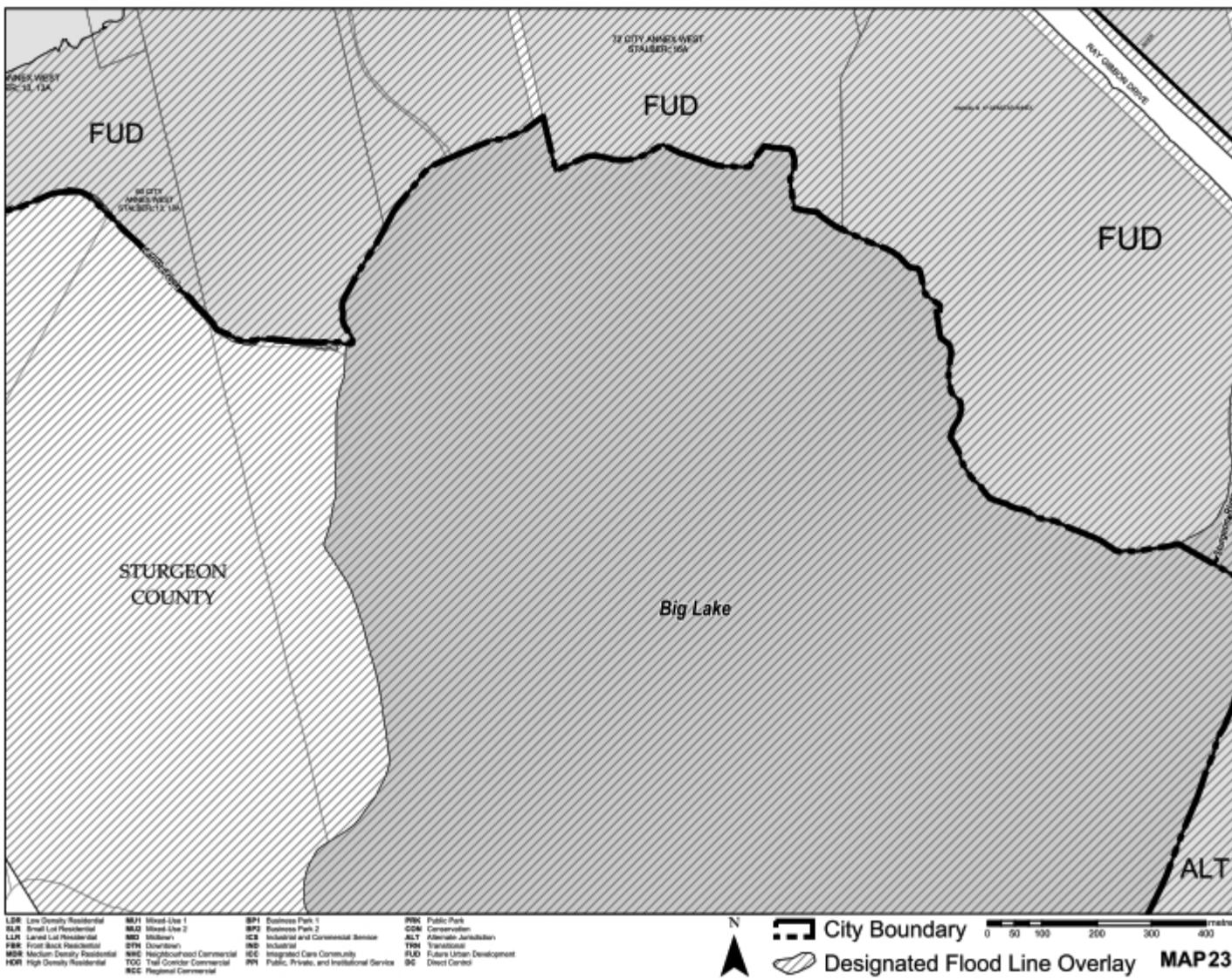
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