

CANYONS OUTLINE PLAN AMENDMENT (2026)

Part A-Land Use Concept



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For MELCOR DEVELOPMENTS LTD.*

APPROVED BY CITY COUNCIL JULY 14, 2026

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1.0 Overview

The purpose of The Canyons Outline Plan (the “Plan”) is to establish a framework for the future subdivision and development of lands within the City of Lethbridge known herein as “The Canyons” (see Figure 1), based upon the planning principles and objectives within the Mountain Heights/RiverStone/River Bend Area Structure Plan (ASP).

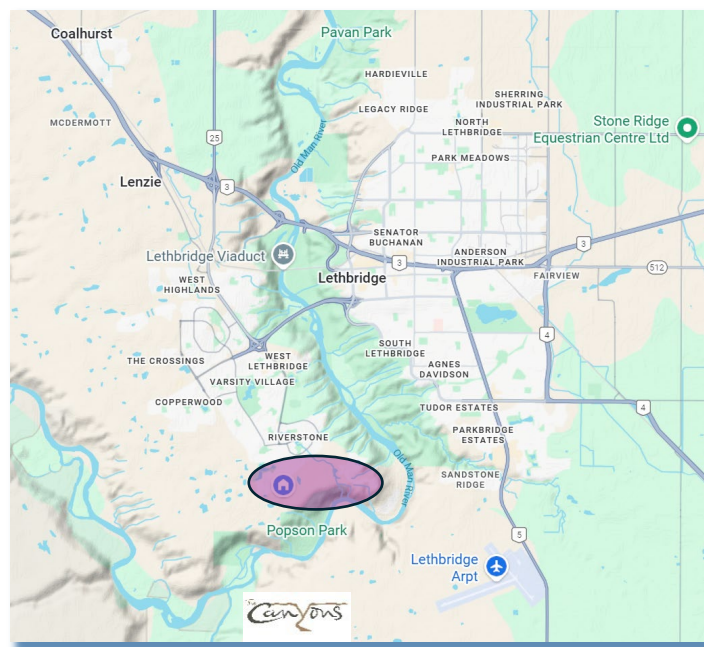
The original Canyons Outline Plan was completed in 2009. An amendment in 2017 removed the school site shown, and as a result, included the redistribution of parks, residential, and commercial land areas. The 2026 iteration of the Plan was initiated in response to the Province of Alberta, and their request for a new school site in Southwest Lethbridge. This amendment also separates the Plan into 3 documents:

- Part A-Land Use Concept
- Part B-Technical Elements Report
- Part C-Appendices

The Land Use Concept outlines land use intensity for the 140.22-hectare plan area, while the Technical Elements Report and Appendices contains utility servicing, transportation systems, development staging and supporting technical studies.

1.1 Project Location

The Canyons community is in West Lethbridge at the south end of University Drive.



2.0 Innovation

As a result of the existing site conditions and Melcor's ongoing commitment to building premier communities throughout Alberta, The Canyons will implement several innovative design elements.

Development innovations include:

- The incorporation of Archeological Site, DjPf-128, into a cultural landscape feature connected to the trail network within the development.
- The protection of rattlesnake habitat along the southern environmental reserve along with a strategy to mitigate against rattlesnake access into adjacent residential land uses through the installation of barrier fencing.
- The incorporation of Lethbridge Northern Irrigation Canal system into community open spaces.



3.0 Land Use Concept

3.1 Land Use Concept Objectives

The intent of The Canyons Outline Plan is to create an attractive, livable and diverse residential neighbourhood which complements and enhances the greater community. As such, the development of the Land Use Concept shown in The Canyons Outline Plan has been guided by the following key objectives:

- To provide a range of housing types for various demographics to meet current and future market conditions.
- To complete a well-rounded community with attractive open space areas and access to commercial amenities.
- To contain an elementary school that will serve the Canyons and surrounding neighbourhoods.
- To protect environmentally sensitive and historically significant areas.

3.2 Land Use Concept

The Canyons will satisfy the needs of a variety of lifestyles and family compositions as well as provide housing for younger and older market segments and families by offering a spectrum of housing types from conventional single and semi-detached housing to townhouse dwellings, and apartments.

