

BYLAW 6509

A BYLAW OF THE CITY OF LETHBRIDGE TO AMEND
BYLAW 6300 – CITY OF LETHBRIDGE LAND USE BYLAW
AND
TO ESTABLISH THE USES AND RULES FOR A DIRECT
CONTROL DISTRICT OF BYLAW 6300 - CITY OF LETHBRIDGE
LAND USE BYLAW

THE COUNCIL OF THE CITY OF LETHBRIDGE, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. Land Use Bylaw 6300 - City of Lethbridge Land Use Bylaw (“Land Use Bylaw 6300”) is amended by this bylaw.
2. Land Use Bylaw 6300 is hereby amended by changing the land use classification of

Plan 2310697, Block 3, Lot 13 (110 Sunridge Rd. W)

From: Direct Control (DC)

To: Direct Control (DC)(new)

(All of which is more particularly described and shown on the attached Schedule “A”)

3. Purpose of District

An existing Direct Control (DC) district was approved in 2022 as Bylaw 6350 to allow for commercial Development on this Parcel. The owner now wants to use this Parcel for residential Development instead. As the existing DC district does not allow for residential Land Uses, an amendment to the Land Use Bylaw is required.

The purpose of this DC district is to allow for the construction of 12 residential Dwelling Units on the Parcel located at 110 Sunridge Rd. W”.
4. This Bylaw shall also establish uses and rules for the Direct Control District in accordance with Part 3, Division 3 of Land Use Bylaw 6300, and unless otherwise provided by this DC Bylaw or by a statutory plan affecting the lands described above, all

uses, terms, requirements and processes are as described in Parts 1 and 2, and Part 3, Division 1 of Land Use Bylaw 6300.

5. Unless otherwise provided by this DC Bylaw or by a statutory plan affecting the lands described above, the general rules for residential districts, as described in Part 3, Division 6 of Land Use Bylaw 6300, apply.

6. Permitted Uses

- (a) Accessory Buildings,
- (b) Dwelling, Apartments,
- (c) Dwelling, Four-plex,
- (d) Dwelling, Townhouse,
- (e) Home Occupations - Type A

7. Discretionary Uses

- (a) Home Occupations - Type B
- (b) Home Occupations - Type C

8. Maximum Dwelling Units

A maximum of 12 Dwelling Units are allowed on the Parcel referred to in section 2 of this Bylaw.

9. Maximum Building Height

- (a) All Uses, except Accessory Buildings.....10.0m
- (b) Accessory Buildings.....5.18m

10. Minimum Setbacks

- (a) Front.....3.5m
- (b) Side.....1.2m
- (c) Rear.....7.6m

11. Pedestrian Access

A minimum of one continuous barrier-free pedestrian pathway shall connect each Building to a sidewalk adjacent to the Parcel. Pedestrian pathways shall be constructed of asphalt, concrete or similar material.

12. Landscaping

As required within the R-37 District in City of Lethbridge Land Use Bylaw 6300.

13. Building and Site Design

The Building shall be oriented towards the Street and shall incorporate exterior designs on walls facing adjacent Streets that include visual breaks in the wall and discourage monolithic facades where possible. Features that can help to achieve these goals include projection, recession, parapets, reveals, articulation, differentiation in design

finish, outcrops, and the inclusion of windows, outdoor patios, display areas, primary entrances, paint lines, varying roof lines and/or a combination of exterior Building materials, as required by the Development Authority.

Loading areas and garbage enclosures shall be situated at the rear or side of the Building where they are least visible from adjacent roadways. Garbage enclosures must be visually screened.

14. Stormwater Management

On-site retention for Stormwater Management Purposes shall be required and shown as part of the Development Permit to the satisfaction of the City of Lethbridge as specified in the Bylaw to Regulate Storm Sewers and Storm Drainage in the City of Lethbridge (Bylaw 5594) or its amendments and consolidations.

15. Parking Requirements

A minimum of 14 parking spaces (one of which must be barrier free) must be provided on the Parcel referred to in s. 2 of this Bylaw.

16. Development approval authority is hereby delegated to the Development Officer and allows the granting of authorized waivers as per Section 22 of the City of Lethbridge Land Use Bylaw 6300.

17. This Bylaw shall come into effect on the date of final passage thereof.

READ A FIRST TIME this _____ day of _____, A.D. 2025

MAYOR

CITY CLERK

READ A SECOND TIME this _____ day of _____, A.D. 2026

MAYOR

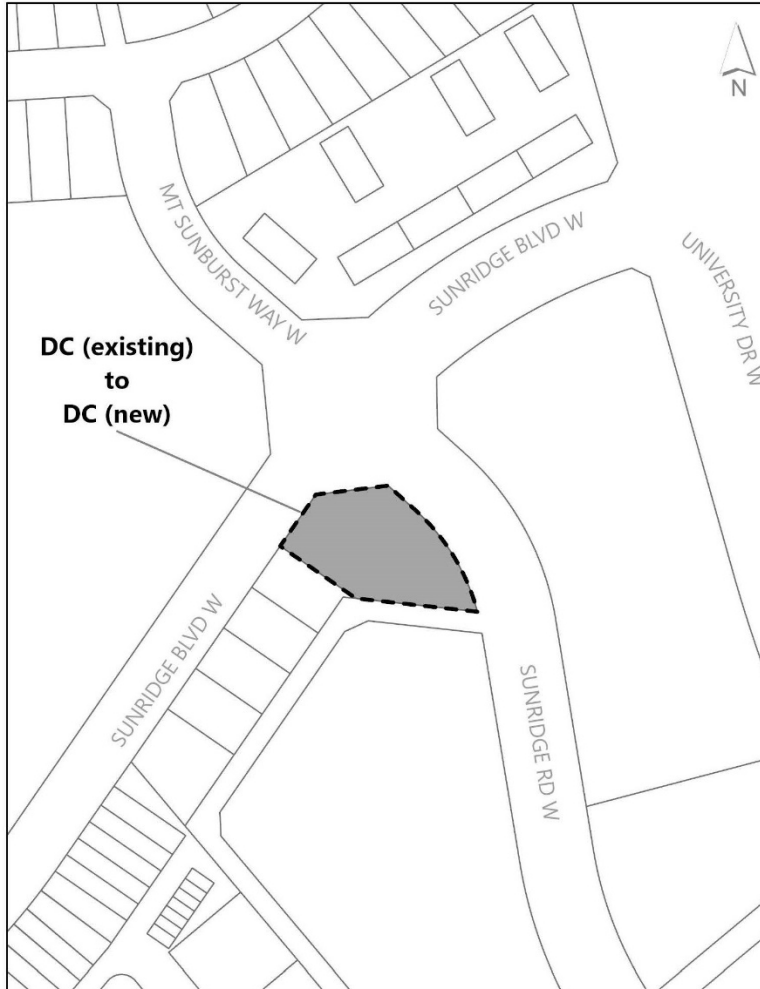
CITY CLERK


READ A THIRD TIME this _____ day of _____, A.D. 2026

MAYOR

CITY CLERK

**Schedule A
PROPOSED LAND USE BYLAW AMENDMENT
Bylaw 6509**



 Amendment Area

LEGAL: Plan 2310697 Block 3 Lot 13
Municipal Address: 110 Sunridge Rd W
From: Direct Control (DC) (Existing)
To: Direct Control (DC) (New)