



Legislation Text

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TAMRMS#: B06

PH Bylaw 12/2021 Land Use Bylaw Riverside Stage 31 (2nd & 3rd Readings)

Presented by: Suzanne Bennett, Planner, Planning & Development Department

RECOMMENDED MOTIONS

1. That the Public Hearing on Bylaw 12/2021 be closed.
2. That Bylaw 12/2021, being amendment 185 to the Land Use Bylaw, be read a second time.
3. That Bylaw 12/2021 be read a third time.

PURPOSE OF REPORT

This report discusses proposed amendments to Schedule A of the Land Use Bylaw (LUB) for Riverside Stage 31. The proposed amendments require a public hearing and Council's approval, as per the requirements in the Municipal Government Act (MGA).

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

St. Albert Council Strategic Plan

Strategic Priority #5: Housing: Enhance housing options.

Facilitate an increase in the variety of housing types in St. Albert to respond to market demands and accommodate the diverse needs of residents.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

Service Component

Current Planning Application Processing:

Processing and coordination of the approval of Statutory plans and amendments, subdivisions and condominium applications.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

Section 692(1) of the Municipal Government Act requires that the subject matter of this report go to Council, and that a public hearing be held before giving second reading to the bylaw.

BACKGROUND AND DISCUSSION

Please refer to attachment 1, entitled *Previously Distributed*, which includes the 1st Reading report from March 15, 2021.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Please refer to attachment 2, entitled *Previously Distributed*, which includes the 1st Reading report from March 15, 2021.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

None at this time.

Legal / Risk:

None at this time.

Program or Service:

As development proceeds:

- Engineering drawing review, development agreement drafting and signing, and inspection of infrastructure will occur.
- Planning & Development will have subdivision plans and development permits to review and provide decisions on.
- Safety Codes will have building plans to review and buildings to inspect.
- Public Works will have maintenance of infrastructure.
- Emergency Services, Community & Social Development, Transit and other departments will have to provide services to a new area of the City.

Organizational:

None at this time.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

If Council does not wish to support the recommendation, the following alternative could be considered:

1. Defeat second reading of Bylaw 12/2021, which will have the following implications: The applicant cannot re-apply within six months for a Land Use Bylaw amendment on this site.

Report Date: April 6, 2021

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Deputy Chief Administrative Officer: Kerry Hilts

Chief Administrative Officer: Kevin Scoble