File #: PH-26-001, **Version:** 1

TAMRMS#: B06

X.X

REQUEST FOR DECISION

Bylaw 1/2026 - Cherot 5th Redistricting (1st, 2nd, & 3rd Readings)
Presented by: Eric Schultz, Planner, Planning and Development

RECOMMENDED MOTION(S)

Bylaw 1/2026

1. That the Public Hearing on Bylaw 1/2026 be closed.
2. That Bylaw 1/2026, being amendment 11 to the Land Use Bylaw 18/2024, be read a first time.
3. That Bylaw 1/2026 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 1/2026.
5. That Bylaw 1/2026 be read a third time.

SUMMARY

This report discusses a proposed amendment to the Land Use Bylaw 18/2024, Schedule A.

The purpose of this proposed redistricting application is to enable a future school on the amendment site.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

The Municipal Government Act Section 692(1) states:

692(1) Before giving second reading to:
(e) a proposed land use bylaw, or
a council must hold a public hearing with respect to the proposed bylaw in accordance with section 216.4 after giving notice of it in accordance with section 606.

BACKGROUND AND DISCUSSION

Proposal

On August 13, 2025, Select Engineering Consultants Ltd., on behalf of Rohit Land St. Albert West Ltd., submitted an application to amend the Land Use Bylaw 18/2024, Schedule A, to redistrict a single site in the Cherot neighbourhood.

Cherot is a residential neighbourhood located north of Township Road 540A (Old McKenney Avenue), west of Ray Gibbon Drive, east of Carrot Creek, and south of Villeneuve Road / Highway 633. Development started along the south edge of the neighbourhood in 2022 and is continuing northward. Please refer to attachments Bylaw 1/2026 and the *Location Map (Figure 1)*.

The legal description of the site is part of SW ¼, Section 7, Township 54, Range 25, W4M, and the municipal address is 50 City Annex West.

This proposed Land Use Bylaw amendment would redistrict a single parcel of land from Public Park (PRK) to Public, Private, and Institutional Services (PSI). Please refer to *Figure 2 - Proposed Redistricting Map.* The site, 2.3 hectares± (5.7 acres±) in area, is located on two road frontages and surrounded by residential uses. Proposed trails and a connector park would provide pedestrian access to the site.

The site was redistricted from Urban Reserve (UR) to Public Park (P) by Bylaw 8/2023 on June 30, 2023, as part of a large redistricting in the Cherot neighbourhood. At that time, it was not known where a future school would be located on the site. The Public Park (P) district was updated to Public Park (PRK) when the Land Use Bylaw 18/2024 came into effect on October 19, 2024.

In the spring of 2025, plans for a school on this site advanced, and in order to be eligible for provincial funding, the actual site of the school must be changed to a district that allows for a school (Public, Private, and Institutional Services (PSI)). Servicing and a road to the site were installed in the fall of 2025.

Municipal Development Plan

The Municipal Development Plan (MDP) shows the area as Neighbourhoods:

> Neighbourhoods are predominantly residential areas made up of low-rise housing, along with schools, parks, local shops, and services.

This Land Use Bylaw amendment conforms to the MDP. The following is a brief review of applicable MDP policies:

> 11.4.1. Work with local school boards whose jurisdictions include St. Albert, pursuant to the School Site Allocation Agreement (as amended), when undertaking *Area Structure Plan* preparation and review, to ensure school sites are located in accessible and appropriate locations.

> 11.4.3. Identify new school sites within new and existing municipal reserve throughout the city, based on need identified by the City or school boards or both. School reserve may be required as determined by the Subdivision Authority.

The amendment conforms with *Flourish* (Municipal Development Plan) Policy 14. Land Use and Development, which states:

> The policies in this section guide land use and development, according to the land use designations on Map 3: Urban Structure and General Land Use. Together, Map 3 and the policies guide the preparation of, and updates to, Area Structure Plans, Area Redevelopment Plans, and development guidelines. The policies also guide amendments to the City's Land Use Bylaw.

