



City Council Report

December 16, 2025

Infrastructure Services-2025-0004

Public Hearing – Land Use, Road Closure, Statutory Plan.

Bylaw 6509 – Land Use Bylaw Amendment re: 110 Sunridge Rd W

Name Kurt Fisher, Community Planner

Department Infrastructure Services

Application Number LUB00297

Applicant Information Cedar Ridge Quality Homes Ltd.

Summary

The purpose of this Direct Control (DC) District is to allow for the construction of 12 residential dwelling units at 110 Sunridge Rd. W in place of the commercial development that was previously planned.

Recommendation(s)

1. *Consider first reading to Bylaw 6509;*
2. *Direct Administration to schedule a Public Hearing on Bylaw 6509 and provide required Notice;*
3. *Forward this report and Bylaw 6509 to the January 20, 2026 Public Hearing, directing Administration to add the Presentation;*
4. *Consider this report and the presentation for the Public Hearing for Bylaw 6509; and*
5. *Consider this report, presentation, any discussions, and public submissions made at the Public Hearing, and Bylaw 6509 at Second and Third Reading.*

Background

An existing Direct Control (DC) district was approved in 2022 as Bylaw 6350 to allow for the Development of 20 residential Dwelling units on what was called Area 'A' and one commercial building on what was called Area 'B'. Area 'B' has since been subdivided and is now addressed as 110 Sunridge Rd. and is the parcel that is subject to this proposed rezoning application. The residential dwellings that were part of Area 'A' of this Bylaw were completed in 2025 and are adjacent to 110 Sunridge Rd. to the west. 110 Sunridge Rd W. has since remained undeveloped and the owner now aspires to use this parcel for the Development of 12 residential Dwelling units instead of commercial land Uses. As the existing DC district does not allow for residential land uses on this parcel, an amendment to the Land Use Bylaw is required.

Application Analysis

Instead of the parcel being rezoned to a conventional land use District from the Land Use Bylaw (LUB), a new DC district is required, as the proposed development will utilize a reduction in parking requirements from those contained in the LUB. This will consist of a minimum of 14 total parking spaces, instead of the 26 that would usually be required under the Land Use Bylaw for two-bedroom dwelling units (24 parking spaces for residents with 2 spaces for visitors). There is a substantial amount of available on-street parking that is available in front of the parcel on both Sunridge Blvd. and Sunridge Rd.

The proposed DC district contains specific regulations for architectural elements and requires one pedestrian walkway per building to connect to the public sidewalk, which were also used in the existing DC bylaw for the newly constructed residential units. The proposed DC district also contains regulations to require the on-site retention of stormwater and references the City's Bylaw to Regulate Storm Sewers and Storm Drainage in the City of Lethbridge (Bylaw 5594).

The proposed Direct Control district has been reviewed by City staff and no transportation or servicing issues have been identified.

Policy Considerations

The proposed Land Use Bylaw amendment complies with the strategies contained in the South Saskatchewan Regional Plan (SSRP) to:

- *Provide an appropriate mix of agricultural, residential, commercial, industrial, institutional, public and recreational land uses; developed in an orderly, efficient, compatible, safe and economical manner (Strategy 8.11).*
- *Contribute to a healthy environment, a healthy economy and a high quality of life (Strategy 8.12)*
- *Feature innovative housing designs, range of densities and housing types such as mixed-use, cluster developments, secondary suites, seniors' centres and affordable housing (Strategy 8.14).*

The proposed DC bylaw will allow medium density residential and compatible commercial uses to be located in proximity to one another. In regards to this, the City of Lethbridge Municipal Development Plan (MDP) contains polices that are supportive of this, such as:

66: Promote increasing residential densities in existing areas in a manner that respects built form and character by:

- *Encouraging the development of increased residential density in and around existing or planned commercial areas and corridors.*

100: *Promote walkable neighbourhoods by encouraging:*

- *Commercial development around higher density residential areas, in Area Redevelopment Plan and Area Structure Plan preparation, and Land Use Bylaw amendments.*

113: *Promote a sustainable development pattern which makes efficient use of land, minimises the need for motorised travel and facilitates social cohesion, by encouraging:*

- *The design of live, work, shop and play land uses in proximity to one another.*
- *A diverse range of housing forms and price points to be incorporated in all new neighbourhoods.*
- *Mixed-use development in residential neighbourhoods, in locations which maximise commercial viability and ease of access for nearby residents.*
- *Throughout the city, architecture and streetscaping which contribute to a sense of place and civic pride.*

The Mountain Heights, RiverStone, River Bend Area Structure Plan (ASP) identifies Sunridge (then known as the south half of Mountain Heights) as *“mostly low density residential with some small medium density sites and perhaps higher density sites located along collector and arterial roadways.”* such as what is proposed in this DC bylaw.

The Sun Ridge Outline Plan (OP) states it *“will be a predominantly residential neighbourhood with a mix of commercial and public uses integrated into the overall land use pattern.”* It also states that medium density housing *“may take the form of duplexes, townhouses, fourplexes or other attached housing”* with *“proximity to amenity areas and access to collector and arterial roadways.”*

Community Consultations

Direct notifications for the initial application were sent by the City of Lethbridge to six adjacent and affected property owners within a 60-metre radius of the site, as per the requirements of the Land Use Bylaw.

Additional communication through newspaper advertisements, a notification on the City’s website and another direct notification to adjacent and affected property owners advertising the public hearing date will occur after first reading of this bylaw and prior to the public hearing.

The applicant did not host a public open house.

Decision Options

This section will provide Council with an overview of the options before them regarding the Application. This information is for information for Council's consideration throughout the deliberative and statutory process regarding this matter.

- At First Reading:
 1. Approve First Reading of Bylaw 6509.

- At the Public Hearing:
 1. Hold and Close the Public Hearing for Bylaw 6509; or
 2. Recess the Public Hearing for Bylaw 6509; to a Future Meeting to gather more information, or for further consideration. *This may require re-advertising. A date for reconvening of the meeting should be determined at the time of the recess to facilitate re-advertising. (This is contemplated during or after the Public hearing before the Public hearing is declared Closed)*

- At Second and Third Reading:
 1. Postponement of the Second and Third Reading for Bylaw 6509 until a future City Council meeting. This does not require re-advertising; or
 2. Provide Second and Third Reading to Bylaw 6509 as presented (i.e. Approve the Bylaw); or
 3. Provide Second and Third Reading to Bylaw 6509 as amended. (i.e. Approve the Bylaw with changes) *(Note: Any change to the bylaw, may require re-advertising for an additional Public Hearing); or*
 4. Defeat or Refuse Bylaw 6509 as presented. *When a Bylaw for a land use district change or a change to the text of the Land Use Bylaw is defeated by City Council, another application for the same land use district change for the same parcel or the same text change may not be submitted by the same or another applicant until 6 months have elapsed from the date of the City Council's decision unless the application has been sufficiently modified to constitute a new application.*

Attachment(s)

1. Bylaw 6509

Link(s)

1. [South Saskatchewan Regional Plan](#)
2. [Municipal Development Plan](#)
3. [Mountain Heights, RiverStone, River Bend Area Structure Plan](#)
4. [Sun Ridge Outline Plan](#)
5. [Land Use Bylaw 6300](#)

