

BYLAW 6491

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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

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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 1910795 Block 1 Lot 1 (2401 Westside Dr. W)

**From:** Direct Control (DC) (Existing)

**To:** Direct Control (DC) (New)

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

3. Purpose of District

The captioned parcel was originally part of the West Lethbridge Employment Centre Area Structure Plan ("WLECASP"), but was removed pursuant to Bylaw 6127 to allow for development prior to the approval of an outline plan. Despite the captioned parcel being removed from the WLECASP, the regulations contained within this Direct Control ("DC") Bylaw are designed to ensure that in the development of this site, a high degree of attention is paid towards landscaping, the built form of buildings and overall site design, as presented in the WLECASP.

To promote the attractiveness of this site from adjacent public roadways and pathways, buildings shall be primarily located at the perimeter of the site and oriented to the adjacent roadway where possible, with parking located in the middle of the site or to the side or rear of a building. Building walls facing the surrounding roadways shall incorporate entrances, windows and other attractive architectural features into their design to increase the visual appeal where possible. Likewise, loading and service areas of buildings shall be located at the rear or side of buildings where they are least visible and shall be screened by landscaping or other features.

Landscaping shall be utilized both within the site and on its perimeter to break up the expanse of concrete and enhance outdoor areas. In addition to being visually

enticing, features such as benches, planters and other such distinct features shall be used to help encourage people to stay and enjoy the other amenities of the site beyond shopping. Outdoor patios or display areas are encouraged.

To further improve site accessibility direct pedestrian connections from the adjacent public pathway/sidewalk shall be provided by the developer and will continue to circulate throughout the site, offering an unobstructed path from the public pathway or transit stop in the road right-of-way to the doorway of any particular establishment.

Commercial shall compose the primary land Uses of this site

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 as described in Parts 1 and 2, and Part 3, Division 1 of Land Use Bylaw 6300, apply.
5. Unless otherwise provided by this Bylaw or by a statutory plan affecting the lands described above, the general rules for commercial Districts, as described in Part 3, Division 2 of Land Use Bylaw 6300, apply.
6. Permitted Uses
  - a) Accessory Buildings
  - b) Animal Care, Minor
  - c) Automotive Shops
  - d) Business Support Services
  - e) Child Care, Major
  - f) Child Care, Minor
  - g) Clubs / Community Halls
  - h) Commercial Schools
  - i) Financial Institutions
  - j) Fitness Facility
  - k) Government Services
  - l) Group Homes
  - m) Household Repair Services
  - n) Manufacturing, Specialty
  - o) Medical and Health Offices (Outpatient)
  - p) Offices
  - q) Personal Services
  - r) Publishing, Printing, Recording and Broadcasting Establishments
  - s) Restaurants
  - t) Retail Cannabis Stores
  - u) Retail Stores
  - v) Retail Stores, Convenience

- w) Service Stations
  - x) Signs
  - y) Warehouses, Retail
7. Discretionary Uses
- a) Amusement Facilities
  - b) Car Wash
  - c) Cultural Facilities
  - d) Dwellings, Apartment Mixed Use
  - e) Education Facilities
  - f) Entertainment Establishments
  - g) Garden Centres
  - h) Home Occupations – Type B
  - i) Home Occupations – Type C
  - j) Hotel/Motels
  - k) Medical And Health Facilities (Inpatient and Outpatient)
  - l) Protective Services
  - m) Religious Assembly
  - n) Utility Facilities
8. Minimum Parcel Size
- As described in Part 3, Division 2, Section 68 (C-H District) of Land Use Bylaw 6300.
9. Maximum Parcel Coverage:
- a) All Uses, where no parking structure is provided...50%
  - b) 1% additional parcel coverage for each 2%  
of required parking spaces provided in a  
parking structure, to a maximum of:.....80%
10. Maximum Floor Area Ratio:
- Inclusive of all buildings on a parcel  
except accessory parking structures: .....1.0
11. Minimum Setbacks:
- a) Front..... 9.0 m
  - b) Sides.....3.0 m
  - c) Rear.....---
12. Landscaping:
- a) Areas that shall be landscaped:
    - on an interior parcel, a planting strip of 6.0m minimum depth  
adjacent to all front parcel lines.

- on a corner parcel, a planting strip of 6.0m minimum depth adjacent to the short front parcel line and a planting strip of 3.0m minimum depth adjacent to the long front parcel line.
  - any other front and side yard areas not utilized for parking or driveways.
- b) Sufficient landscaping shall be provided to effectively screen on-site service, loading and parking areas that are visible from public roads.
- c) Unless otherwise stated in this Bylaw, landscaping shall be provided, completed and maintained in accordance with Section 58 and Section 63 (4)(f) of Land Use Bylaw 6300.

13. Building and Site Design

- a) Buildings shall be located on the perimeter of the site where possible.
- b) Buildings located at the perimeter of the site 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.
- c) Vehicular parking areas shall be concentrated in the middle of a site or to the side or rear of buildings to reduce the visual impact on adjacent roadways.
- d) A limited amount of off-street parking, totaling no more than a single bank of parking spaces in depth, is permitted adjacent to University Dr. and Walsh Dr. W.
- e) Loading areas, service areas and garbage enclosures shall be situated at the rear or side of a principle building where they are least visible from major roadways. Garbage Enclosures must be visually screened.
- f) Direct, barrier-free pedestrian connections between the site and the adjacent public sidewalks/pathways shall be provided at the following locations:
- The intersection of Walsh Dr. W/ Westside Dr. W at the south-west corner of the site.
  - The intersection of Walsh Dr. W/ University Dr. W at the south-east corner of the site.
  - The transit stop on Walsh Dr. W to the south of the site.
  - At any vehicular access to the site.
- g) Internal sidewalks shall maintain linkages to the external pedestrian connections that are listed under 13. f) of this bylaw.
- h) Features such as, garbage receptacles, benches, bicycle racks and planters shall be provided on the site.

