

# CITY OF ST. ALBERT

## BYLAW 22/2020

### LAND USE BYLAW AMENDMENT

#### Being Amendment 180 to Land Use Bylaw 9/2005

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The Council of the City of St. Albert, duly assembled, hereby ENACTS AS FOLLOWS:

1. Bylaw 09/2005, the Land Use Bylaw, is hereby amended by this Bylaw.
2. Section 1.5(g) is deleted in its entirety and replaced with “apartment building; dwelling, duplex; dwelling, garage suite; dwelling, garden suite; group home; long term care housing; dwelling, secondary suite; dwelling, semi-detached; single-detached house; supportive housing; and townhousing are residential uses;”
3. Section 1.5(i) is deleted in its entirety and replaced with “in this Bylaw, unless the context otherwise requires, words importing one gender include all genders; and”.
4. Section 1.6 General – Definitions “basement suite” is amended by deleting “dwelling, basement suite” and replacing it with “dwelling, secondary suite”.
5. Section 1.6 General – Definitions “deck” is amended by deleting the words “but does not include a balcony” and is replaced with “including balconies”.
6. Section 1.6 General – Definitions “decorative pond” is amended by deleting the word “man-made” and is replaced with “manufactured”.
7. Section 1.6 General – Definitions “dwelling, basement suite” is deleted in its entirety.
8. Section 1.6 General – Definitions “dwelling, secondary suite” is amended by deleting “means a secondary dwelling unit that is located within and accessory” and is replaced with “means an accessory secondary dwelling unit that is located within or attached”.
9. Section 1.6 General – Definitions “general industrial” is deleted in its entirety and replaced with:

“general industrial means a development for:

- a. the processing of raw (transported to the site), semi, or finished material, but excludes removal and extraction for raw materials, automotive wreckers and salvage yards;
- b. manufacturing, processing, assembling of goods, products or equipment;
- c. the cleaning, servicing, repairing or testing of materials, goods and equipment;
- d. the storage, warehousing or transshipping of materials, goods and equipment;
- e. distribution of goods, products or equipment to industrial and commercial businesses for their direct use for resale purposes; and
- f. the training of personnel in general industrial operations.

Where any actual or potential nuisance factor generated by the development is contained within the boundaries of the site. Accessory Use, building for security purposes as per LUB Part 6.20 (4);”.

10. Section 1.6 General – Definitions “government service” is amended by inserting “typically” before “includes a library”.

11. Section 1.6 General – Definitions is amended by inserting the following definitions in alphabetical order:

- “museum means a use:
  - (a) where artifacts and information are interpreted or displayed for the public; or
  - (b) where artifacts are collected, investigated, restored and preserved for the public;
 And that may:
  - (c) be contained entirely within or partially outside of a building; or
  - (d) have rooms for the provision of educational programs related to the use; or
  - (e) provide lecture theatres, meeting rooms, study space or computers for users of the use; or
  - (f) have rooms for the administrative functions of the use;”.
- “private roadway means a common property pursuant to the *Condominium Property Act, RSA 2000, c. C-22*, created for the purpose of vehicular access and circulation, designed to a standard acceptable to the Development Officer or Subdivision Authority;”.

12. Section 1.6 General – Definitions “overlay district” is deleted in its entirety and replaced with:

“overlay area means an identified area where additional regulations and/or requirements are imposed or supersede the underlying land use district(s) to which it is applied. The overlay area cannot change the permitted and

discretionary uses;”.

13. Section 1.6 General – Definitions “public roadway” is amended by:

- a. deleting “(h) a common property pursuant to the *Condominium Property Act, RSA 2000, c. C-22*, created for the purpose of vehicular access and circulation, designed to a standard acceptable to the Development Officer or Subdivision Authority”, and
- b. Inserting the word “or” after “an alley;”, and
- c. Deleting the word “or” after “intended for public use;”.

14. Section 1.6 General – Definitions “through street” is amended by adding “. A lane cannot serve as a secondary route for ingress or egress” after “means a public roadway built to City standards, other than a lane, that has two separate points of ingress and egress”.

15. Section 1.10(1)(a) is amended by deleting the word “his” and replacing it with “their”.

16. Section 3.2(1)(o) is amended by deleting “1 m” and replacing it with “1.2 m”.

17. Section 3.3(3)(c) is amended by deleting the word “his” and replacing it with “their”.

18. Section 3.11(6) is amended by deleting the words “he deems” and replacing them with “they deem”.

19. Section 3.11(7) is amended by deleting the words “he deems” and replacing them with “they deem”.

20. Section 3.13(3) is amended by deleting the word “his” and replacing it with “their”.

21. Section 3.13(5) is amended by deleting the words “his opinion, he does” and replacing them with “their opinion, they do”.