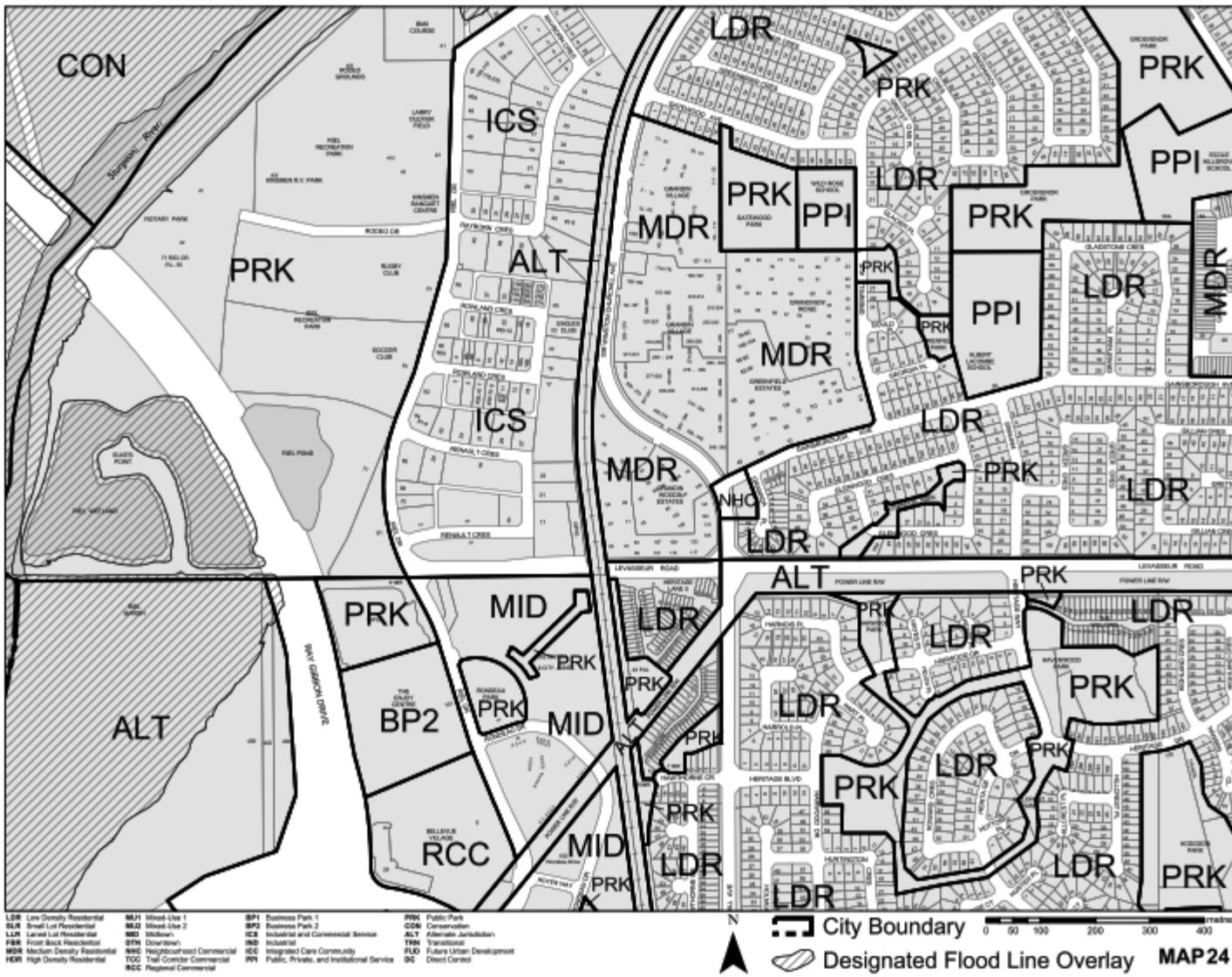


