

CITY OF ST. ALBERT

BYLAW 09/2025

LAND USE BYLAW AMENDMENT

Being Amendment 5 to Land Use Bylaw 18/2024

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

1. Bylaw 18/2024, the Land Use Bylaw, is amended by this Bylaw.
2. That Part 5, Section 5.6, MDR – Medium-Density Residential District be amended as follows:
 - a) Sub-section (15)(a), Figure 5-6: Sites for Dwelling (Townhouse – Single) in accordance with an Area Structure Plan, the Riverside ASP figure is deleted in its entirety.
3. The lands legally described below are redistricted as shown on the maps attached as Schedule “A” to this Bylaw, and the Land Use District Map being Schedule “A” to Bylaw 18/2024 is amended accordingly.

Legal Description	Current District	Proposed District
Plan 152 4950, Blk 5, Lot 4	Future Development (FUD)	Small Lot Residential (SLR)
Plan 152 4950, Blk 5, Lot 4	Future Development (FUD)	Laned Lot Residential (LLR)
Plan 152 4950, Blk 5, Lot 4	Future Development (FUD)	Public Park (PRK)
Plan 152 4950, Blk 5, Lot 4	Small Lot Residential (SLR)	Laned Lot Residential (LLR)
Plan 152 4950, Blk 5, Lot 4	Small Lot Residential (SLR)	Public Park (PRK)
Plan 152 4950, Blk 5, Lot 4	Laned Lot Residential (LLR)	Small Lot Residential (SLR)
Plan 152 4950, Blk 5, Lot 3	Future Development (FUD)	Small Lot Residential (SLR)

Legal Description	Current District	Proposed District
Plan 152 4950, Blk 5, Lot 3	Small Lot Residential (SLR)	Laned Lot Residential (LLR)
Plan 152 4950, Blk 5, Lot 3	Laned Lot Residential (LLR)	Small Lot Residential (SLR)
Plan 152 4950, Blk 5, Lot 3	Public Park (PRK)	Small Lot Residential (SLR)
Plan 152 4950, Blk 2, Lot 10	Small Lot Residential (SLR)	Public Park (PRK)
Plan 152 4950, Blk 1, Lot 8	Public Park (PRK)	High Density Residential (HDR)
Plan 152 4950, Blk 1, Lot 8	High Density Residential (HDR)	Public Park (PRK)
Plan 152 4950, Blk 1, Lot 8	High Density Residential (HDR)	Small Lot Residential (SLR)
Plan 152 4950, Blk 1, Lot 8	Small Lot Residential (SLR)	Public Park (PRK)
Plan 152 4950, Blk 1, Lot 8	Public Park (PRK)	Small Lot Residential (SLR)
Plan 212 0072, Blk 2, Lots 1-14	High Density Residential (HDR)	Medium Density Residential (MDR)
Plan 6079MC, Lot OC	Future Development (FUD)	Public Park (PRK)
Plan 6079MC, Lot OC	Future Development (FUD)	Small Lot Residential (SLR)
Plan 6079MC, Lot OC	Small Lot Residential (SLR)	Laned Lot Residential (LLR)

Legal Description	Municipal Address
Plan 152 4950, Blk 5, Lot 4	4 Genstar Annex
Plan 152 4950, Blk 2, Lot 10	10 Genstar Annex
Plan 152 4950, Blk 1, Lot 8	8 Genstar Annex
Plan 152 4950, Blk 5, Lot 3	3 Genstar Annex
Plan 232 1888 Area "A"	400 McKenney Ave
Plan 6079MC, Lot OC	14C Genstar Annex

4. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 18/2024 that incorporates the amendments made by this bylaw and otherwise conforms with the requirements of section 69 of the *Municipal Government Act*.

READ a First time this _____ day of _____ 2025.

READ a Second time this _____ day of _____ 2025.

