



City of Prince Albert

RPT 2025-352

TITLE: Four Units As-Of-Right – Canada Housing Infrastructure Fund Application

DATE: October 8, 2025

TO: Executive Committee

PUBLIC: X

INCAMERA:

RECOMMENDATION:

1. That Administration proceed with the required zoning bylaw amendments to allow four units as-of-right for the Canada Housing Infrastructure Fund application.
2. That administration take any reasonable steps to minimize the impact to established neighborhoods or where additional density cannot be reasonably be supported.

EXECUTIVE SUMMARY:

The Fall 2025 intake of the Provincial-Territorial Agreement Stream of the Canada Housing Infrastructure Fund (CHIF) has opened, and the City of Prince Albert is intending to apply for funding. Prior to being able to access the funding, significant zoning changes need to be approved to allow four units as-of-right in all residential zoning districts.

Administration is preparing to propose the zoning changes at an upcoming City Council meeting. A comprehensive communication strategy has been prepared to ensure the public is aware that these changes are being made quickly in order to apply for infrastructure funding.

BACKGROUND:

The City of Prince Albert is navigating a significant federal requirement tied to the Canada Housing Infrastructure Fund (CHIF), a program jointly administered by the governments of Canada and Saskatchewan. CHIF aims to accelerate the construction and upgrading of municipal infrastructure, directly supporting the creation of new homes and increasing housing supply. This investment is part of the Government of Canada's commitment to address the impacts of the housing crisis on communities of all sizes across Canada.

While we recognize the importance of increasing housing supply, we also understand the potential impact these changes may have on existing neighbourhoods.

To access over \$320 million in infrastructure funding — which supports critical services like drinking water, wastewater, stormwater, and solid waste management — municipalities with populations over 30,000 must adopt zoning changes that permit up to four housing units per lot in all low-density residential areas. This is known as “four units as-of-right.”

This requirement is federally mandated and not optional. However, the City will be taking all reasonable steps to amend the zoning bylaw in a way that minimizes the impact to existing established neighborhoods or in areas of the City where additional density cannot reasonably be supported. Our goal is to implement this change in a way that protects the character of existing neighbourhoods wherever feasible, while still meeting the criteria needed to unlock infrastructure funding and support new housing development.

It’s important to note that single-family homes will continue to be permitted. The change simply allows more flexibility for housing types — such as duplexes, triplexes, and fourplexes — provided that zoning regulations are met.

The 2024 Prince Albert Housing Needs Assessment identified a need for both affordable and market-rate housing. The City is pursuing funding opportunities available through the Canada Housing Infrastructure Fund (CHIF) to support the development of new housing units, and critical infrastructure to support community needs

PROPOSED APPROACH AND RATIONALE:

The City can submit two funding applications through this CHIF intake – one application for a capital project, and one application for a planning project. An additional report will be forwarded from the Public Works Department outlining the projects that will be submitted for funding. The funding applications need to include City Council resolutions that show support for the project and commit to contributing the City’s share of the project costs.

Zoning Changes

To meet CHIF eligibility requirements as required by the Federal program, Administration will proceed with amendments to The City of Prince Albert Zoning Bylaw No. 1 of 2019 to permit up to four residential units on a single lot in all residential zoning districts. This change maintains single-family housing as a primary permitted use while allowing for additional housing types in more areas, subject to existing zoning regulations.

The proposed zoning changes will allow for a range of housing configurations. The Zoning Bylaw will not regulate the internal layout of units, but standards including setbacks (distance from building to property line), lot coverage (only a certain % of a lot may be covered by buildings), building height, and on-site parking will continue to apply. These site constraints will limit where additional units can be built.

New housing units resulting from these amendments are expected to be added gradually across the City. Redevelopment will depend on factors such as infrastructure access, construction costs, and financial feasibility, and will vary by location

CONSULTATIONS:

The Community Development Department has worked closely with Public Works to identify which projects should be submitted for funding, and with the Communications Office to determine how best to communicate with the public about why these changes are being proposed.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

The Communications Office has provided support to ensure thorough information is available to residents who would like to know more about the purpose and implications of this change. A webpage has been prepared to share information with residents and further communication activities will be undertaken as noted below to make information accessible and ensure residents are aware of the opportunity to share their feedback.

