



City Council Report

April 14, 2026

Infrastructure Services-2026-0008

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

Bylaw 6522- Land Use Bylaw Amendment re: 1330 Abitibi Rd W and 1025 30 St W

Name Kurt Fisher, Community Planner

Department Infrastructure Services

Application Number LUB00302

Applicant Information Melcor Developments Ltd.

Summary

This will amend the land Use classification of a portion of Plan 2410467 Block 100 Lot 2 (portion of 1330 Abitibi Rd W), and a portion of Meridian 4 Range 22 Township 8 Section 34 Quarter South West (portion of 1025 30 St W)

From: Public Building (P-B)

Comprehensively Planned Low Density Residential (R-CL)

To: Comprehensively Planned Low Density Residential(R-CL)

Low Density Residential (R-L)

The proposed Land Use Bylaw amendment will allow for residential Development that is in compliance with the West Lethbridge Phase II Area Structure Plan and Garry Station Outline Plan.

Recommendation(s)

1. Consider first reading to Bylaw 6522;
2. Direct Administration to schedule a Public Hearing on Bylaw 6522 and provide required Notice;
3. Forward this report and Bylaw 6522 to the May 12, 2026 Public Hearing, directing Administration to add the Presentation; and
4. Consider this report and the presentation for the Public Hearing for Bylaw 6522; and
5. Consider this report, presentation, any discussions, and public submissions made at the Public Hearing, and Bylaw 6522 at Second and Third Reading.

Background

This proposed Land Use Bylaw amendment proposes to amend the land use classification for a portion of 2 separate properties, both located in the Garry Station neighbourhood.

The first amendment area is located on a portion of the Parcel at 1025 30 St W. This Parcel has undergone a number of subdivisions as the Garry Station neighbourhood has developed. The amendment area is unsubdivided and undeveloped at this time, and is located adjacent to Metis Trail W, a multifamily site (zoned R-75) as well as nearby areas of Garry Station that consist of low density residential development comprised of many R-L and R-CL zoned Parcels. Much of the development in Garry Station surrounding this site consists of Single Detached Dwellings, some with Secondary Suites and Townhouses. The applicant intends to develop Single Detached Dwellings, and duplexes, as well as Secondary Suites in appropriate locations. The proposed amendment will allow for similar low density residential development for the next phase of development in the Garry Station neighborhood.

The second amendment area is located on a portion of the Parcel at 1330 Abitibi Rd W. This amendment area is also unsubdivided and undeveloped, and is a remnant piece of land leftover from the adjacent site for the West Coulee Station Elementary School. The Parcel at 1330 Abitibi Road W currently has a split zoning which was a result of a misalignment of the property lines when the subdivision of the lots was undertaken following the initial rezoning for the school. The proposed rezoning for this small portion of 1330 Abitibi Rd W would correct this misalignment and allow for low density residential development on the area that is no longer needed for the School.

Application Analysis

The purpose of the proposed Land Use Bylaw amendment for the portion of 1025 30 St W, is to amend the land use classification for a portion of this Parcel from R-CL to R-L to allow for the development of Dwelling, Pre-Planned Two Unit, Dwelling, Single Detached, and potentially for Secondary Suites.

The purpose of the proposed Land Use Bylaw amendment for the portion of 1330 Abitibi Rd W, is to amend the land use classification for a portion of this Parcel from P-B to R-CL to allow for the development of a Single Detached Dwelling.

The proposed amendment has been reviewed by City staff, including departments in Infrastructure Services, and no transportation, infrastructure, 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:

- o *"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)
- o *"Utilize the minimum amount of land necessary for new development and build at a higher density than current practice"* (Strategy 5.12.).

The proposed Land Use Bylaw amendment is also supportive of the following Lethbridge Municipal Development Plan (MDP) policies:

- o 58: *"Promote affordable housing by encouraging and facilitating the adequate supply of housing for all income groups."*
- o 113: *"Promote a sustainable development pattern which makes efficient use of land, minimises the need for motorised travel and facilitates social cohesion, by encouraging:*
 - *A diverse range of housing forms and price points to be incorporated in all new neighbourhoods."*

The proposed R-L District will encourage a more diverse range of housing in the Garry Station neighbourhood on the portion of the property located at 1025 30 St W. The proposed R-L District provides more options for low density residential uses than the R-CL District and includes Dwelling, Pre-Planned Two Unit as a permitted use and Secondary Suites as a discretionary use; both of which are not allowed in the R-CL District. The low density uses in the R-L District are consistent with those of the surrounding area which includes areas zoned R-CL, R-L and R-M in the adjacent areas to the West.

The majority of the Parcel at 1330 Abitibi Rd W is zoned R-CL and the portion of this Parcel proposed to be rezoned from P-B to R-CL will ensure the Parcel has a single, consistent zoning. The proposed R-CL District will allow for the development of a Single Detached Dwelling, which is not possible today due to the split zoning on the property. The proposed R-CL District is consistent with the R-CL zoning of Parcels along Abitibi Rd W.

The proposal to rezone a portion of 1025 30 St W from R-CL to R-L and to rezone a portion of 1330 Abitibi Rd W from P-B to R-CL are both in alignment with the West Lethbridge Phase 2 ASP and the Garry Station Outline Plan. Both the West Lethbridge phase 2 ASP and the Garry Station Outline Plan identify these 2 locations for low density residential, and the Garry Station Outline Plan defines Low Density Residential as consisting of *"single family detached homes, as well as attached homes including duplexes, secondary suites, and ROW housing"*. The proposed land uses in the R-CL and R-L Districts are compliant with the low density residential uses listed in the Garry Station Outline Plan.

Community Consultations

Direct notifications for the initial application were sent by the City of Lethbridge to 2 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 prior to making a Land Use Bylaw amendment application.

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 6522.

- At the Public Hearing:
 1. Hold and Close the Public Hearing for Bylaw 6522; or
 2. Recess the Public Hearing for Bylaw 6522; 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 6522 until a future City Council meeting. This does not require re-advertising; or
 2. Provide Second and Third Reading to Bylaw 6522 as presented (i.e. Approve the Bylaw); or
 3. Provide Second and Third Reading to Bylaw 6522 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 6522 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 6522

Link(s)

1. [South Saskatchewan Regional Plan](#)
2. [Municipal Development Plan](#)
3. [West Lethbridge Phase II Area Structure Plan](#)
4. [Garry Station Outline Plan](#)
5. [Land Use Bylaw 6300](#)