22. Section 3.14(1) is deleted in its entirety and replaced with “In exercising their discretion pursuant to this section, the Development Officer may grant a variance if, in their opinion,”

23. Section 3.14(2) is amended by deleting the word “his” and replacing it with “their”.

24. Section 3.14(4) is amended by deleting the word “his” and replacing it with “their”.

25. Section 3.14(5) is amended by deleting the word “his” and replacing it with “their”.

26. Section 3.14(6) is amended by deleting the word “his” and replacing it with “their”.
27. Section 3.14(7) is amended by deleting the word “his” and replacing it with “their”.
28. Section 5.4(1) is amended by deleting the word “his” and replacing it with “their”.
29. Section 6.11(4) is amended by deleting the words “Section 6.10.(2)” and replacing them with “Section 6.11.(2)”.
30. Section 6.11(8) is amended by deleting the words “Section 6.10.” and replacing them with “Section 6.11”.
31. Section 6.10(9) is amended by deleting the words “Section 6.10.” and replacing them with “Section 6.11”.
32. Section 6.13(6) is deleted in its entirety.
33. Section 7.2(5) is deleted in its entirety and replaced with “For the purpose of Sections 7.3(1)(b), 7.3(1)(c), 7.3(1)(e), and 7.3(1)(j) no more than 2 of the total required parking spaces shall be located in tandem.”.
34. Section 7.3(1)(b) is amended by deleting the words “dwelling, basement suite;”.
35. Section 7.6 is amended as follows:
- a. Deleting the words “for Disabled Persons” and replacing them with “– Barrier Free”.
  - b. Deleting the words “the disabled” and replacing them with “people with disabilities”.
36. Section 8.2 is amended as follows:
- a. Deleting the words “and a 1.5 m separation is provided from the principle building” from subsection (c).
  - b. Deleting the word “distance” from subsection (e).
37. Section 8.12(4) is amended by deleting the words “dwelling, basement suite;”.
38. Section 8.13(4) is amended by deleting the words “dwelling, basement suite;”.
39. Section 8.14(2) is amended by deleting the words “dwelling, basement suite;”.

40. Section 8.26 is amended as follows:

- a. Subsection (3) is deleted in its entirety.
- b. Deleting the words “Private Pools / Hot Tubs and Decorative Ponds” and replacing them with “Private Pools (Including Hot Tubs) and Decorative Ponds”.

41. Section 8.29(1)(b)(iv)(A) is amended by adding the word “detached” before “garage is being provided from a rear lane”.

42. Section 8.29 is amended by adding the following:

“(6) Density  
Notwithstanding Sections 8.29(3), 8.29(4), and 8.29(5) any townhousing product must meet the required density listed in the applicable Land Use District.”

43. Section 8.33(12)(c) is amended by inserting “, to a maximum side yard setback of 6 m” after “The minimum side yard building setback is 3 m plus an additional 1 m for each m or portion thereof in height that the building exceeds 9 m from finished grade”.

44. Section 8.34 is amended as follows:

- a. Section 8.34(1) is amended by deleting the word “Medium/”.
- b. Section 8.34(2) is amended by deleting the word “Medium/”.
- c. Section 8.34(4) is amended by removing townhousing as a permitted use.
- d. Section 8.34(5) is amended by adding townhousing as a discretionary use.

45. Section 9.19(10)(k)(i) is amended by deleting the word “man-made” and replacing it with “manufactured”.

46. Section 10.7(15)(a) is amended by deleting the word “man-made” and replacing it with “manufactured”.

47. Section 9.19(10)(b)(iii) is deleted in its entirety.

48. Section 10.4(5)(f)(viii) is deleted in its entirety.

49. Schedule E(11)(b) is deleted in its entirety and replaced with “If the garage is attached to the house, the depth of the rear yard of a new infill house must be a

minimum of 30 percent of the depth of the lot. In addition, the house must not extend more than 6.1 m (20 feet) beyond the rear of the adjoining houses.”