Four Units as of Right Communication Plan	
Key Dates	<p>Monday, October 14 Public Executive</p> <ul style="list-style-type: none"> • 4 Units as of Right on the public agenda • WWTP Report recommending approval of the project application <p>Monday, October 27 Public Council</p> <ul style="list-style-type: none"> • First reading • WWTP Report final approval of the project application <p>Monday, November 17</p> <ul style="list-style-type: none"> • Public Hearing, 2nd and 3rd reading <p>November 28</p> <ul style="list-style-type: none"> • CHIF Fall intake deadline
Key Messages	<ul style="list-style-type: none"> • Without securing this funding, City residents would be directly funding the entire first phase of upgrades at the WWTP through their water utility bills. • Prince Albert has a housing need. • This change gives builders more flexibility to build housing that people want to live in. • This change will be gradual over time.

Activity	Date	Notes
Media Release	October 9	Media release at the same time the public report is published online
Webpage and FAQs	October 9	Website information and FAQ addressing key issues and information relevant to the change
Social Media	October 9	
Daily Herald and Website Public Notice	Week of October 17	
Door to door notice delivery in R1, R2, R3,	Following October 14 decision	City-wide information release to inform of the change and invite residents to the public hearing on November 17

R4 & RMU residential zones		
Social Media	Week of November 3	Invite residents to submit correspondence or register to speak at the public hearing
Billboard	Week of November 3	Invite residents to submit correspondence or register to speak at the public hearing

BUDGET/FINANCIAL IMPLICATIONS:

The Provincial-Territorial Stream of CHIF in Saskatchewan is estimated to have \$320M in infrastructure funding available for municipalities to access. If the zoning changes are not made, the City loses the opportunity to apply for funding through CHIF. Without this funding, the cost of all proposed infrastructure upgrades would fall to the City's water utility customers.

An application is being prepared to secure up to \$36.7 million for the first phase of the WWTP upgrade. Another application is being prepared for the planning stream of the fund for \$4-\$6 million for detailed design work for the Phase 2 and Phase 3 upgrades.

Should the City be successful in accessing federal and provincial funding, the City's Utility will save an estimated \$2.8 million in annual debt repayments, allowed the Utility to minimize rate increases to residents.

OTHER CONSIDERATIONS/IMPLICATIONS:

Policy/Governance

The Zoning Bylaw will require an amendment to allow four units as-of-right in all low-density residential districts.

OPTIONS TO RECOMMENDATION:

There is the option not to pursue the zoning changes to allow four units as-of-right in all low-density residential zones. This option is not recommended because infrastructure funding is now directly tied to this specific requirement and the City would be ineligible to access infrastructure funding for the foreseeable future.

A successful CHIF application for the first phase of the WWTP upgrade will save an estimated \$2.8 million in annual debt repayments, allowing the Water Utility to minimize rate increases to residents.

STRATEGIC PLAN:

The proposed zoning changes to allow four units as-of-right are aligned with the City's Strategic Plan Priority of Building a Robust Economy by creating a wide range of property and housing options to accommodate people who choose to relocate to Prince Albert.

OFFICIAL COMMUNITY PLAN:

The proposed zoning changes to allow four units as-of-right are aligned with the City's Official Community Plan, specifically Section 6.4.2, Policy iii., which encourages the distribution of a range of housing types throughout neighbourhoods to foster varied social composition.

PUBLIC NOTICE:

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required at this time. Public Notice will be required when the Zoning Bylaw amendments are pursued.

PRESENTATION:

Verbal presentation by Michael Nelson, Planning and Development Manager and Kiley Bear, Director of Corporate Services.

Written by: Ellen Pearson, Economic Development Planner

Approved by: Planning & Development Manager, Director of Community Development, and City Manager