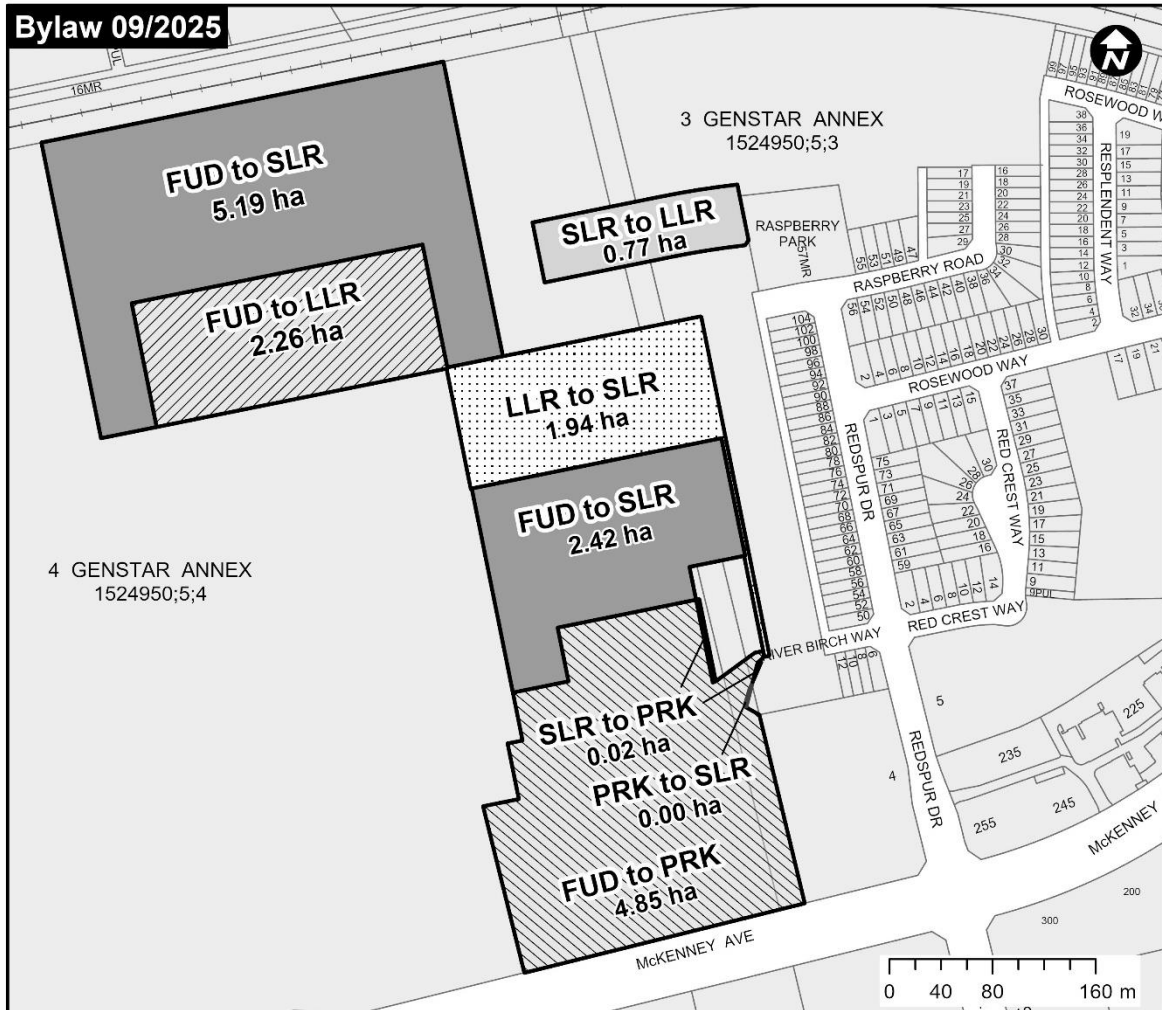
READ a Third time this _____ day of _____ 2025.

SIGNED AND PASSED this _____ day of _____ 2025.