The Canyons will provide a commercial area helping to provide residents with needed services, stronger neighborhood character and promote a pedestrian and bicycle friendly environment.

Overall, The Canyons will provide a diverse mix of housing options and the prospect of integrating neighbourhood employment opportunities, public uses (including a new elementary school), and recreation amenities (such as parks, trails, and a golf course) into a Master Planned suburban setting. Refer to **Figure 1 Land Use Concept** on following page.



FIGURE 1 | THE CANYONS OUTLINE PLAN AMENDMENT
FIGURE 1: LAND USE CONCEPT

PREPARED FOR: MELCOR DEVELOPMENTS LTD.

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3.3 Land Use Statistics

The Canyons community will contain a total gross area of 140.22 hectares including Environmental Reserve. A school site was added to the plan in the location of previously planned low to medium density residential (Swing Site: 2017 OP Amendment), other community layout adjustments have yielded a net change of 168 additional dwelling units.

The Gross Developable Area (GDA) of 129.32 hectares is defined through the removal of Environmental Reserve in two locations. A 10.25-hectare area is required along the south boundary due to considerations regarding geotechnical stability, rattlesnake habitat and a defined setback. This setback area will be kept in a natural state to provide continued support for the wildlife inhabiting the coulee edge as well as protect residential properties from slope instability. In the very northeast corner, the setback and Environmental Reserve amounts to 0.65 hectares.

In general, other land use statistics are like the 2017 OP. A Municipal Reserve dedication of 10.6% of GDA is currently projected for the Canyons community. A complete breakdown of land use statistics is provided in Table 1 and Table 2.

Table 1: Land Use Statistics		
	Hectares	% of GDA
Total Area Outlined (Gross Area)	140.22	
Total Environmental Reserve	10.90	
Gross Developable Area	129.32	100%
Public Land use	54.97	42.51%
Road Right of Ways	33.11	25.60%
Existing Storm Pond Areas (Includes HWL)	4.66	3.60%
Storm Pond Areas (Includes HWL)	2.75	2.13%
Existing Open Space	6.69	5.17%
Open Space	3.31	2.56%
Open Space (non creditable)	0.76	0.59%
School Site	3.69	2.85%
Private Land Use	74.35	57.49%
Medium Density Residential (NE site)	2.91	2.25%
Existing Low Density Residential	10.46	8.09%
Future Low Density Residential	49.89	38.58%
Swing Site 75 Upha	0.62	0.48%
Medium Density Residential (Townhomes)	6.47	5.00%
Commercial	4.00	3.09%
Total Residential Uses	70.35	54.40%
Total Gross Developable Area	129.32	100.00

Table 2: Residential Land Use Statistics					
Residence Type	Area (Ha)	Units/ Ha	Units	Persons/ Unit	Population
Low Density (existing)	10.46	17.2	180	3	540
Low Density (future)	49.89	20	998	3	2993
Swing Site (Assumed Medium Density)	0.62	75	47	2.4	112
Medium Density (townhouse)	6.47	45	291	2.4	699
NE Medium Density Parcel	2.91	45	130	2.4	312
Totals	70.35	23.4	1646		4656

3.4 Residential Land Uses

Residential land uses will be developed to provide a range of low and medium density style housing uses. The anticipated dwelling options include single detached, semi-detached, town houses or apartments.

The format will facilitate a logical staging sequence and will provide opportunities for a range of housing to meet the needs of various target market groups. The selection of residential options is intended to target “move-up” and “move-down” buyers, first time homeowners, active adults, children and families, and the elderly. Land Use District selection and rezoning will be completed as required during development.

Residential unit density has increased in the Plan area from 21.0 Units/Ha (2017) to 23.4 Units/Ha (2026). A net residential area was utilized in this statistic and excludes roadways, open space and stormwater management.

3.4.1 Low Density Residential

The vision for the low-density areas in the Plan is to include a variety of lot sizes. In general, residential lots south of Canyon Parkway will be larger *estate style* lots, especially adjacent to the coulee edge along the south boundary. Residential lots north of Canyon Parkway will be comprised of smaller lots and a denser housing type. Secondary suites may be permitted in either area provided they are in areas with lane access, preferably on corner parcels and not on cul-de-sac bulbs or roundabouts to mitigate against parking issues along public roads. The location of secondary suites on estate style lots backing onto coulees will require further evaluation at the time of development to confirm that parking requirements can be met.