St. Albert West Area Structure Plan

The amendment site falls within the boundary of the St. Albert West Area Structure Plan Bylaw 14/2024, which was approved by Council on September 6, 2024. The proposed redistricting aligns with the Area Structure Plan, which shows the site as being in a Major Open Space, which includes environmentally sensitive areas, natural features, and proposed parks and open spaces. This site is shown as a future school on Map 8: Major Open Spaces and Parks.

Cherot Neighbourhood Plan

The Cherot neighbourhood originally was part of the Cherot Area Structure Plan, which was approved on October 6, 2014, and last amended on July 5, 2021. When the St. Albert West Area Structure Plan was approved, the Cherot Area Structure Plan was repealed on September 3, 2024, through Bylaw 14/2024 and replaced with the Cherot Neighbourhood Plan, which was approved on September 6, 2024.

The proposed redistricting is consistent with the Cherot Neighbourhood Plan, which shows the area as park / future school.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The application was circulated on September 10, 2025, to internal departments, external referral agencies, and property owners within a 100-metre radius. The following departments commented:

- Asset Management, Land and Integrated Infrastructure Services (AMLIIS) noted that a secondary water feed servicing the Cherot neighbourhood is required for the school site, which Rohit will be completing in 2026 as part of their next stage of subdivision.
- Recreation and Parks noted that this application is consistent with the future configuration of the site, and is generally aligned to the master plan for the site.
- Transportation noted that road access to the site depends on infrastructure that will be completed as part of other subdivision stages that already have Development Agreements in place.

A notification sign was erected on October 28, 2025, on the proposed school site. The sign could not be placed earlier due to construction in the area.

Public Hearing

The public hearing is scheduled for January 13, 2026. A public hearing notice will be posted on the City website, and a full page Citylights advertisement will appear on both December 25, 2025, and January 1, 2026.

IMPACTS OF RECOMMENDATION(S)

The recommended approval of this application will enable continued development of the Riverside neighbourhood, including a site for a school

Financial:

None at this time.

Compliance & Legal:

First reading for Bylaw 1/2026 must be completed in order to get the bylaws “on the table” for Council’s consideration. Providing first reading of a bylaw does not indicate agreement with the bylaw, but rather is the process by which the applicant’s bylaws may be put forward in accordance with procedural fairness principles.

The public hearing and first, second, and third readings of Bylaw 1/2026 are scheduled for the same day. The Municipal Government Act provides that a proposed bylaw must not have more than two readings at a council meeting unless the council members present unanimously agree to consider third reading at the same meeting.

If unanimous consent for third reading of Bylaw 1/2026 is not granted on January 13, 2026, after first and second reading, third reading of Bylaw 1/2026 will occur at the next regular Council meeting on January 27, 2026. During that time between January 13, 2026, and January 27, 2026, Council members will be unable to accept further written or verbal submissions germane to this matter, and will not be able to ask for new, substantive information on the subject matter prior to third reading (MGA, s. 187; Procedure Bylaw, Schedule E, s. 19).

Program or Service:

None at this time.

Organizational:

None at this time.

Risks

None at this time.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

Strategic Priority One, Economic Prosperity:
Support plans and agreements that foster development in St. Albert, including mature neighbourhoods, and build affordability in all new development. This strategy includes an update to the Land Use Bylaw and completion of the Infill Strategy.

Strategic Priority Three: Community Well Being:
Foster a cohesive community that supports the physical and psychological well-being of all residents.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

Current Planning Application Processing:
Processing and coordination of the approval of Statutory plans and amendments, subdivisions and condominium applications.

IMPACTS OF ALTERNATIVES CONSIDERED

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

Alternative 1: Defeat second or third reading of Bylaw 1/2026 after closure of the Public Hearing and after first reading of Bylaw 1/2026. An implication of defeating this Bylaw would be that the applicant cannot re-apply within six months.

Financial:
None at this time.

Compliance & Legal:
None at this time.

Program or Service:
None at this time.

Organizational:
None at this time.

Risks
None at this time.

Report Date: January 13, 2026
Author: Eric Schultz
Department: Planning and Development
Department Director: Kristina Peter
Managing Director: Adryan Slaght
Chief Administrative Officer: Bill Fletcher

CITY OF ST. ALBERT

BYLAW 1/2026

LAND USE BYLAW AMENDMENT

Being Amendment 11 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 hereby amended by this Bylaw.