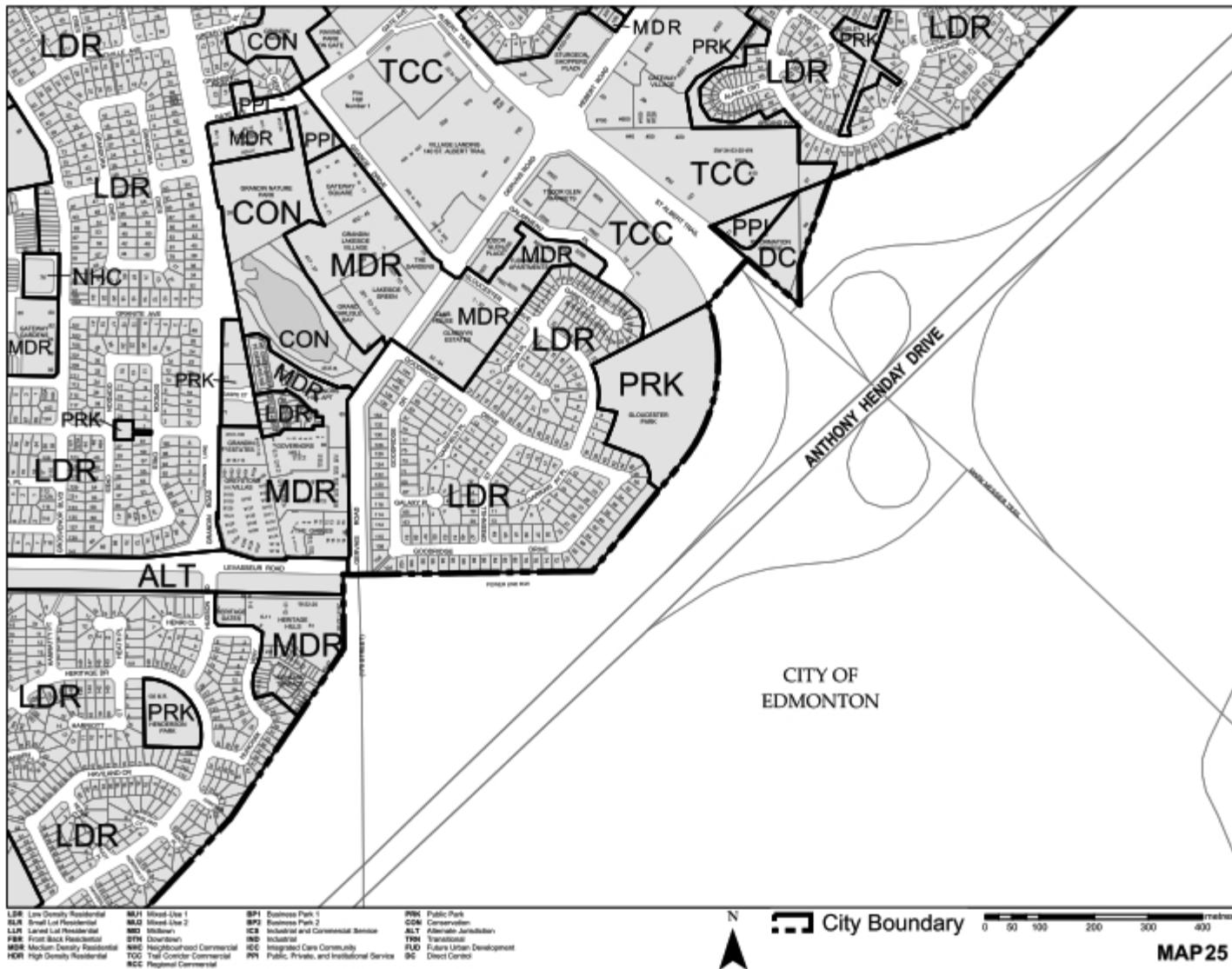


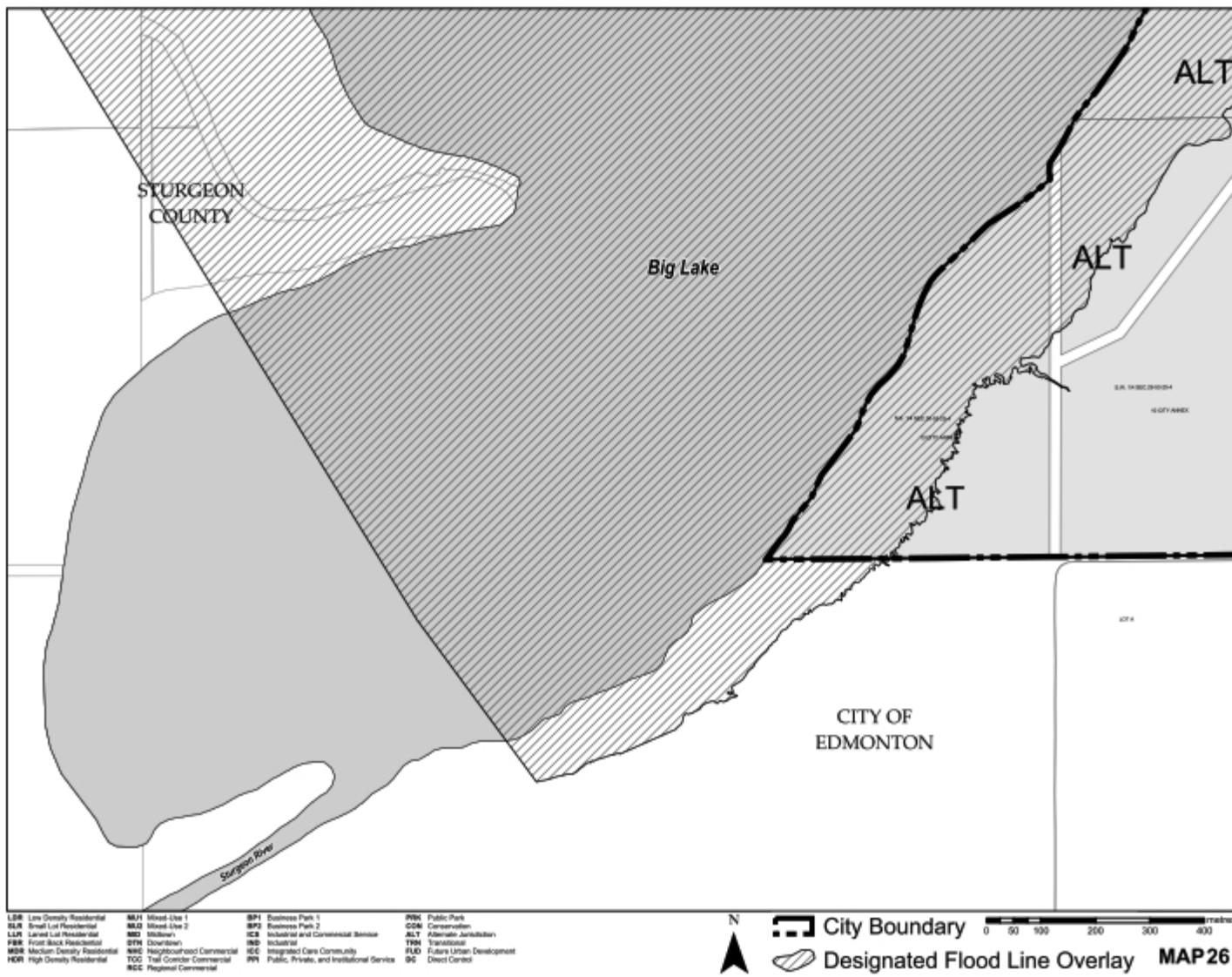