The low-density residential component will include a mixture of laned and lane-less dwellings. Lanes are utilized to facilitate rear access and provide opportunity for rear

detached garages. It is anticipated that front attached garages will be the predominant built form regardless of whether the dwelling is serviced by a lane.

Low density residential is approximately 47% of the gross developable area and represents 72% of the anticipated dwelling units in the Canyons.

3.4.2 Medium Density Residential

Medium density residential will be comprised of two styles of development:

- Street oriented townhomes located centrally and in proximity to the school site and commercial areas near Canyon Parkway and University Drive.
- Private parcel developments that could include a variety of internal housing styles.

Medium density residential is approximately 8% of the gross developable area and represents 28% of the anticipated dwelling units in the Canyons.

3.5 Swing Site

A swing site has been introduced into the plan area to accommodate changing community demographics and to respond to changing local market conditions. The swing site designation is intended to provide flexibility for a variety of land uses at the time of subdivision and may become a residential site, religious assembly, daycare or commercial site. Located on the Canyon Parkway collector road, this site is near medium density residential, open space and commercial.

3.6 Commercial Site

A commercial site is located west of University Drive. The commercial development is envisioned to be of a neighbourhood scale providing retail, restaurant and office space opportunities. The sites' central location provides great access for the Canyons as well as Sunridge, Mountain Heights and Riverstone communities. In addition, the location on the west side of University Drive provides great access for commuters travelling back to the Canyons after work. The final site design and layout will be at the discretion of the site developer, who will be subject to the requirements outlined in the City of Lethbridge Land Use Bylaw, and other relevant design standards. The lands designated for commercial development in the Outline Plan will be redistricted from the current zoning to an appropriate

Commercial or Direct Control Land Use District. The commercial site comprises approximately 3.1% of the gross developable area in The Canyons.

3.7 Architectural Controls

The Canyons will utilize architectural controls to provide a unified neighbourhood theme, ensuring a high-quality residential subdivision. As such, the developer will establish and enforce architectural controls on residential development that may be registered on title after subdivision and registration of titled lots.

3.8 School Site

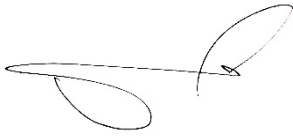
An elementary school site of 3.69 ha in size will be provided at the northeast corner of the intersection of University Dr. W and Canyon Parkway. This represents approximately 2.9% of the gross developable area in the Canyons. This school site will consist of the school building, parking, playground(s), and sports fields and will accommodate bus drop off. The future elementary school is intended to eventually have an ultimate population of 840 students and will be designed using Alberta Education's standards for new elementary schools.

3.9 Parks and Open Space

The Parks and Open Space areas are a fundamental component of The Canyons. Land allocations for the open space areas allow for the completion of functional parks that may contain community amenities such as playgrounds, gathering areas, community gardens, exercise equipment, pathways, and a variety of vegetation. Final amenities for future open spaces will be determined at the time of subdivision and based on community needs. Existing open spaces in the eastern plan area will be complimented by a central park space around the future school and a pocket park in the western plan area. Pedestrian and cycling connectivity between the park spaces will be accomplished by a pathway along Canyon Parkway that is already partially constructed east of University Drive.

Municipal Reserve (MR) dedication has been defined by open space areas that provide amenity to the community and meet minimum size and dimension standards as defined by the City Parks Department (MR creditable lands). A land area dedication of 10.6% of the Plan's GDA is projected upon full buildout. Additional non-credit open space areas defined within the plan area are adjacent to University Drive Ponds, and other areas that have more

of a utility function. These areas may include pathways and will be landscaped to integrate into adjacent park spaces and right of ways.

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Perry Neufeld, Regional Manager
Melcor Developments Ltd.

A handwritten signature in blue ink, appearing to read 'Brad Schmidtke', with a stylized, looping flourish at the end.

Brad Schmidtke, P.Tech (Eng.)
Schmidtke Management and Design Inc.