2. The lands legally described as part of SW ¼, Section 7, Township 54, Range 25, W4M (municipally as 50 City Annex West) 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. 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*.

EFFECTIVE DATE

4. 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.

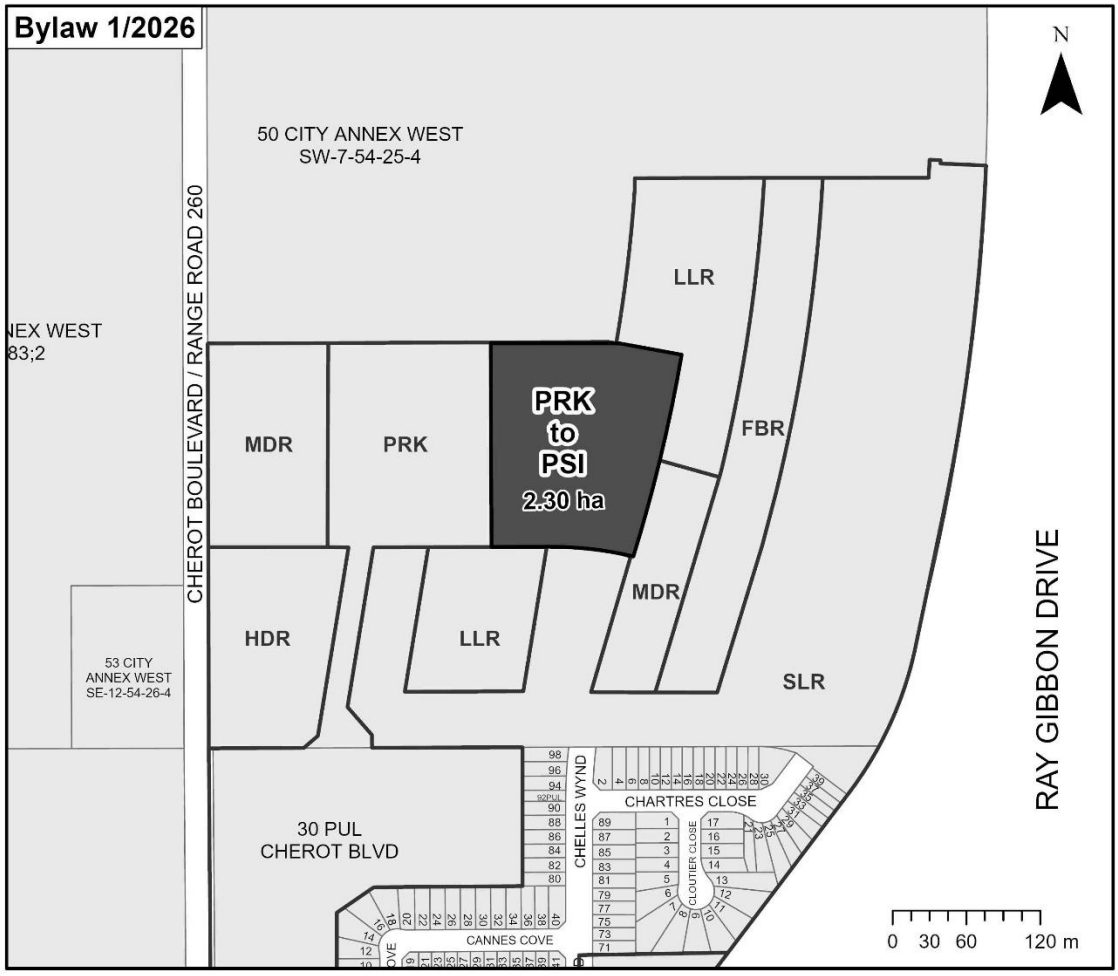
READ a Third time this _____day of _____ 2026.

SIGNED AND PASSED this _____ day of _____ 2026.