MAYOR

CHIEF LEGISLATIVE OFFICER

Schedule A



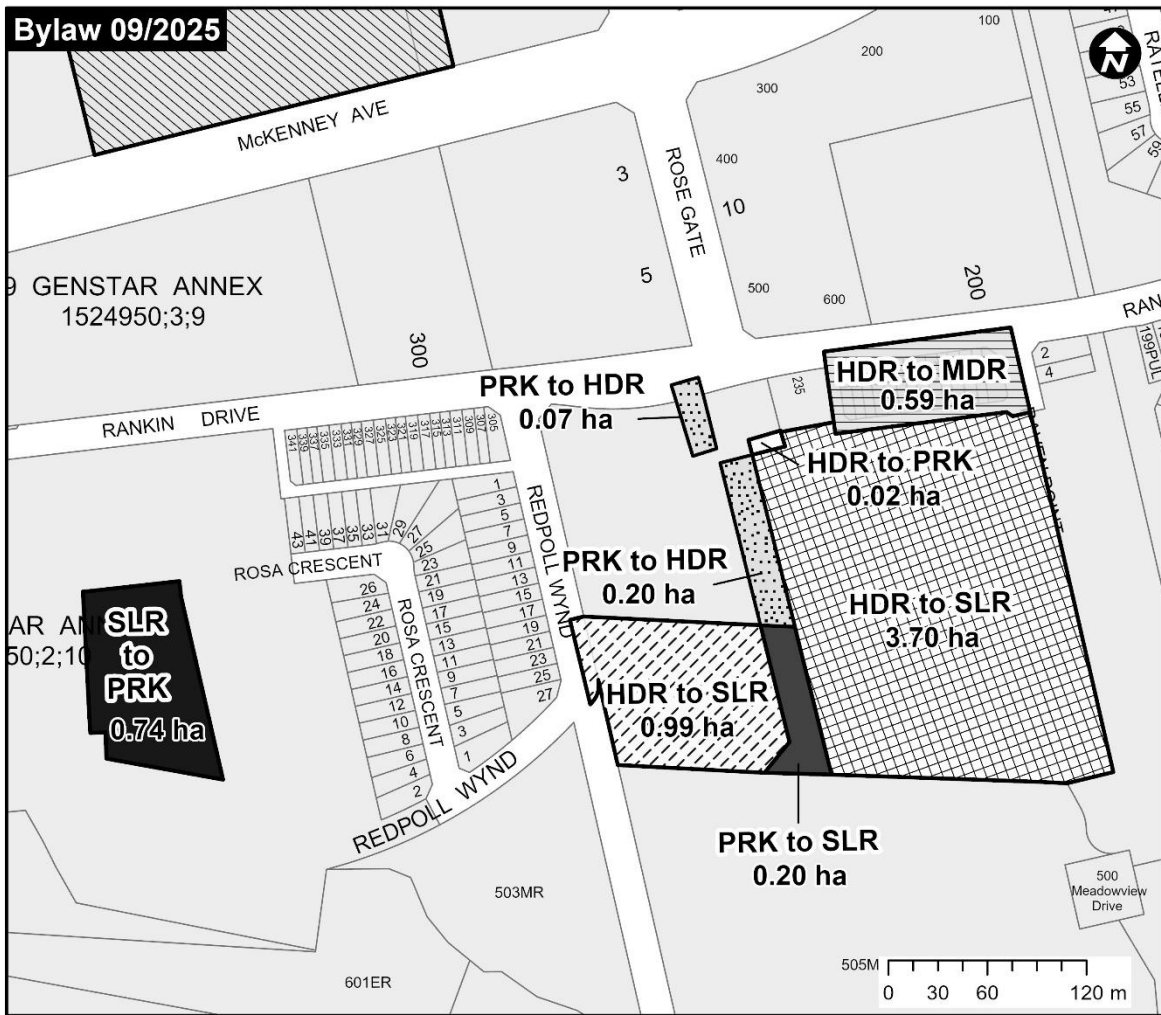
LAND USE BYLAW AMENDMENT

Riverside Redistricting - McKenney Avenue (North Side)

-  From FUD (Future Development) to SLR (Small Lot Residential)
-  From FUD (Future Development) to LLR (Laned Lot Residential)
-  From SLR (Small Lot Residential) to LLR (Laned Lot Residential)
-  From LLR (Laned Lot Residential) to SLR (Small Lot Residential)
-  From FUD (Future Development) to PRK (Public Park)
-  From SLR (Small Lot Residential) to PRK (Public Park)
-  From PRK (Public Park) to SLR (Small Lot Residential)





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Figure 2a



LAND USE BYLAW AMENDMENT

Riverside Redistricting - McKenney Avenue (South Side)

-  From PRK (Public Park) to HDR (High Density Residential)
-  From HDR (High Density Residential) to PRK (Public Park)
-  From HDR (High Density Residential) to MDR (Medium Density Residential)
-  From HDR (High Density Residential) to SLR (Small Lot Residential)
-  From HDR (High Density Residential) to SLR (Small Lot Residential)
-  From SLR (Small Lot Residential) to PRK (Public Park)
-  From PRK (Public Park) to SLR (Small Lot Residential)

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Figure 2b