CITY COUNCIL
PUBLIC HEARING – LAND USE, ROAD CLOSURE, STATUTORY PLAN

Title Bylaw 6489- Land Use Bylaw Amendment re: 2425 30 Street West

Meeting Date June 10, 2025

Submitted By Kurt Fisher, Community Planner

Presented By Kurt Fisher, Community Planner

Application Number LUB00285

Applicant Information Stantec Consulting Ltd, on behalf of the landowner Daytona Urban Development Corp.

Summary

This will amend the land Use classification of a portion of Meridian 4 Range 22 Township 8 Section 22 Quarter North West (2425 30 St W):

From: Comprehensively Planned Low Density Residential (R-CL);
Future Urban Development (FUD);
Mixed Density Residential (R-M)

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

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 Copperwood Stage 2 Outline Plan.

Recommendation or Support Statement

1. *Consider first reading to Bylaw 6489;*
2. *Direct Administration to schedule a Public Hearing on Bylaw 6489 and provide required Notice;*
3. *Forward this report and Bylaw 6489 to the July 15, 2025 Public Hearing, directing Administration to add the Presentation; and*
4. *Consider this report and the presentation for the Public Hearing for Bylaw 6489; and*
5. *Consider this report, presentation, any discussions, and public submissions made at the Public Hearing, and Bylaw 6489 at Second and Third Reading.*

Background

The amendment area is currently unsubdivided and undeveloped at this time.

A portion of this parcel was rezoned in 2021 from R-CL to FUD in order to limit urban development in this area due to the presence of a sweet natural gas well that was active at the time. Provincial regulations prohibited any subdivision or development within 100m of this gas well until it is shut down and properly remediated. In 2023 the gas well was shut down and properly remediated, and notice was provided by Tamarack Valley Energy Ltd. to the City and neighbouring landowners. With the gas well now shut down, the developer wishes to pursue the next phase of development (phase 34) for Copperwood Stage 2. The proposed development in Copperwood Phase 34 will meet the requirements of the Alberta Energy Regulator (AER) by maintaining a 5m setback from the abandoned well, which is proposed to be located within a future road right-of-way.

The proposed Land Use Bylaw amendment will allow for continued residential development as outlined in the Copperwood Stage 2 Outline Plan. The proposed Land Use Districts are consistent with Districts that have been used in other phases in the Copperwood Stage 2 Outline plan. Developed Parcels with R-M zoning lie directly to the East along Miners Blvd W, while lands that have yet to be developed and are currently zoned as R-M and R-CL are located to the North of this site. Parcels that are currently under development with R-CL and R-M zoning lie directly to the East. The proposed amendment area is also located within 100m of the Coalbanks Elementary School.

Application Analysis

The purpose of the proposed Land Use Bylaw amendment is to allow for the Development of Dwelling, Pre-Planned Two Unit and Dwelling, Two Unit on the sites that are proposed to be rezoned from R-CL to R-M, and Single Detached Dwellings and Secondary Suites on the sites that are proposed to be rezoned from FUD to R-M. The site that is proposed to be rezoned from FUD to R-CL would allow for the development of a Single Detached Dwelling. The sites located on the North side of Miners Chase W that are proposed to be rezoned to R-M and R-CL, are a result of a realignment of 5 existing R-M sites, and will not result in any additional R-M sites.

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:

- *"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)

- *"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:

- 58: *"Promote affordable housing by encouraging and facilitating the adequate supply of housing for all income groups."*

- 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-M District will continue to encourage a more diverse range of housing in the Copperwood Stage 2 neighbourhood. The proposed R-M District would allow for Uses such as Single Detached Dwellings, Secondary Suites, Dwelling, Pre-Planned Two Unit, and Dwelling, Two Unit, as well as Child Care, Minor and Accessory Buildings which are all permitted Uses in the R-M District. Parcels zoned R-M located directly to the East along Miners Blvd W contain Dwelling, Pre-Planned Two Unit Uses, which is the same Use intended for the adjacent site proposed to be rezoned from R-CL to R-M. The site that is proposed to be rezoned from FUD to R-M would include multiple contiguous Parcels zoned as R-M, which is consistent with other areas of Copperwood Stage 2 such as along Miners Blvd W directly to the East.

The developer's proposed development of Dwelling, Single Detached and Secondary Suites, as well as Dwelling, Two- Unit, complies with The West Lethbridge Phase ll Area Structure Plan and the Copperwood Stage 2 Outline Plan. The West Lethbridge Phase ll Area Structure Plan identified this approximate location for residential development. The Copperwood Stage 2 Outline Plan shows this area as low density residential and indicates that Secondary Suites can be allowed on corner Parcels or those with lane access, which can be accomplished under the proposed Land Use Districts, as these will all have lane access, and some are located on corner Parcels.

Community Consultations

Direct notifications for the initial application were sent by the City of Lethbridge to 31 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 6489.

- At the Public Hearing:
  1. Hold and Close the Public Hearing for Bylaw 6489; or
  2. Recess the Public Hearing for Bylaw 6489; 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 6489 until a future City Council meeting. This does not require re-advertising; or
  2. Provide Second and Third Reading to Bylaw 6489 as presented (i.e. Approve the Bylaw); or
  3. Provide Second and Third Reading to Bylaw 6489 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 6489 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 6489

Link(s)

1. South Saskatchewan Regional Plan
2. Municipal Development Plan
3. West Lethbridge Phase II Area Structure Plan
4. Copperwood Stage 2 Outline Plan
5. Land Use Bylaw 6300

Approvals	
Department Director:	Joel Sanchez
City Manager:	Lloyd Brierley