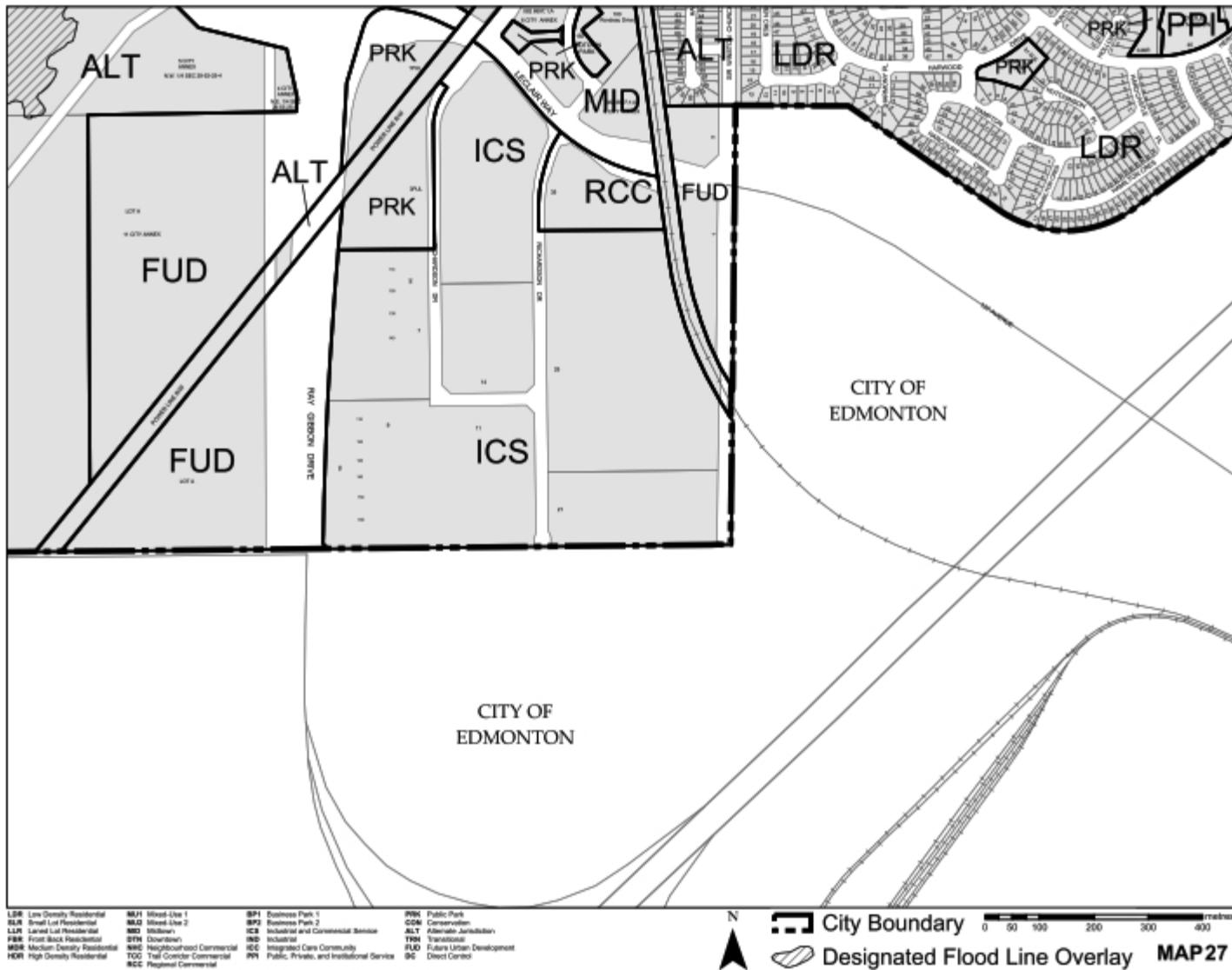


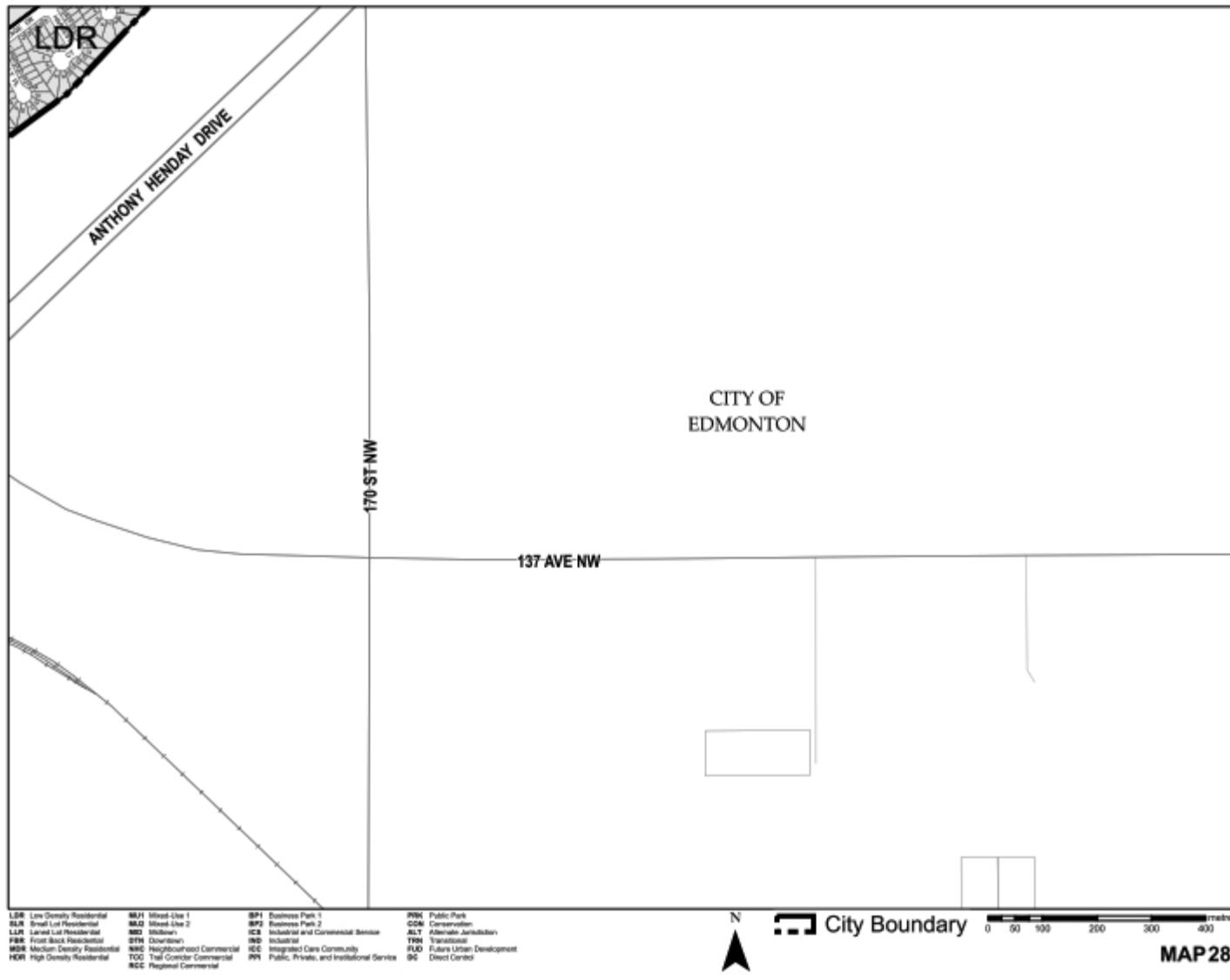