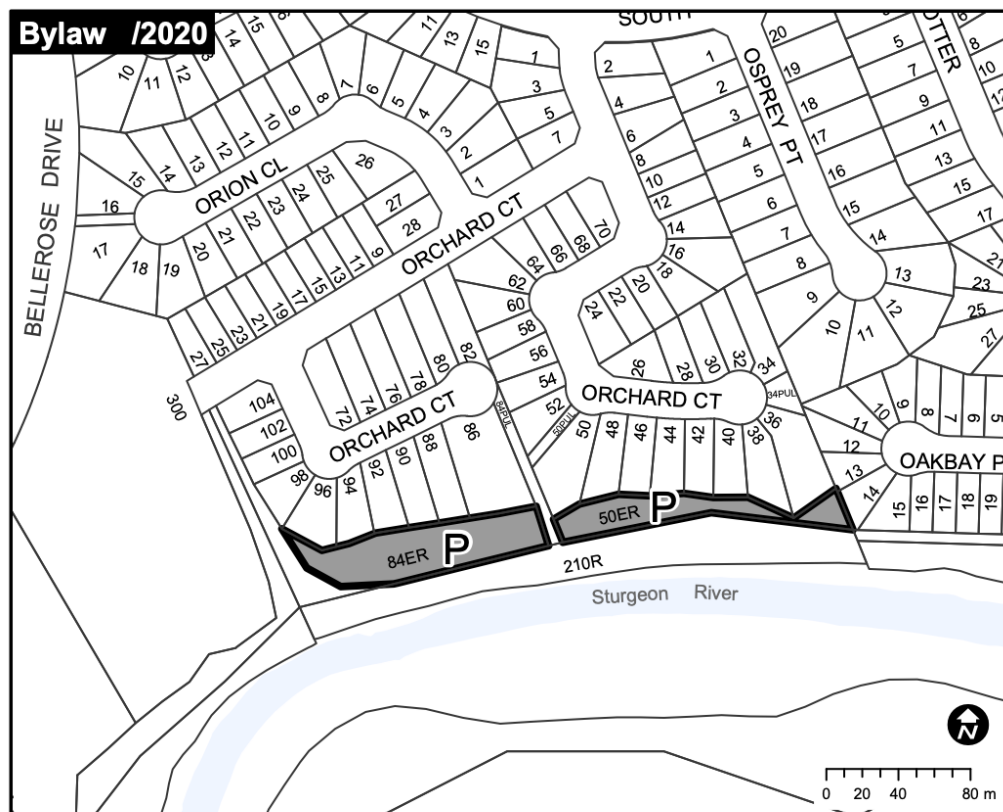
50. The lands described and shown on the map below shall be redistricted from Low Density Residential (R1) to Public Park (P).

Municipal Address

50ER Orchard Court  
84ER Orchard Court

Legal Address

Lot 108ER; Block 3; Plan 132 0026  
Lot 19ER; Block 1; Plan 142 5355



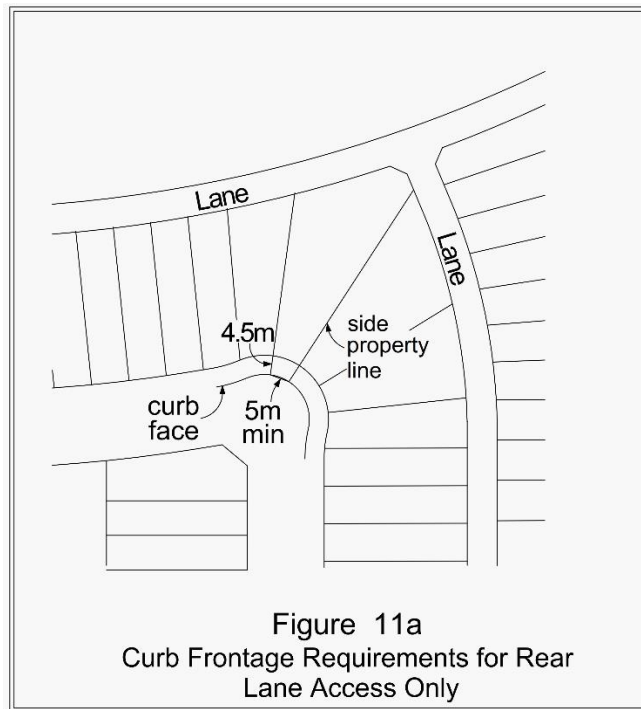
**LAND USE BYLAW AMENDMENT**

Oakmont Redistricting at 50ER and 84ER Orchard Court

 From R1 (Low Density Residential) to P (Public Park)

51. Section 8.22(b) is amended by adding “(iii) where the lot is accessed by a rear lane, the curb frontage must be a minimum of 5 m as measured between the points determined by the intersection of the side property lines and the line of the curb face. For the purposes of this subsection, the side property lines are extended to the curb face (Figure 11a);”

52. Section 8.22 is amended by inserting the following image as Figure 11a.



53. All sections are renumbered accordingly.

54. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 22/2020 that incorporates the amendments made by this amending bylaw and otherwise conforms with the requirements of section 69 of the *Municipal Government Act RSA 2000 c. M-26*.

### EFFECTIVE DATE

55. This Bylaw comes into effect when it is passed.

READ a First time this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

READ a Second time this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

READ a Third time this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

SIGNED AND PASSED this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
MAYOR

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CHIEF LEGISLATIVE OFFICER