- i) A plaza for pedestrians/cyclists shall be incorporated with one of the pedestrian entrances along Walsh Dr. This plaza shall incorporate an open space with hard landscaping (stamped concrete, paving stones etc.) and site furnishings (i.e. benches, bicycle racks, garbage receptacles etc.) that are visually consistent with the overall development.
14. Comprehensive Site Plan
- a) A Comprehensive Site Plan was approved by the Development Authority in October 2024. Any amendments to this approved Comprehensive Site Plan must be submitted to the development authority for approval.
  - b) All development permits subsequent to the initial development permit must be in compliance with the approved Comprehensive Site Plan or the Comprehensive Site Plan must be amended.
  - c) The approved Comprehensive Site Plan provided a site layout showing building concepts, parking, onsite circulation, pedestrian connections and landscaping for the property. This was provided in sufficient detail for the development authority to ascertain compliance with the provisions of this Bylaw and Land Use Bylaw 6300. Any amendments to this approved Comprehensive Site Plan must provide the same.
  - d) For the Use of Car Wash, a minimum on-site driving distance of 50 metres from the car wash exit to the nearest vehicular property access is required. This is shown on the approved Comprehensive Site Plan and must be shown on any subsequent amendments to this Comprehensive Site Plan.
15. Development approval authority is hereby delegated to the Development Authority and allows the granting of authorized waivers in accordance with Section 22 of Land Use Bylaw 6300.

16. 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. 2025

\_\_\_\_\_  
MAYOR

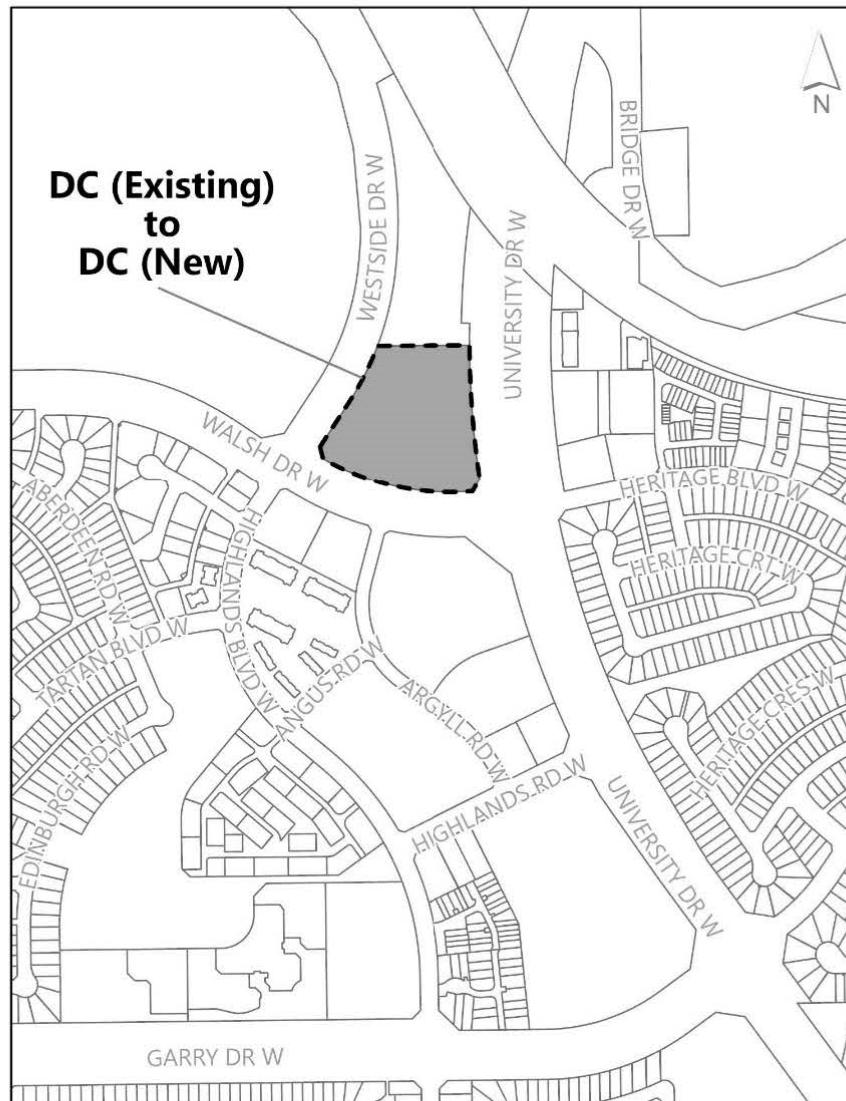
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CITY CLERK

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2025

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**Schedule A**  
**PROPOSED LAND USE BYLAW AMENDMENT**  
**Bylaw 6491**



 Amendment Area

**LEGAL:** Plan 1910795 Block 1 Lot 1  
**Municipal Address:** 2401 Westside Dr W  
**From:** Direct Control (DC) (Existing)  
**To:** Direct Control (DC) (New)