_____
MAYOR

_____
CHIEF LEGISLATIVE OFFICER

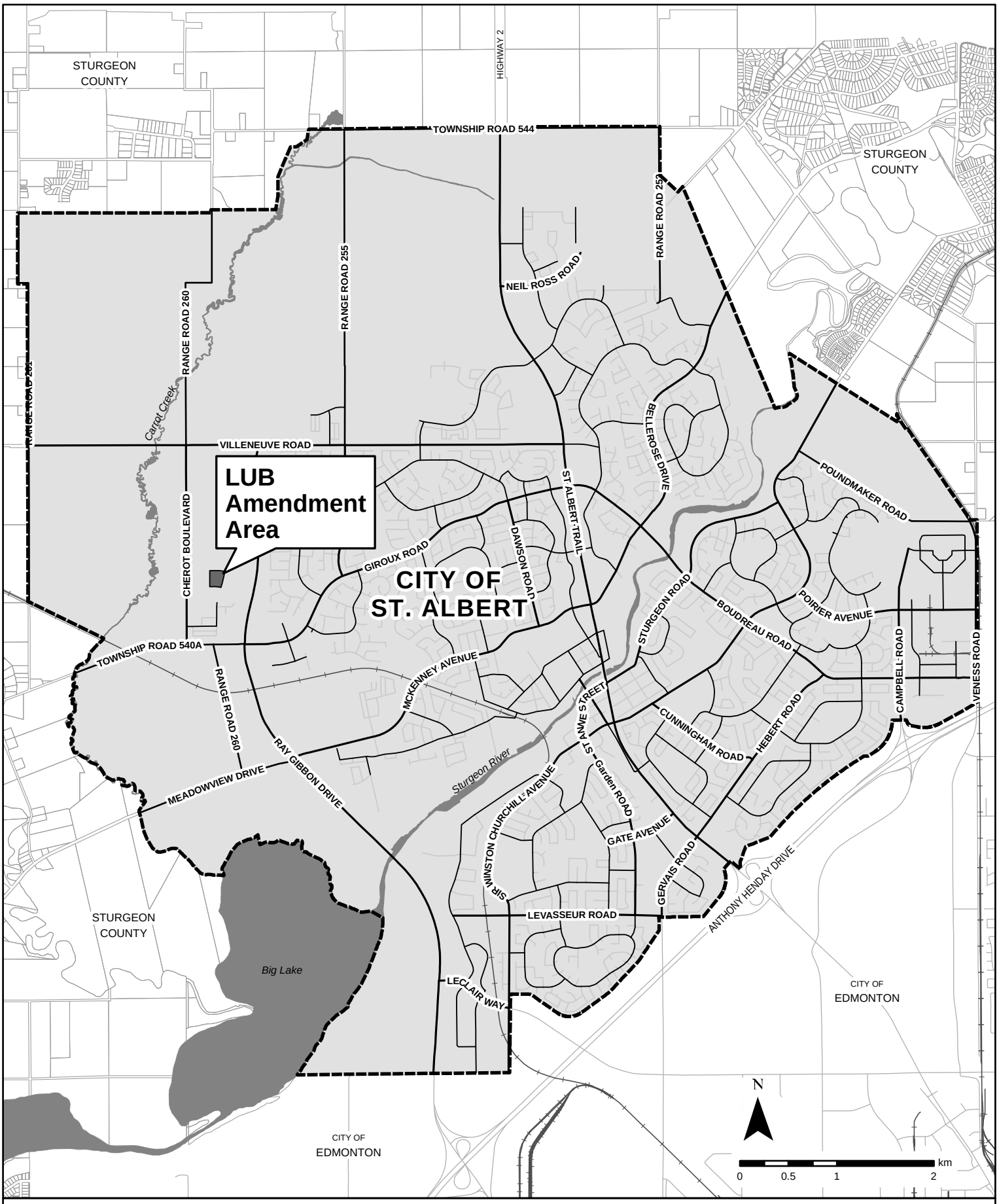
Schedule A



LAND USE BYLAW AMENDMENT

Cherot 5th Redistricting

From PRK (Public Park)
to PSI (Public, Private and Institutional Service)



Location Map

Bylaw 1/2026
Cherot 5th Redistricting
Land Use Bylaw Amendment

Map Date: 11/19/2025

Document Path: G:\MAPS-City\Cherot - formerly Range Road 260\Redistrictings\5th Redistricting - Bylaw1-2026\Cherot_Redistricting_5th.aprx

Figure 1