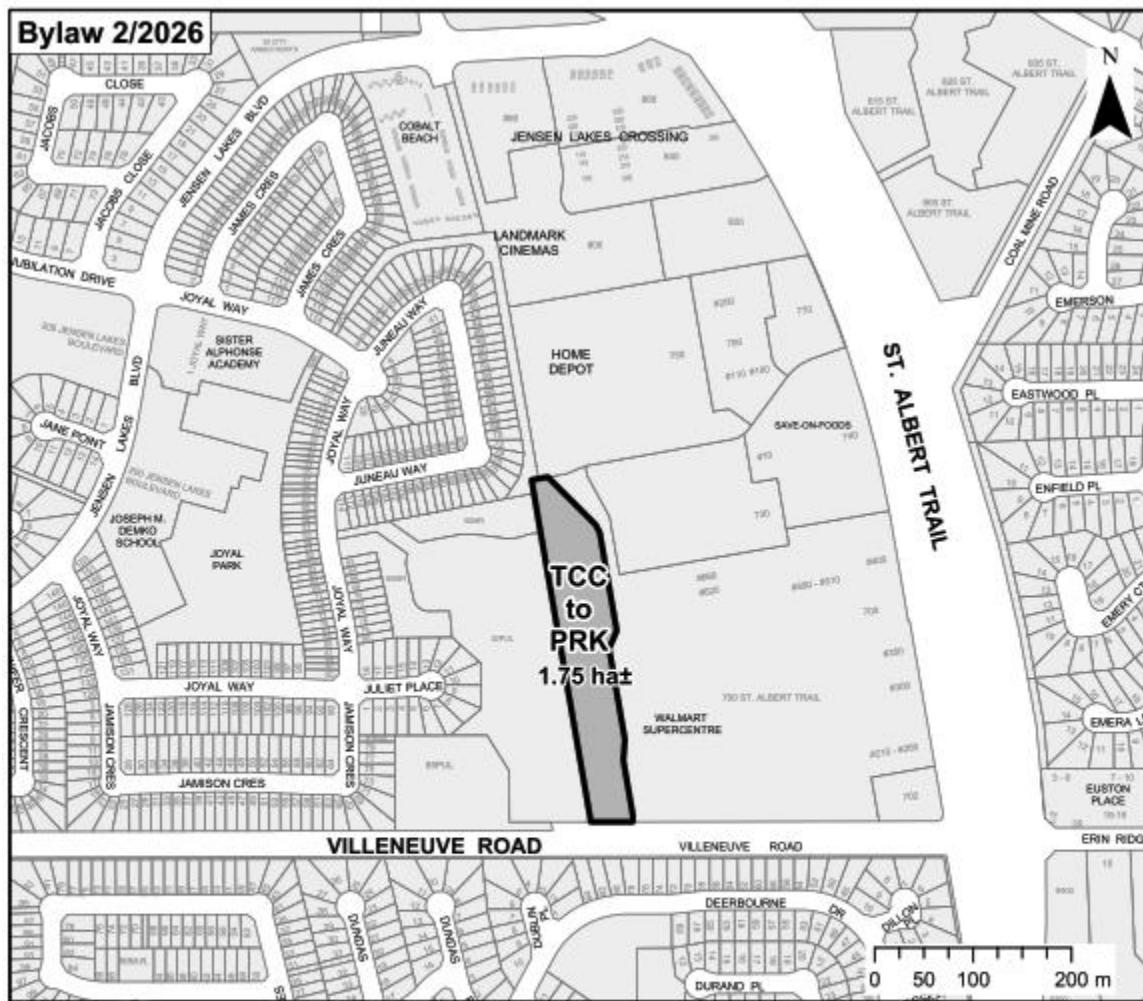








## SCHEDULE “B”



### LAND USE BYLAW AMENDMENT

Housekeeping Redistricting - 710PUL St. Albert Trail

 From TCC (Trail Corridor Commercial) to PRK (Public Park)